



Oregon Water Resources Department
 725 Summer Street NE, Suite A
 Salem Oregon 97301-1266
 (503) 986-0900
 www.wrd.state.or.us

Certificate of Water Right Ownership Update

NOTICE TO SELLERS & BUYERS:

By law, all water belongs to the public (ORS 537.110). In almost every instance, a permit or water right certificate from the Water Resources Department is needed before using, diverting or storing water (ORS 537.130). However, most domestic wells do not require water rights. A certificate of water right stays with the land. In order to keep track of water right ownership, the Department requests that this form be submitted to the Department. ***If for multiple rights, a separate form for each right will be required.***

Water that has been used for a long time in one place or that involves a water structure (like a dam) that already exists is no guarantee that there is a water right which would allow the water use to continue.

If you have any questions about this form or water right requirements, please contact your local watermaster or call the Water Resources Department at 503-986-0900.

Note: Please type or print legibly when filling in the following information. Use additional paper if necessary.

PROPERTY SELLER INFORMATION

Applicant(s): Benny and Laura Ellis Trust dated July 14, 1994
First Last
 Mailing Address: 332 White Oak Drive
Medford OR 97504
City State Zip
 Phone: _____
Home Work

RECEIVED BY OWRD

PROPERTY BUYER INFORMATION

Applicant(s): Padre Properties LLC dated _____
First Last
 Mailing Address: PO Box 1032
Hughson CA 95326
City State Zip
 Phone: 209-883-4063
Home Work Other

MAR 31 2014

SALEM, OR

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Jackson Township: 38S Range: 4W Section: 21

Tax Lot Number(s): 100

Street address of water right property: 18285 N. Applegate Road

Water Right Information (attach copy of water right permit or certificate & final proof map):

Application #: S-2217 Permit #: S-1160 Certificate or Page #: 57592

Will all the lands associated with this water right be owned by the buyer? Yes No

Name of individual completing this form: Sarah Liljefelt, Schroeder Law Offices Phone: 503-281-4100

Signature: *Sarah Liljefelt* Date: 3/28/14

Please be sure to attach a copy of your property deed or legal description of the property.

TICOR TITLE

470313031761JR
RECORDING REQUESTED BY:

Ticor Title Company of Oregon
744 NE 7th Street
Grants Pass, OR 97526

GRANTOR:
Benny and Laura Ellis Trust dated July 14, 1994
332 White Oak Drive
Medford, OR 97504

GRANTEE:
Padre Properties, LLC
P.O. Box 1032
Hughson, CA 95326

SEND TAX STATEMENTS TO:
Padre Properties, LLC
P.O. Box 1032
Hughson, CA 95326

AFTER RECORDING RETURN TO:
Padre Properties, LLC
P.O. Box 1032
Hughson, CA 95326

Escrow No: 470313031761-TTJA26

384W21100 / 30107586
384W21100 / 10308340
38-4W-21 TL 100
Applegate, OR

Jackson County Official Records **2013-038372**
R-WD
Stn=1 FOOTENL 11/08/2013 02:47:06 PM
\$10.00 \$11.00 \$10.00 \$8.00 \$15.00 **\$54.00**
I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Christine Walker - County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Paul B. Smith as Successor Trustee and G.T. Smith, Trustee of the Benny and Laura Ellis Trust dated July 14, 1994 Grantor, conveys and warrants to

Padre Properties, LLC, an Estate in Fee Simple Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Jackson, State of Oregon:

The North Half of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter of Section 21, Township 38 South, Range 4 West of the Willamette Meridian in Jackson County, Oregon.

Account #1-30834-0, Map #384W21, Tax Lot #100

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$800,000.00. (See ORS 93.030)

Subject to and excepting:

Subject to: The said property is free from encumbrances except: Covenants, Conditions, Restrictions, Reservations, Set Back Lines, Powers of Special Districts and Easements of Record, if any.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE

470313031761-TTJA26
Deed (Warranty-Statutory)

1

RECEIVED BY OWRD

MAR 31 2014

SALEM, OR

PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: November 14, 2013
8

^{9/5/13}
Benny and Laura Ellis Family Trust
BY: [Signature]
G.T. Smith, Trustee
BY: [Signature]
Paul B. Smith, Successor Trustee

State of OREGON

COUNTY of Jackson

This instrument was acknowledged before me on 11/8, 2013

by G.T. Smith Trustee and Paul B. Smith, Successor Trustee of the Benny and Laura Ellis Family Trust dated July 14, 1994

[Signature] Notary Public - State of Oregon
My commission expires: 7/12/16



(2)

RECEIVED BY OWRD

MAR 31 2014

SALEM, OR

STATE OF OREGON
COUNTY OF JACKSON

Instrument Lease
✓ 54 p 39 to 10-31-200

CERTIFICATE OF WATER RIGHT

THIS IS TO CERTIFY, that BENJAMIN F. AND LAURA S. ELLIS, of 18285 N. APPLGATE ROAD, GRANTS PASS, OREGON 97256, has a right to the use of the waters of APPLGATE RIVER, a tributary of ROGUE RIVER, for the purpose of IRRIGATING 49.0 ACRES.

The right has been perfected under Permit 1160. The date of priority is APRIL 16, 1912. The right is limited to not more than 0.61 CUBIC FOOT PER SECOND, or its equivalent in case of rotation, measured at the point of diversion from the source.

The point of diversion is located as follows:

NE 1/4 NE 1/4, SECTION 21, T 38 S, R 4 W,
W.M.; 1130 FEET SOUTH & 10 FEET WEST FROM NE CORNER SECTION 21.

The right shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right, and to which such right is appurtenant, is as follows:

NE 1/4 NE 1/4 19.0 ACRES
NW 1/4 NE 1/4 24.3 ACRES
NE 1/4 NW 1/4 5.7 ACRES
SECTION 21
TOWNSHIP 38 SOUTH, RANGE 4 WEST, W.M.

RECEIVED BY OWRD

MAR 31 2014

SALEM, OR

This certificate is issued to confirm a change in POINT OF DIVERSION AND PLACE OF USE approved by an order of the Water Resources Director entered SEPTEMBER 24, 1976, and supersedes certificate 2438, State Record of Water Right Certificates.

The issuance of this superseding certificate does not confirm the status of the water right in regard to the provisions of ORS 540.610 pertaining to forfeiture or abandonment.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described. The right is subject to minimum flows established by the Water Resources Commission with an effective date prior to this right.

WITNESS the signature of the Water Resources Director, affixed this date AUGUST 29, 1988.

/s/ WILLIAM H. YOUNG
Water Resources Director

Recorded in State Record of Water Right Certificates numbered 57592

T-3430

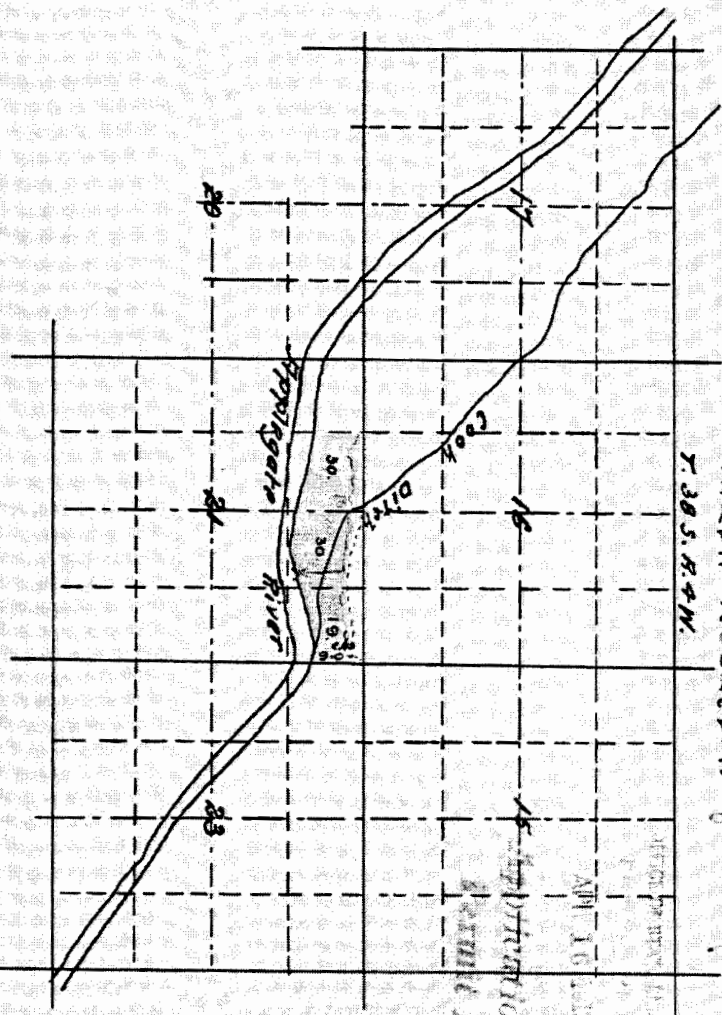
Map accompanying application for permit to appropriate water from
Applegate River, by M. W. Buehly.

Surveyed Oct. 1911
By M. S. McLean.

Scale: 2 ins = 1 mile.

X indicates location of weir.

T. 38 S. R. 2 W.



APPLICATION NO. 2217
SERIAL NO. 1160

I hereby certify that the above map is a correct representation of a survey
made by me on the ground Oct. 1911.

M. S. McLean
Surveyor.

RECEIVED BY OWRD

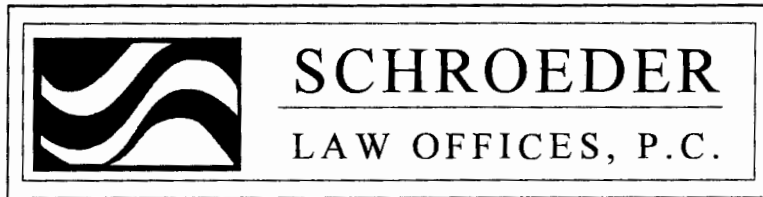
MAR 31 2014

SALEM, OR

Laura A. Schroeder
Licensed in Oregon, Idaho,
Nevada and Washington

Therese A. Ure
Licensed in Oregon
and Nevada

William F. Schroeder
Of Counsel to the Firm



Sarah R. Liljefelt
Licensed in Oregon & California

Wyatt E. Rolfe
Of Counsel
Licensed in Oregon & Washington

Matthew J. Curti
Licensed in Nevada

Brian R. Sheets
Licensed in Oregon

March 28, 2014

VIA US MAIL

Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, OR 97301

RE: Ownership Updates: Certificates 32830, 57592, 57595, and 62400

To Whom It May Concern:

Enclosed for filing on behalf of Padre Properties, LLC please find Ownership Updates for Certificates 32830, 57592, 57595, and 62400 and the required enclosures. Please copy our office with any correspondence to Padre Properties concerning the Ownership Updates.

Please contact our office if anything further is needed to process the enclosed forms. Thank you for your assistance with this matter.

Very truly yours,

SCHROEDER LAW OFFICES, P.C.

Tara J. Jackson
Paralegal

TJJ:srl

Enclosures

cc: Client

RECEIVED BY OWRD

MAR 31 2014

SALEM, OR

1915 NE Cesar E. Chavez Boulevard, Portland, Oregon 97212 (503) 281-4100

440 Marsh Avenue, Reno, Nevada 89509 (775) 786-8800

www.water-law.com counsel@water-law.com