



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): Frank M. Vannoy & Shirley J. Vannoy, Trustees of the Frank Vannoy Family Trust
Mailing Address: P.O. Box 247
Ione OR 97843
City State Zip
Phone: 406-381-3218
Home Work Other

PROPERTY BUYER INFORMATION

Applicant(s): William A. Lorenzen
Mailing Address: 61778 Rhea Creek Rd.
Ione OR 97843
City State Zip
Phone: 541-969-8389
Home Work Other

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Morrow Township: 2S Range: 24 Section: 36
Tax Lot Number(s): 3900

Street address of water right property: 61778 Rhea Creek Rd., Ione, OR 97843

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

Application #: G-11766 Permit #: _____ Certificate or Page #: 85184

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

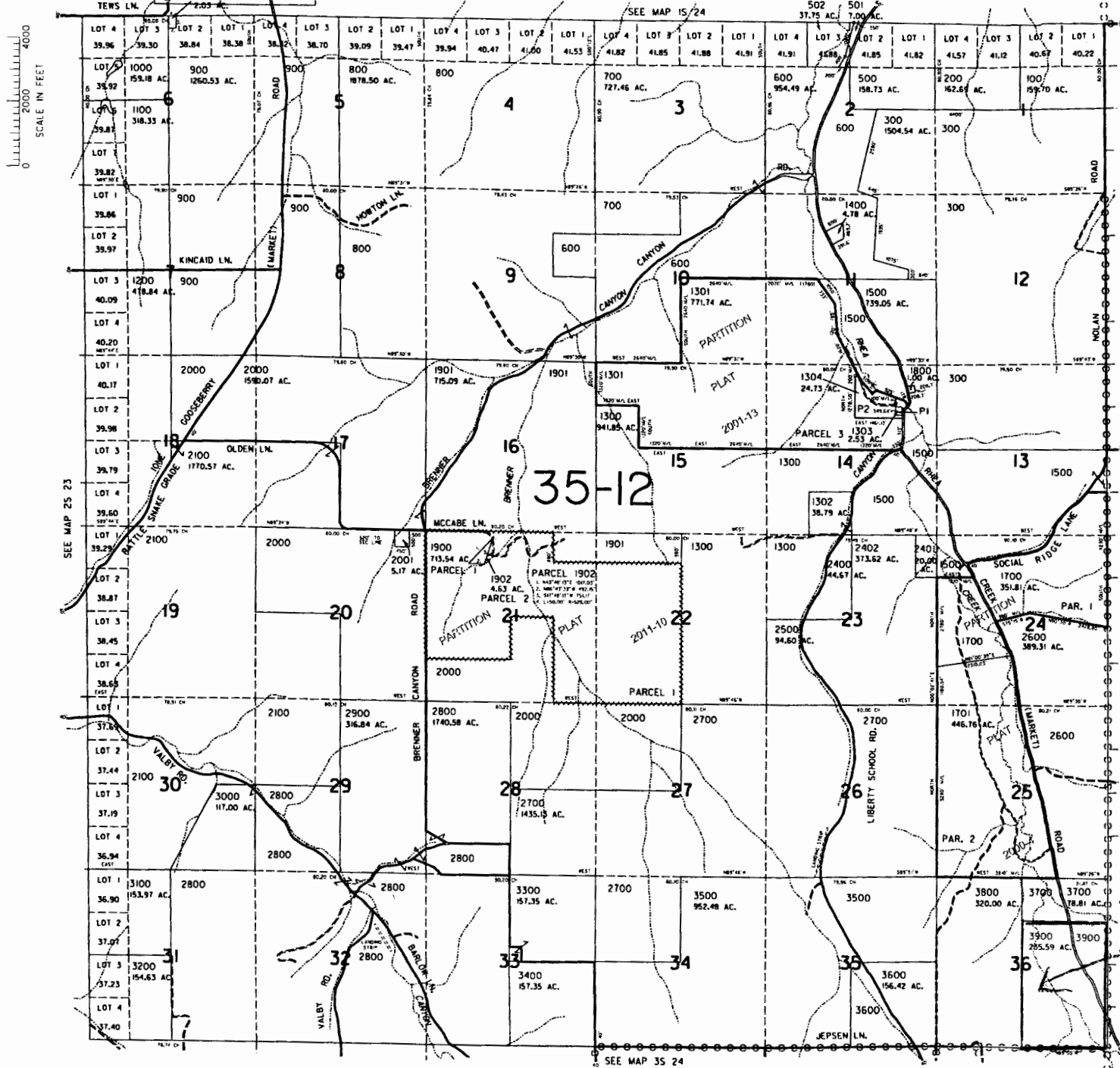
Name of individual completing this form: William A. Lorenzen Phone: _____

Signature: William A. Lorenzen Date: 4/30/14

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

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

1" = 2000'



CANCELLED
NUMBERS
T.L. 400
T.L. 1600
T.L. 2200
T.L. 2300
T.L. 1900 U1
T.L. 1900 U2

Parcel No.
Sec. 6
1. Survey M&B
2. Cont. 235.54
3. Map of M&B
4. West 235.54

SEE MAP 25 25

*Subject
Property*

RECEIVED BY OWRD

MAY 05 2014

SALEM, OR

FILED
MAY 05 2014
SALEM, OR
FILED

STATE OF OREGON
COUNTY OF MORROW
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

FRANK M VANNOY FAMILY TRUST
1274 IRON CAP DRIVE
STEVENSVILLE MT 59870

confirms the right to use the waters of ONE WELL in the Rhea Creek Basin for IRRIGATION of 32.2 ACRES.

This right was perfected under Permit G-11235. The date of priority is NOVEMBER 30, 1987. The amount of water to which this right is entitled is limited to an amount actually used beneficially, and shall not exceed 0.40 CUBIC FOOT PER SECOND or its equivalent in case of rotation, measured at the well.

The well is located as follows:

Twp	Rng	Mer	Sec	Q-Q	GLot	DLC	Measured Distances
2 S	24 E	WM	36	SE SE			1210 FEET NORTH AND 2180 FEET EAST FROM S¼ CORNER, SECTION 36

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second, or its equivalent for each acre irrigated, and shall be further limited to a diversion of not to exceed 3.0 acre-feet per acre for each acre irrigated during the irrigation season of each year.

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

IRRIGATION							
Twp	Rng	Mer	Sec	Q-Q	GLot	DLC	Acres
2 S	24 E	WM	36	NW SE			8.8
2 S	24 E	WM	36	SW SE			15.0
2 S	24 E	WM	36	SE SE			8.4

RECEIVED BY OWRD

MAY 05 2014

SALEM, OR

The well shall be maintained in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon. The works shall be equipped with a usable access port, and may also include an air line and pressure gauge to determine the water level elevation in the well at all times. When required by the Department, the water user shall install and maintain a weir, meter, or other suitable measuring device and keep a complete record of the amount of ground water withdrawn.

NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.484. Any petition for judicial review must be filed within the 60 day time period specified by ORS 183.484(2). Pursuant to ORS 536.075 and OAR 137-004-0080, you may either petition for judicial review or petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied. In addition, under ORS 537.260 any person with an application, permit or water right certificate subsequent in priority may jointly or severally contest the issuance of the certificate at any time before it has issued, and after the time has expired for the completion of the appropriation under the permit, or within three months after issuance of the certificate.

The Director may require water level or pump tests every ten years.

Failure to comply with any of the provisions of this right may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the right.

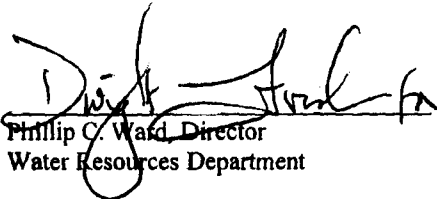
This right is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.

By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

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 use of water shall be limited when it interferes with any prior surface or ground water rights.

Issued DEC 19 2008


Phillip C. Ward, Director
Water Resources Department

RECEIVED BY OWRD

MAY 05 2014

SALEM, OR

Until a change is requested all tax statements
should be sent to Grantee at the following address:

William A. Lorenzen
46231 Hwy 334
Pendleton, OR 97801

After Recording Please Return to:
MID-COLUMBIA TITLE COMPANY
P.O. BOX 290
BOARDMAN, OR 97818

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, FRANK M. VANNOY AND SHIRLEY J. VANNOY, TRUSTEES OF THE FRANK VANNOY FAMILY TRUST, dated February 18, 1994, Grantors herein, do hereby grant, bargain, sell, convey and warrant unto WILLIAM A. LORENZEN, Grantee, the following described tract of land in the County of Morrow, and State of Oregon, more particularly described as follows:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO.

TO HAVE AND TO HOLD the granted premises unto the said Grantees, its heirs and assigns forever.

And the Grantors do covenant that they are lawfully seized in fee simple of the above granted premises free from all encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any, and that they will, and their successors heirs executors and administrators shall Warrant and forever defend the granted premises, against the lawful claims and demands of all persons, except as stated below:

THE TRUE AND ACTUAL CONSIDERATION IS GOOD AND VALUABLE CONSIDERATION PAID BY A QUALIFIED INTERMEDIARY PURSUANT TO AN IRC §1031 TAX-DEFERRED EXCHANGE.

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 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, **RECEIVED BY OWRD**
OREGON LAWS 2010.

Dated this 30 day of APRIL, 2014.

MAY 05 2014

THE FRANK VANNOY FAMILY TRUST, dated February 18, 1994

SALEM, OR

By: Frank M. Vannoy Trustee
Frank M. Vannoy, Trustee

By: Shirley J. Vannoy Trustee
Shirley J. Vannoy, Trustee

STATE OF OREGON
COUNTY OF MORROW

This instrument was acknowledged before me this 30 day of April, 2014 by Frank M. Vannoy and Shirley J. Vannoy, Trustees of the Frank Vannoy Family Trust, dated February 18, 1994.

Krista A Price
Notary Public for the State of OREGON
My Commission Expires: June 7, 2014



EXHIBIT 'A'
LEGAL DESCRIPTON

Township 2 South, Range 24, East of the Willamette Meridian, in the County of Morrow and State of Oregon.

Section 36: The Southeast Quarter, and the South Half of the Northeast Quarter.

Township 2 South, Range 25, East of the Willamette Meridian, in the County of Morrow and State of Oregon.

Section 31: Government Lots 2, 3, and 4, also known as the West Half of the Southwest Quarter, and the Southwest Quarter of the Northwest Quarter.

EXCEPTING any and all roads and road rights-of-way.

Subject to:

1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as Farm Use Land. If the land has become disqualified for the special assessment under the statute, an additional tax, interest and penalties thereon may be levied for the years in which the land was subject to the special land use assessment.
2. The rights of the public in roads and highways.
3. Right of Way Easement, including the terms and provisions thereof, in favor of Central Rhea Creek Telephone Company, recorded May 11, 1955, as Microfilm No. Book 59, Page 227, Morrow County Microfilm Records.
4. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Columbia Basin Electric Cooperative, Inc., recorded April 8, 1975, as Microfilm No. M-7929, Morrow County Microfilm Records.
5. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Columbia Basin Electric Cooperative, Inc., recorded December 19, 1996, as Microfilm No. M-49732, Morrow County Microfilm Records.
6. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Columbia Basin Electric Cooperative, Inc., recorded December 20, 1996, as Microfilm No. M-49783, Morrow County Microfilm Records.

RECEIVED BY OWRD

MAY 05 2014

SALEM, OR