



**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

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Applicant(s): Paul Gerrie  
First Last  
 Mailing Address: 6905 Spring Valley Road NW  
Salem OR 97034 SALEM, OR  
City State Zip  
 Phone: 503-375-3068  
Home Work Other

## PROPERTY BUYER INFORMATION

Applicant(s): Cristom Properties, LLC  
First Last  
 Mailing Address: 6905 Spring Valley Road NW  
Salem OR 97034  
City State Zip  
 Phone: 503-375-3068  
Home Work Other

## PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Polk Township: T6S Range: R4W Section: 24  
 Tax Lot Number(s): 401

Street address of water right property: 6905 Spring Valley Road NW

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

Application #: S-7558 Permit #: 4796 Certificate or Page #: 80354

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

Name of individual completing this form: Thomas P. Gerrie Phone: 503-375-3068

Signature:  Date: MARCH 28, 2014

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

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STATE OF OREGON

APR 02 2014

COUNTY OF POLK

CERTIFICATE OF WATER RIGHT

SALEM, OR

THIS CERTIFICATE ISSUED TO

PAUL H. GERRIE  
6905 SPRING VALLEY ROAD  
SALEM, OREGON 97304

confirms the right to use the waters of an UNNAMED SPRING AND SEEPAGE, a tributary of the WILLAMETTE RIVER, for COMMERCIAL AND DOMESTIC USES.

This right was perfected under Permit 4796. The date of priority is SEPTEMBER 30, 1920. The amount of water to which this right is entitled is limited to an amount actually beneficially used and shall not exceed 0.02 CUBIC FOOT PER SECOND or its equivalent in case of rotation, measured at the point of diversion from the source. The period of use under this right is limited to the irrigation season of each year.

The point of diversion is located as follows:

LOT 2 (NE 1/4 SW 1/4), SECTION 24, TOWNSHIP 6 SOUTH, RANGE 4 WEST, W.M.

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

A description of the place of use to which this right is appurtenant is as follows:

NW 1/4 SE 1/4  
AS PROJECTED WITHIN WALKER DLC 51  
SECTION 24  
TOWNSHIP 6 SOUTH, RANGE 4 WEST, W.M.

This certificate is issued to confirm a change in PLACE AND CHARACTER OF USE approved by an order of the Water Resources Director entered AUGUST 13, 2002, and together with Certificate 79572, supersedes Certificate 7614, 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.

This is a final order in other than contested case. This order is subject to judicial review under ORS 183.484. Any petition for judicial review of the order must be filed within the 60 days of the date of service.

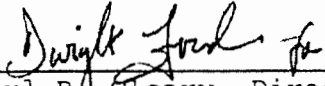
T-8197.SB

Certificate Number 80354

Page Two

Issued July 16, 2003.

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Paul R. Cleary, Director  
Water Resources Department

APR 02 2014

SALEM, OR

Recorded in State Record of Water Right Certificates Number 80354.

T-8197.SB



APR 02 2014

# T. 6 S., R. 4 W., W.M.

SALEM, OR





Location: The NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4, all within Section 24, T.6 S., R.4 W., W.M., some portions within the C. Walker DLC No. 51, Polk County, Oregon.

Tax Lot: 6424-401  
Scale : 1" = 400'  
Date : 17 December 2002

**WALKER DLC 51**

NW Corner of the C. Walker DLC No. 51.  
2" Brass Cap in concrete.

**LEGEND:**

-  = Property line
-  = D.L.C. line
-  = Section line
-  = "40" line

EXISTING DIVERSION POINT (SPRING) bears S 17°14' W 1635' from the NW corner of the C. Walker DLC No. 51.

Pump House

buried water line

**WALKER DLC 51**

COMMERCIAL PLACE OF USE (WINERY BUILDING) bears S14°07'E 1545' from the NW corner of the C. Walker DLC No. 51.

DOMESTIC PLACE OF USE (HOUSE) bears S06°54'E 2332' from the NW corner of the C. Walker DLC No. 51.

shop

North  
Scale: 1"=400'



I certify that the information I have provided in this final proof survey is an accurate representation of the actual water use and is true and correct to the best of my knowledge. It is to be used for the purpose of identifying the location of water right only and is not intended to provide legal dimensions or locations of property ownership lines.

By: Matt Dunckel & Assoc.  
3765 Riverside Drive  
McMinnville, OR 97128  
Phone: 503-472-7904  
Fax: 503-472-0367  
E-Mail: dunckel@viclink.com

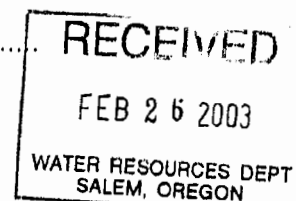
*Nathan Magness* FINAL PROOF SURVEY  
NATHAN MAGNESS, CWRE. UNDER

Application No. T-8197..... Permit No. T-8197.....

IN NAME OF

**PAUL H. GERRIE**

Surveyed December 17, 2002.



#3106

APR 02 2014

B388P1832

99 OCT 29 PM 2:45

SALEM, OR

After recording, return to:

John A. Hirschy  
Tenth Floor  
888 S.W. Fifth Avenue  
Portland, Oregon 97204-2024

Until requested otherwise  
send all tax statements to:

Cristom Properties, LLC  
c/o Paul H. Gerrie  
6905 Spring Valley Road, N.W.  
Salem, Oregon 97304

475335

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10  
19  
1

State of Oregon, County of Polk  
I hereby certify that this instrument was received and  
duly recorded by me in Polk County Records.

Linda Dawson, County Clerk

AC

**BARGAIN AND SALE DEED**

Paul H. Gerrie, Grantor, conveys to Cristom Properties, LLC, Grantee, the following real property situated in Polk County, Oregon, to wit:

See Exhibit A.

Subject to all liens, easements, encumbrances, covenants, conditions, and restrictions of record.

The true consideration for this conveyance is \$0.00 and other property or value given or promised which is the whole consideration.

THIS INSTRUMENT WILL 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 PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED the 14 day of August, 1999.

*Paul H. Gerrie*

Paul H. Gerrie

STATE OF OREGON )  
 ) ss.  
County of Polk )

This instrument was acknowledged before me on August 4, 1999, by Paul H. Gerrie.

*Mary Lynn Way*  
NOTARY PUBLIC FOR OREGON



APR 02 2014

B388P1833

99 OCT 29 P11 2:45

SALEM, OR

**PARCEL I**

Beginning at a point on the center line of County Road No. 643, Section 24, Township 6 South, Range 4 West of the Willamette Meridian, Polk County, Oregon, said point being South 0°04'04" East 2,877.32 feet from the Northwest corner of Claiborne C. Walker Donation Land Claim No. 51; thence along the centerline of said road as follows: along the arc of a 200 foot spiral to the right (the chord of which bears North 39°38'02" East 69.81 feet); thence along the arc of a 4° curve to the right (the chord of which bears North 41°22'09" East 25.00 feet) 25.00 feet; thence along the arc of a 200 foot spiral to the right (the chord of which bears North 44°32'09" East 199.96 feet); thence North 45°52'09" East 52.73 feet; thence along the arc of a 200 foot spiral to the left (the chord of which bears North 43°52'10" East 199.91 feet); thence along the arc of a 6° curve to the left (the chord of which bears North 33°14'32" East 220.41 feet) 220.90 feet; thence along the arc of a 200 foot spiral to the left (the chord of which bears North 24°24'07" East 86.12 feet) thence North 64°39'03" West 446.87 feet; thence North 23°26'34" East 500.24 feet; thence South 64°39'03" East 423.40 feet to the center line of said County Road No. 643; thence continuing along said centerline as follows: North 20°36'54" East 336.48 feet; thence along the arc of a 200 foot spiral to the right (the chord of which bears North 22°36'54" East 199.91 feet); thence along the arc of a 6° curve to the right (the chord of which bears North 32°00'54" East 179.73 feet) 180.00 feet; thence along the arc of a 200 foot spiral to the right) the chord of which bears North 40°38'06" East 139.95 feet); thence North 67°18'19" West 130.00 feet; thence North 76°58'49" West 2,062.15 feet; thence South 0°17'16" East 982.61 feet; thence South 89°42'36" west 411.00 feet; thence South 0°17'24" East 653.40 feet; thence South 0°15'36" West 189.37 feet; thence South 0°33'39" West 172.89 feet; thence North 89°37'40" East 1,440.24 feet to the Northeast corner of Government Lot 3 in Section 24, Township 6 South, Range 4 West of the Willamette Meridian in Polk County, Oregon; thence South 0°04'04" East 409.48 feet to the point of beginning. SAVE AND EXCEPT that portion lying within the County Road No. 643.

**PARCEL II**

Beginning at the centerline of the County Road No. 643 in Section 24, Township 6 South, Range 4 West, Willamette Meridian, Polk County, Oregon, said point being South 0°04'04" East 684.90 feet to the South line of a tract of land conveyed to James L. Maden, et ux, by deed recorded August 23, 1979 in Volume 142, Page 671, Book of Records for Polk County, Oregon and South 76°58'49" East 1,167.34 feet from the Northwest corner of the Claiborne C. Walker Donation Land Claim No. 51; thence North 76°58'49" West 2,648.19 feet to the Southwest corner of a tract of land conveyed to Clayton Rogers et al by deed recorded January 17, 1980 in Volume 149, Page 1600, Book of Records for Polk County, Oregon, thence South 0°05' East 474.00 feet; thence South 0°17' East 636.27 feet; thence North 89°42'36" East 411.00 feet, thence North 0°17'16" West 982.61 feet, thence South 76°58'49" East 2,062.15 feet; thence South 67°18'19" East 130.00 feet to the centerline of said County Road; thence Northerly along the arc of a 200 foot spiral to the right (the chord of which bears North 43°14'06" East 60.00 feet) the point of beginning. SAVE AND EXCEPT that portion lying with County Road No. 643.

EXHIBIT A  
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B388P1834

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Real Property Tax Account No.: R3217 6-4-24 401  
Situs Address as described by Polk County Tax Roll:

6785 Spring Valley Rd. NW  
Salem, OR 97304

Together with water rights attendant to property by Permits 4796 and R-1875 24268.

As disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time the land is disqualified for such use, the property will be subject to additional taxes and interest.

This property is free from encumbrances except rights of the public in and to that portion lying within streets, road and highways; instruments recorded 2/28/62 in Book 180, page 422; 6/24/63 in Book 9, page 210, Miscellaneous Records; 8/2/63 in Book 187, page 24; 11/12/65 in Book 198, page 272; 9/26/67 in Book 207, page 272; 1/14/76 in Book 82, page 63, 2/8/79 in Book 136, page 1020; 5/15/90 in Book 232, page 1195; Polk County Records; including the water right and easement granted in the case of Purvine v. Shepard in the Circuit Court of the State of Oregon, County of Polk, and any right of access and water currently in use on the property which might be enforceable by third parties.

All of such property subject to utility easements.

EXHIBIT A  
Page 2 of 3

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5835.001

APR 02 2014

SALEM, OR

A parcel of land located in the Southwest one-quarter of the Northwest one-quarter of Section 24, Township 6 South, Range 4 West of the Willamette Meridian, in Polk County, Oregon, more specifically described as follows:

Beginning at an iron pipe at the Northwest corner of said Southwest one-quarter of the Northwest one-quarter, thence along an old existing fence line, South 0 degrees 13.4' West 521.49 feet to an iron pipe; thence South 0 degrees 02.8' West 468.29 feet to an iron pipe; thence South 0 degrees 06.75' West 333.81 feet to an iron pipe; thence, leaving the old existing fence line, due East 1326.78 feet; thence, tracing an old existing fence line along the East line of said Southwest one-quarter of the Northwest one-quarter, North 0 degrees 17.4' West 343.83 feet to an iron pipe; thence North 0 degrees 05.1' West 474.00 feet to an iron pipe at the corner common to the Clark and Lindsay, Rogers, and Purvine properties; thence North 0 degrees 05.1' West 509.00 feet to an iron pipe at the Northeast corner of said Southwest one-quarter of the Northwest one-quarter; thence continuing to trace an old existing fence line, South 89 degrees 36.3' West 258.14 feet to an iron pipe; thence South 89 degrees 06.6' West 251.60 feet to an iron pipe; thence North 89 degrees 39.0' West 496.32 feet to an iron pipe; thence South 89 degrees 56.4' West 314.81 feet to the point of beginning.

TOGETHER WITH a perpetual non-exclusive easement for a road right-of-way located in the Northwest one-quarter of the Southwest one-quarter and Government Lot 4, Section 24, Township 6 South, Range 4 West of the Willamette Meridian, Polk County, Oregon, said right-of-way to be 40 feet wide, measured 20 feet on each side of and at right angles to the following described center line:

Beginning at an iron pipe in the center of and at the terminus of that road right-of-way described in deed from Otto and Evelyn H. Roller to Robert C. and Helen L. Lindsay and Kenneth W. Clark recorded in Book 103, Page 1661, Polk County Deed Records, said pipe being Station 22+52.42 on said road right-of-way and being South 89 degrees 13.9' West 352.73 feet from the Southeast corner of the property conveyed in the above described deed; thence along a 52 degree 35.7' curve right through a central angle of 54 degrees 18.55' an arc distance of 103.26 feet; thence North 10 degrees 40.05' East 34.52 feet; thence along a 10 degree 20.8' curve right through a central angle of 29 degrees 32.4' an arc distance of 285.50 feet; thence North 40 degrees 12.45' East 196.7 feet; thence along a 36 degree 36.8' curve left through a central angle of 65 degrees 09.5' an arc distance of 177.97 feet; thence along a 5 degree 16.0' curve left through a central angle of 14 degrees 09.2' an arc distance of 268.45 feet; thence North 39 degrees 06.25' West 177.00 feet; thence along a 12 degree 48.1' curve right through a central angle of 37 degrees 03.3' an arc distance of 289.47 feet; thence North 2 degrees 02.95' West 275.03 feet more or less to a point on the South line of the property herein being conveyed, said point being due West 462.85 feet from the Southeast corner of said property.

EXHIBIT A  
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