



**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): Martha and Richard L. Holstrom  
First Last

Mailing Address: \_\_\_\_\_

\_\_\_\_\_  
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  
City State Zip

Phone: \_\_\_\_\_  
Home Work Other

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MAY 07 2014

SALEM, OR

## 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 #: S-42776 Permit #: S-31981 Certificate or Page #: 44830

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: 5/5/14

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

STATE OF OREGON

COUNTY OF JOSEPHINE

CERTIFICATE OF WATER RIGHT

This Is to Certify, That NORTHSIDE APPLGATE RIVER DITCH CO., INC.

of 9450 N. Applegate Rd., Grants Pass, State of Oregon, 97526, has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of Applegate River & Slagle Creek

a tributary of Rogue River for the purpose of irrigation of 38.3 acres and supplemental irrigation of 13.6 acres

under Permit No. 31981 and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from September 7, 1966

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 1.3 cubic feet per second, being 1.05 c.f.s. from Applegate River and 0.25 c.f.s. from Slagle Creek

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the SW 1/4 SW 1/4, Section 6, T. 38 S., R. 4 W., W. M., SE 1/4 NE 1/4, Section 1, T. 38 S., R. 5 W., W. M., Applegate River-4000 feet South and 80 feet East; Slagle Creek-2050 feet South and 240 feet West, both from the NE Corner, Section 1, T. 38 S., R. 5 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 one-fortieth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 4 1/2 acre feet per acre for each acre irrigated during the irrigation season of each year,

and 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 hereby confirmed, and to which such right is appurtenant, is as follows:

Supplemental
1.9 acres SW 1/4 NE 1/4
4.0 acres SE 1/4 NW 1/4
7.7 acres SW 1/4 SE 1/4
Section 36

Primary
24.0 acres SE 1/4 NW 1/4
14.3 acres SW 1/4 SE 1/4
Section 36
T. 37 S., R. 5 W., W. M.

SAME ACRES AS
1899 WTR RIGHTS
(OVERLAP)

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The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described, and is subject to the existing minimum flow policies established by the Water Policy Review Board.

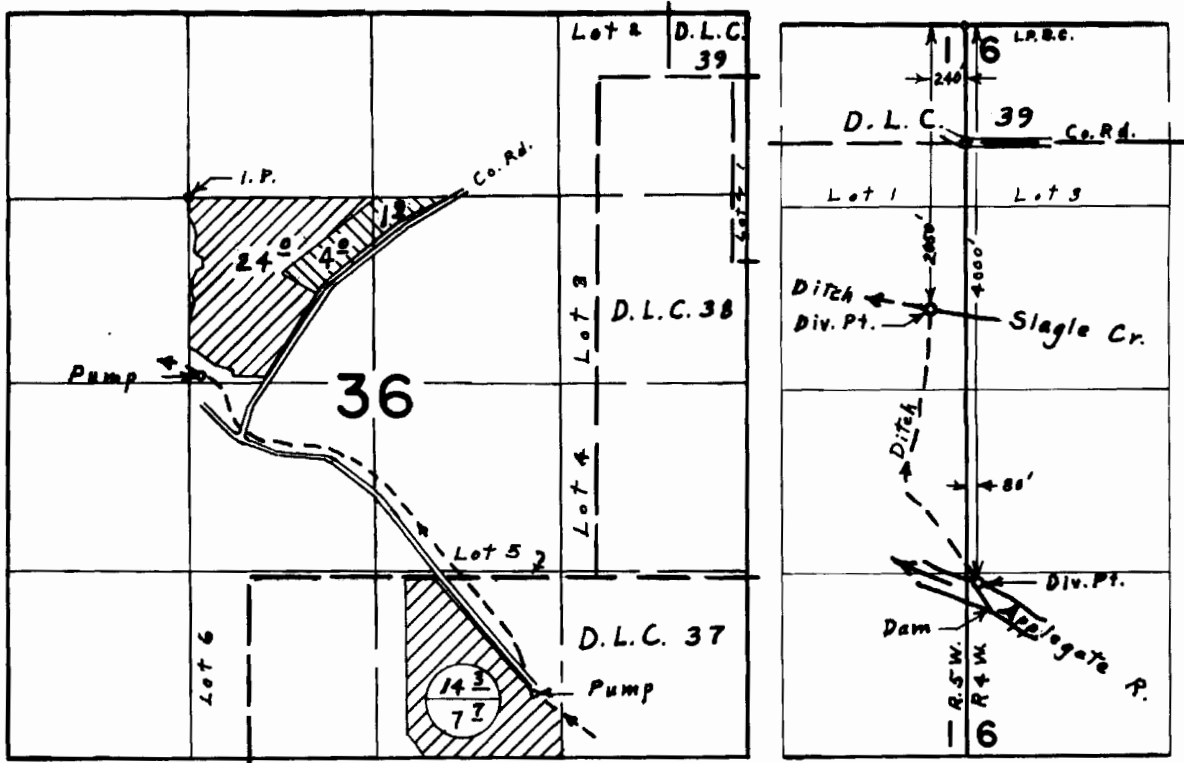
WITNESS the signature of the Water Resources Director, affixed

this date. October 17, 1977

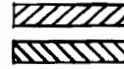
James E. Sexson
Water Resources Director

T.37S. R.5W. W.M.

T.38S. R.4&5W. W.M.



Primary  
Supplemental



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**FINAL PROOF SURVEY**  
UNDER

MAY 07 2014

SALEM, OR

Application No. 42776. Permit No. 31281.  
IN NAME OF

**NORTH SIDE APPLIGATE RIVER DITCH CO., INC.**

Surveyed May 16 1975  
Sept. 16 1974, by Larry M. Toll



#170313026683

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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

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

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

ORIGINAL DOCUMENT  
RECORDED ELECTRONICALLY

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

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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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

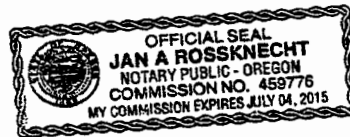
*Martha Holstrom*  
Martha Holstrom

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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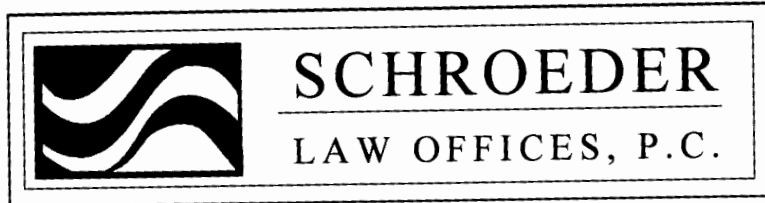
MAY 07 2014

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

May 5, 2014

**VIA US MAIL**

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

**RE: Ownership Update: Certificate 44830**

To Whom It May Concern:

Enclosed for filing on behalf of Padre Properties, LLC, please find an Ownership Update for a portion of Certificate 44830 and the required enclosures. Please copy our office with any correspondence to Padre Properties concerning the Ownership Update and Certificate 44830.

Please note that although Certificate 44830 was initially issued in the name of "Northside Applegate River Ditch Company," we have confirmed with the Ditch Company that it does not own Certificate 44830, and that a portion of Certificate 44830 is appurtenant to the property currently owned by Padre Properties. If you require confirmation of ownership, please contact our office at (503) 281-4100, and the Northside Applegate River Ditch Company President, Bob Hill at (541) 660-1949.

Thank you for your assistance. Please call our office with any questions.

Very truly yours,

SCHROEDER LAW OFFICES, P.C.

Sarah R. Liljefelt

SRL: tjj

Enclosures

cc: Client  
Bob Hill

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SALEM, OH

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

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

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