



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

Leuce

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): Martha and Richard L. Holstrom
First Last
 Mailing Address: _____

City State Zip
 Phone: _____
Home Work Other

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PROPERTY BUYER INFORMATION

Applicant(s): Padre Properties LLC MAR 31 2014
First Last
 Mailing Address: PO Box 1032 SALEM, OR
Hughson CA 95326
City State Zip
 Phone: _____
Home Work Other

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Josephine Township: 37S Range: 5W Section: 36
 Tax Lot Number(s): 1600

Street address of water right property: 13100 N. Applegate Road

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

Application #: n/a Permit #: n/a Certificate or Page #: 32830

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.



#170313026683

1

RECORDING REQUESTED BY:

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

GRANTOR:

Richard Holstrom and Martha Holstrom
13100 N. Applegate Road
Grants Pass, OR 97527

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: 470313026683-TTJA26

370536 1600 / R323874
R3238742
13100 N. Applegate Road
Grants Pass, OR 97527

JOSEPHINE COUNTY OFFICIAL RECORDS	
ART HARVEY, COUNTY CLERK	2013-003174
DED-WRD	
Cnt=1 Pgs=2 Str=1 JFIMBRES	03/07/2013 01:30 PM
\$10.00 \$11.00 \$8.00 \$15.00 \$5.00	\$49.00
I, Art Harvey, County Clerk, certify that the within document was received and duly recorded in the official records of Josephine County.	

ORIGINAL DOCUMENT
RECORDED ELECTRONICALLY

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Richard Holstrom and Martha Holstrom, who acquired title as Richard L. Holstrom and Martha A. Holstrom

Grantor, conveys and warrants to

Padre Properties LLC a California Limited Liability Company

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

A part of John P. Davidson Donation Land Claim No. 37 in Section 36, Township 37 South, Range 5 West of the Willamette Meridian, Josephine County, Oregon, described as follows: Beginning at the Southeast corner of said Section 36; thence North 19.80 chains to the South line of a tract now or formerly owned by James Kubli; thence West 36.88 chains to the Northeast corner of parcel of land once owned by the Estate of Joseph W. York, deceased; thence South along the East line of said York land 19.80 chains to the South line of said Section 36; thence East along the South line of said Section 36 a distance of 36.88 chains, more or less, to the true point of beginning. EXCEPTING THEREFROM any portion in the County Road.

The true consideration for this conveyance is \$1,390,000.00.

ENCUMBRANCES: 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

470313026683-TTJA26
Deed (Warranty – Statutory (Individual or Corporation))

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MAR 31 2014

SALEM, OR



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#470313026683

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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 March 5, 2013; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Richard Holstrom
Richard Holstrom

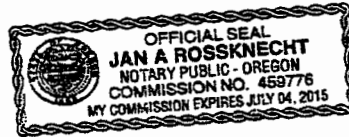
Martha Holstrom
Martha Holstrom

State of OREGON

COUNTY of Josephine

This instrument was acknowledged before me on March 5, 2013 by Richard Holstrom and Martha Holstrom

Jan A Rossknecht
Notary Public - State of Oregon
My commission expires: 7-4-2015



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STATE OF OREGON

COUNTY OF JOSEPHINE

CERTIFICATE OF WATER RIGHT

This Is to Certify, That J. T. COOK,

of Provolet, State of Oregon, has a right
to the use of the waters of Applegate Rivera tributary of Rogue River for the purpose of
irrigation of 14.6 acres
and that said right has been confirmed by decree of the Circuit Court of the State of Oregon for
Jackson County, and the said decree entered of record at Salem, in the Order Record of
the STATE ENGINEER, in Volume 16, at page 523; that the priority of the right thereby
confirmed dates from February, 1899; (1st WTR RIGHTS)that the amount of water to which such right is entitled, for the purposes aforesaid, is limited to an
amount actually beneficially used for said purposes, and shall not exceed 0.29 cubic foot per
second.The point of diversion is located in the SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 6, T. 38 S., R. 4 W., W.M.A description of the place of use under the right, and to which such right is appurtenant, is as
follows:

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14.6 acres in SW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 36,
T. 37 S., R. 5 W., W.M.
in that part of D.L.C. 37 described
as follows:Beginning at the SE corner, Section 36, T. 37 S., R. 5 W., W.M., running thence
North along the section line 19.46 chains to the North line of D.L.C. 37; thence
Westerly along the North line of said D.L.C. 37 a distance of 36.6 chains, more
or less, to the East line of the Willis York Estate; thence South to the South
line of said Section 36; thence East along said line to the point of beginning.And said right shall be subject to all other conditions and limitations contained in said decree.
The right to the use of the water for the purposes aforesaid is restricted to the lands or place
of use herein described.

WITNESS the signature of the State Engineer, affixed

this date January 5, 1966.

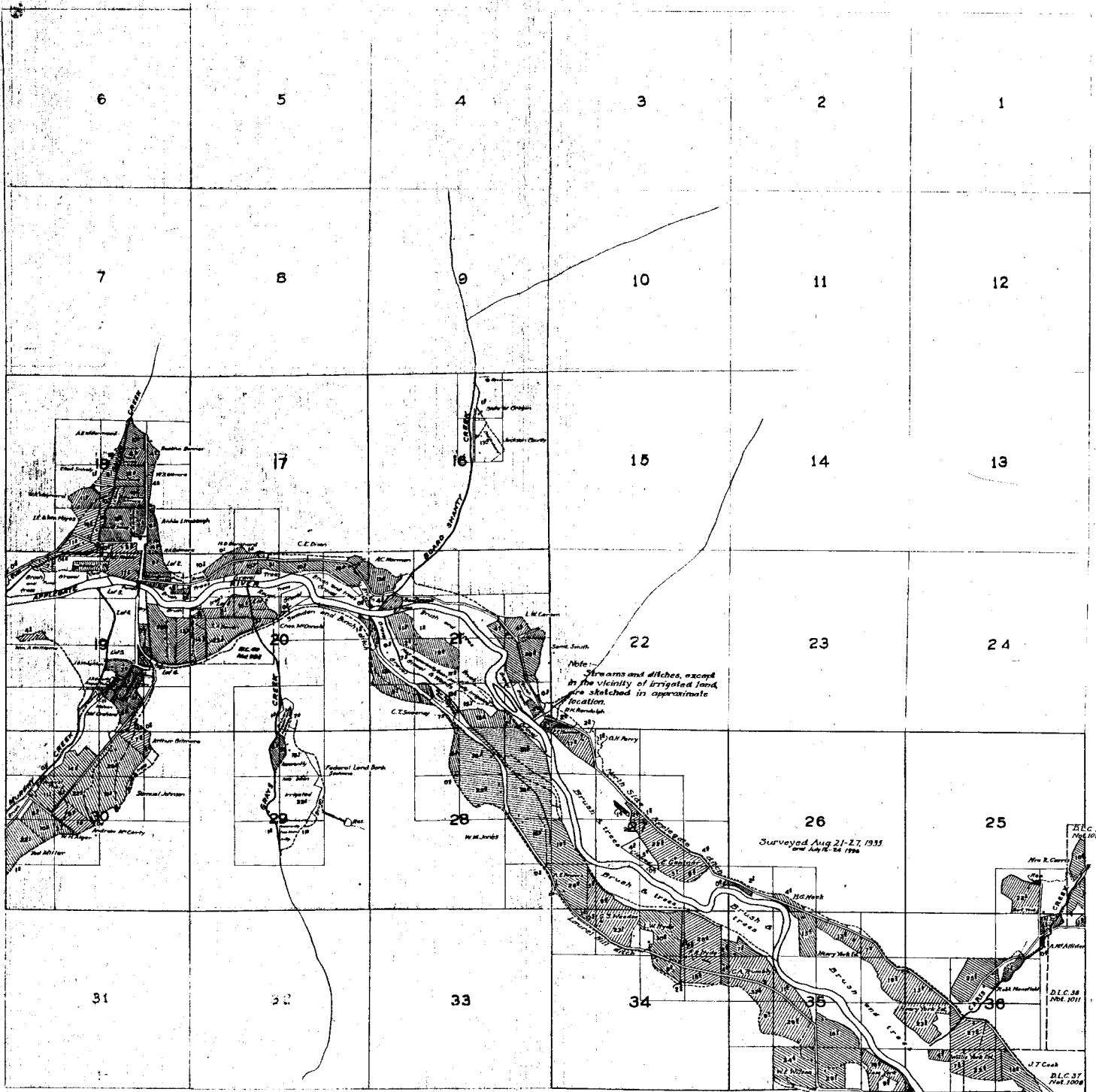
CHRIS L. WHEELER

State Engineer

Recorded in State Record of Water Right Certificates, Volume 21, page 32830

TOWNSHIP 37 S., RANGE 5 W.

23-4-4



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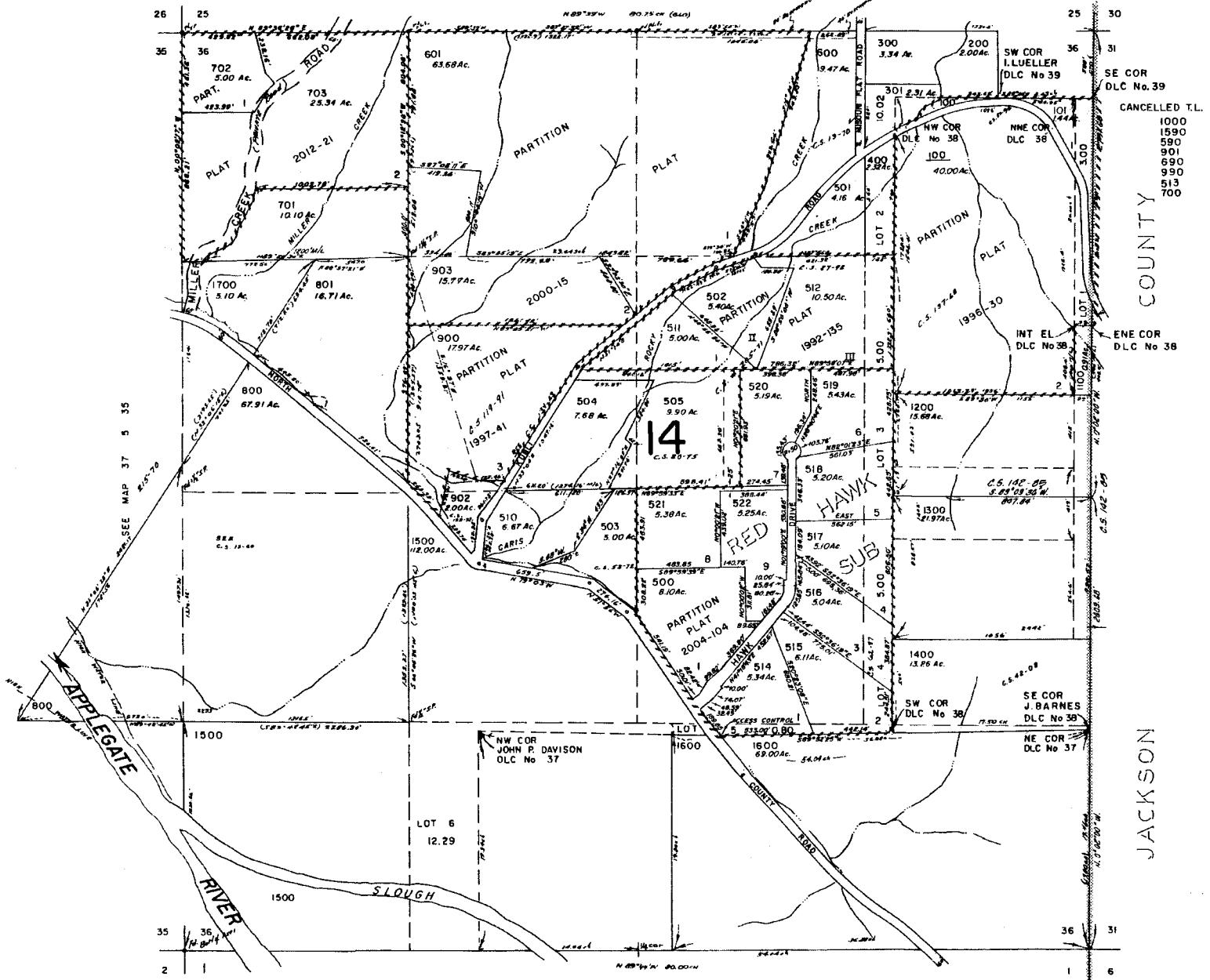
MAR 31 2014

SALEM, OR

This map was prepared for assessment purposes only.

1" = 400'

SEE MAP 37 5 25



CANCELLED T.L.
1000
1590
580
901
690
990
513
700
COUNTY

JACKSON

SEE MAP 38 5 1

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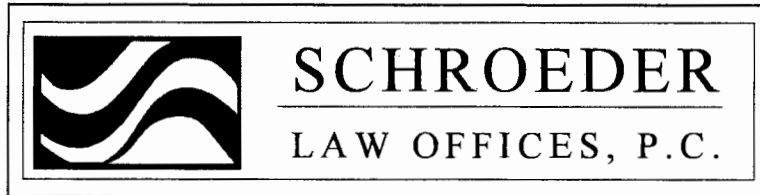
MAR 31 2014

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

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MAR 31 2014

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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