



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 Other

PROPERTY BUYER INFORMATION

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

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MAR 31 2014

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-61941 Permit #: S-45939 Certificate or Page #: 62400

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	11/08/2013 02:47:06 PM
Stn=1 FOOTENL	\$10.00 \$11.00 \$10.00 \$8.00 \$15.00
	\$64.00
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)

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SALEM, OR

1

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

9/5/13
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

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SALEM, OR

STATE OF OREGON
COUNTY OF JACKSON

Instream Lease
v 54 p 39 till 10-31-01

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

BENJAMIN F. ELLIS
18485 NORTH APPLGATE ROAD
GRANTS PASS, OREGON 97526

confirms the right to use the waters of APPLGATE LAKE RESERVOIR
CONSTRUCTED UNDER PERMIT R-7810, a tributary of APPLGATE RIVER, for
the purpose of SUPPLEMENTAL IRRIGATION OF 79.24 ACRES.

The right has been perfected under Permit 45939. The date of
priority is JULY 22, 1981. The right is limited to not more than 50.0
ACRE-FEET STORED WATER ONLY or its equivalent in case of rotation,
measured at the point of diversion from the source.

The points of diversion are located as follows:

NE 1/4 NE 1/4, NW 1/4 NE 1/4, SECTION 21, T 38 S, R 4 W,
W.M.; 1130 FEET SOUTH AND 10 FEET WEST, 1280 FEET SOUTH AND 1830 FEET
WEST, BOTH FROM NE CORNER SECTION 21. APPLGATE LAKE DAM LOCATED
WITHIN S 1/2 SE 1/4, SECTION 25, T 40 S, R 4 W, W.M.

The amount of water used for irrigation, together with the amount
secured under any other right existing for the same lands, shall be
limited to a diversion of not to exceed 4.5 acre-feet per acre for
each acre irrigated during the irrigation season of each year. The
right shall be limited to any deficiency in the available supply of
any prior right existing for the same land and shall not exceed the
limitation allowed herein, and is subject to the terms and conditions
of Contract No. 1-07-10-W0318, or a satisfactory replacement, between
the Bureau of Reclamation and the applicant, a copy of which is on
file in the records of the Water Resources Department.

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 19.00 ACRES
NW 1/4 NE 1/4 26.94 ACRES
NE 1/4 NW 1/4 33.30 ACRES
SECTION 21
TOWNSHIP 38 SOUTH, RANGE 4 WEST, W.M.

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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.

WITNESS the signature of the Water Resources Director,
affixed this date SEPTEMBER 29, 1989.

W WILLIAM E. YOUNG
Water Resources Director

Recorded in State Record of Water Right Certificates numbered 62400

61941.SB

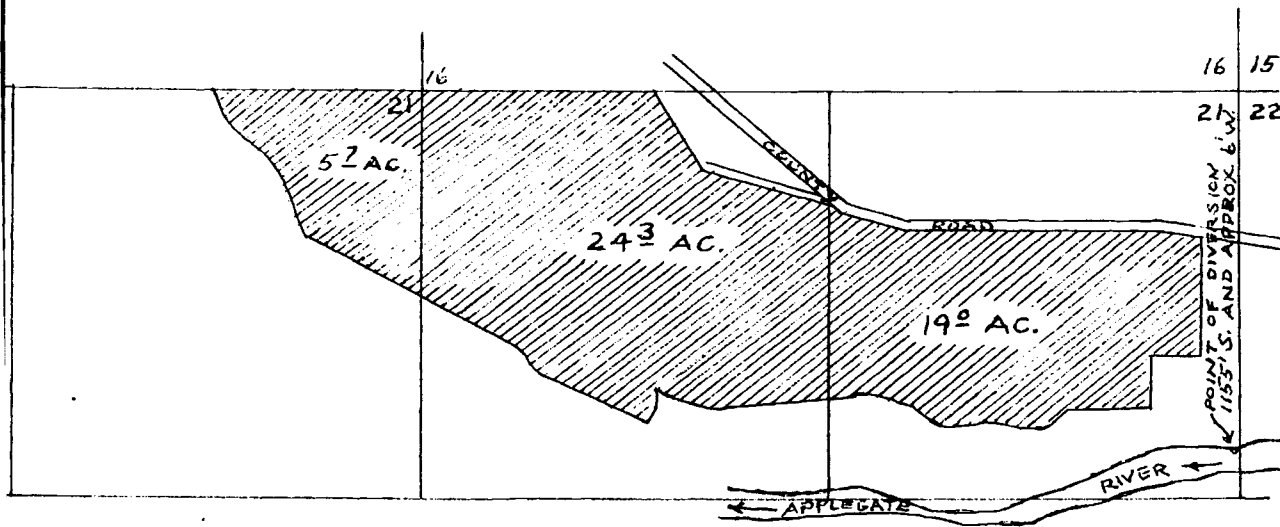
Application No. _____
Permit No. 45939

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MAR 22 1981

WATER RESOURCES DE
SALEM, OREGON

T. 38S. R. 4W. W. M. JACKSON COUNTY



Map to accompany application of Benjamin F. Ellis for supplemental water for irrigation from the Applegate Lake Reservoir constructed under Permit No. R-7610, a tributary of Applegate River.

7/20/81

SCALE 1" = 400'



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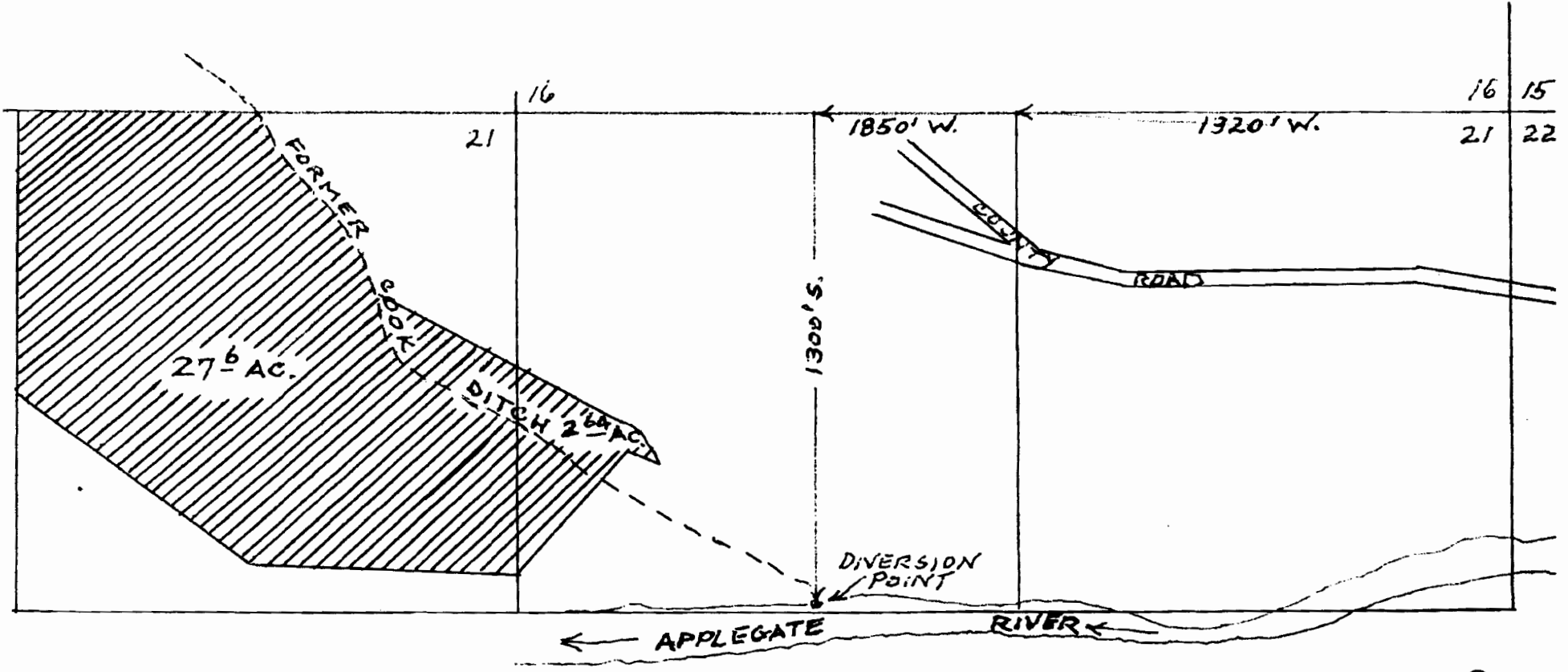
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SALEM, OR

Application No.
 Permit No. 45939

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JUL 22 1981
WATER RESOURCES DEPT
SALEM OREGON

T. 38S. R. 4W. W.M. JACKSON COUNTY



Map to accompany application of Benjamin F. Ellis for supplemental water for irrigation from the Applegate Lake Reservoir constructed under Permit No. R-7010, a tributary of Applegate River.

7/20/81

SCALE 1" = 400'



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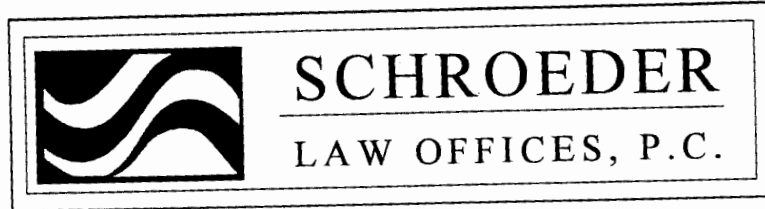
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SALEM, OR

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

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