



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): Curtis and Louella Connolly
First Last
 Mailing Address: Box 183
Imbler Oregon 97841
City State Zip
 Phone: _____
Home Work Other

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PROPERTY BUYER INFORMATION

Applicant(s): West Family Ranch LLC MAY 16 2014
First Last
 Mailing Address: 66751 Hibberd Rd SALEM, OR
Imbler OR 97841
City State Zip
 Phone: 541-534-4545 541-962-9500 541-910-4616
Home Work Other

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Union Township: 1 South Range: 39E Section: 22

Tax Lot Number(s): 7900

Street address of water right property: 66751 Hibberd Rd Imbler OR

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

Application #: 54899 Permit #: 4170 Certificate or Page #: 60082

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

Name of individual completing this form: Russ West Phone: 541-910-4616

Signature: Russ West Date: May 9 2014

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

STATE OF OREGON
COUNTY OF UNION
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

CURTIS AND LOUELLA CONNOLLY
BOX 183
IMBLER, OREGON 97841

confirms the right to use the waters of GRANDE RONDE RIVER, a tributary of SNAKE RIVER, for the purpose of IRRIGATING 113.0 ACRES.

The right has been perfected under Permit 41170. The date of priority is OCTOBER 21, 1976. The right is limited to not more than 1.63 CUBIC FEET PER SECOND or its equivalent in case of rotation, measured at the point of diversion from the source.

The point of diversion is located as follows:

NW 1/4 NW 1/4, SECTION 22, T 1 S, R 39 E, W.M.;
640 FEET SOUTH & 830 FEET EAST FROM NW CORNER SECTION 22.

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 3.0 acre-feet per acre for each acre irrigated during the irrigation season of each year.

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:

SW 1/4 NE 1/4	1.5 ACRES
NE 1/4 NW 1/4	15.9 ACRES
NW 1/4 NW 1/4	3.9 ACRES
SE 1/4 NW 1/4	24.7 ACRES
NE 1/4 SW 1/4	32.9 ACRES
NW 1/4 SW 1/4	34.1 ACRES
SECTION 22	
TOWNSHIP 1 SOUTH, RANGE 39 EAST, W.M.	

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 right is subject to minimum flows established by the Water Resources Commission with an effective date prior to this right.

WITNESS the signature of the Water Resources Director, affixed this date FEBRUARY 9, 1989.

/s/ WILLIAM H. YOUNG
Water Resources Director

Recorded in State Record of Water Right Certificates numbered 60082

54899.SB

Book " 8 " Vol. 1 " Grande Ronde R.

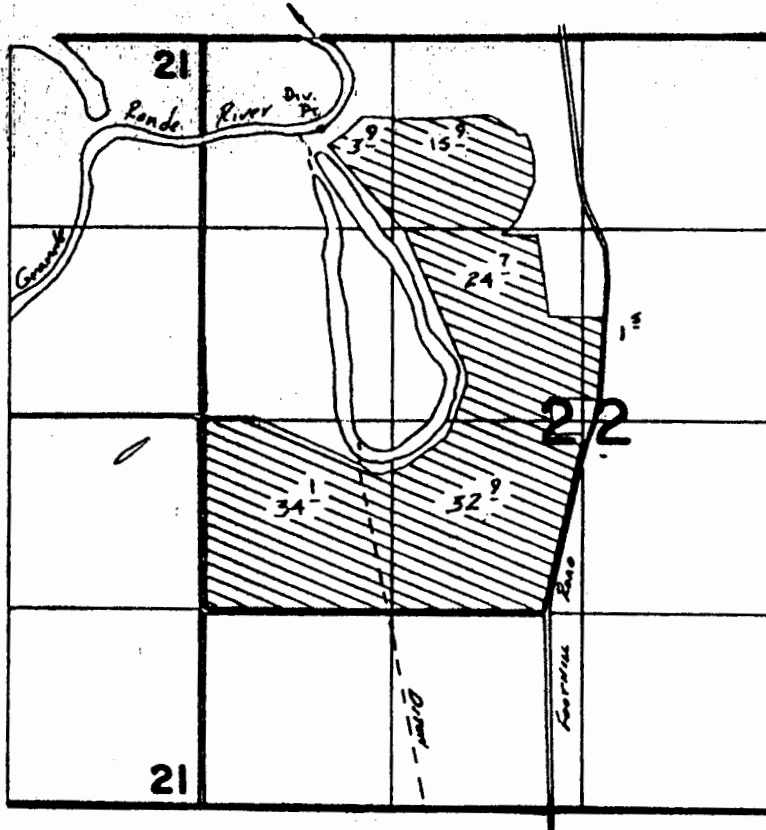
SALEM, OR

MAY 16 2014

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1976

T. 1S., R. 39E., W.M.



Div. Pt. Loc: 640'S. + 830'E. From NW Cor. Sec 22

FINAL PROOF SURVEY UNDER

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MAY 16 2014

Application No. ~~54899~~ Permit No. 41170...
IN NAME OF

SALEM, OR

.....CURTIS B. LOUELLA.....CONNOLLY

Surveyed Aug..23... 1983, by V.L. Church.....

WARRANTY DEED - STATUTORY FORM

Russell B. West and Mary Jane West Grantors, convey and warrant to West Family Ranch, LLC Grantee's, and unto grantee's heirs, successors and assigns, the following described real property situated in Union, Oregon, to-wit:

DESCRIBED FULLY IN EXHIBIT A which is attached hereto and by this reference incorporated herein.

Together with all tenements, hereditaments and appurtenances belonging to or otherwise appertaining. The said property is free from encumbrances except reservations, restrictions, encumbrances, easements and rights of way of record, and special assessment as Farm Use Land.

The true consideration for this conveyance is \$00.

Dated this 26 day of May, 2004.

GRANTORS:

Russell B. West
Russell B. West

Mary Jane West 5/26/04
Mary Jane West

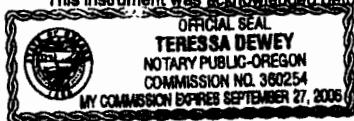
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of Union ss.
This instrument was acknowledged before me on May 27, 2004 by Russell B. West.



Stacy Warner
Notary Public for Oregon
My Commission expires: 2-22-08

STATE OF OREGON, County of Union ss.
This instrument was acknowledged before me on May 26, 2004 by Mary Jane West.



Teressa Dewey
Notary Public for Oregon
My Commission expires: September 27, 2008

C:\Documents and Settings\Mary\Desktop\Ruse&RAM west to wf, llc.wpd

WARRANTY DEED

Russell B. West and Mary Jane West,
West Family Ranch, LLC,

Grantor
Grantee

Until a change is requested, all tax statements shall be sent to the following address:
West Family Ranch, LLC

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MAY 16 2014

SALEM, OR

EXHIBIT "A"

Parcel "A"

Commencing at a point 648 feet East of the Southwest corner of the Northwest quarter of Section 22, Township 1 South, Range 39 East of the Willamette Meridian, in Union County, Oregon; running thence South 03°28' East 228 feet; thence south 74°51' East 580 feet; thence North 84°33' East 177 feet; thence North 54°13' East 383 feet; thence North 20°52' East 427 feet; thence North 24°55' West 1,129 feet; thence North 42°17' West 940 feet to the center of the Grande Ronde River; thence down the center of said river in a northeasterly direction to a point approximately 498.95 feet due South of the North line of said Section 22 (being 1,818.95 feet South of the North line of the South half of the Southwest quarter of Section 15, said township and range); thence East parallel with the North line of said Section 22 a distance of 1,625.28 feet to the center of the county road; thence South 11° East 821.31 feet, more or less, to the southeast corner of the Northeast quarter of the Northwest quarter of Section 22; thence South 2,640 feet to the Southeast corner of the Northeast quarter of the southwest quarter of Section 22; thence West 2,640 feet to the Southwest corner of the Northwest quarter of Southwest quarter of Section 22; thence North 1,320 feet; thence East 648 feet to the point of beginning.

ALSO that portion of the Southwest quarter of the Northeast quarter of Section 22, said township and range, lying West of Indian Creek County Road also known as Foothill Road.

EXCEPTING THEREFROM, all that portion of the Northeast quarter of Southwest quarter said Section 22, which lies easterly of the center line of Union County Road No. 52 (Indian Creek Road).

Parcel "B"

Beginning at a point approximately 330 feet West of the Northeast corner of the Southeast quarter of the Southwest quarter of Section 15, Township 1 South, Range 39 East of the Willamette Meridian in Union County, Oregon, said point being the center of County Road No. 52; thence Northwesterly, on and along the centerline of said county road, 1,284.0 feet; thence West 30.0 feet to the West right-of-way line of said county road; thence North 26°32' West 51.8 feet; thence north 59°26' West 109.6 feet; thence North 76°14' West 186.7 feet; thence South 83°30' West 357.0 feet, more or less, to the center of the main stream of the Grande Ronde River; thence Southwesterly, on and along the center of said river to a point which is 1,600.0 feet West of the point of beginning; thence South 36°30' West 1,060.0 feet; thence South 50°30' East 1,100.0 feet; thence South 04°30' East 268.0 feet to a point in the center of said river which is 1,818.95 feet due south of the North line of the South half of the Southwest quarter of said Section 15; thence East parallel with the North line of said South half of the Southwest quarter of Section 15 a distance of 1,625.28 feet, more or less, to the center of the county road; thence on and along said centerline North 11°00' West 407.69 feet; thence North 07°30' West 1,431.0 feet to the point of beginning.

EXCEPTING THEREFROM the North 40 acres as described in deed recorded as Microfilm Document No. 82851, Records of Union County, Oregon.

All situated in Sections 15 and 22, Township 1 South, Range 39 East of the Willamette Meridian, in Union County, Oregon.

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MAY 16 2014

SALEM, OR

STATE OF OREGON

County of Union

} SS

I certify that this instrument was
received and recorded in the book of
records of said county.

R. NELLIE BOGUE HIBBERT,
Union County Clerk

by: *Shelton* Deputy.

DOC#: 20042891
RCPT: 66655 32.00
5/27/2004 1:08 PM
REFUND: .00

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MAY 16 2014

SALEM, OR

**Russell B. West
66751 Hibberd Road
Imbler, OR 97841
541-534-4545 cell 910-4616
rwest@oregonwireless.net**

5/9/14

WATER RESOURCES DEPARTMENT
725 SUMMER STREET NE, SUITE A
SALEM, OR 97301-1266

Re: Ownership update of Water Right certificate 60082

Dear Sir/madam:

Enclosed you will find my completed Certificate of Water Right Ownership Update for certificate 60082. I have also enclosed the Certificate of water right and the warranty deed that pertains to the lands the water right is appurtenant to. I have not enclosed all of the deeds that are in the chain of title but will forward them to you if necessary.

My wife and I purchased the land in April of 1993 from Curtis and Louella Connolly under land sale contract. We assumed the mortgage owed to the original seller L.A. Hohstadt and paid it off whereupon we received and recorded a deed in our names, Russell and Mary Jane West. We then decided to put our land in an LLC in 2004. Hence the deed from Russell B. West and Mary Jane West to West Family Ranch LLC was executed May 26, 2004 and recorded May 27, 2004. The land is currently held by the West Family Ranch LLC. If you need a copy of the land sale contract between the Connollys and us and the deed we recorded from the L.A. Hohstadt recorded later in the 1990s please advise and I will forward them immediately.

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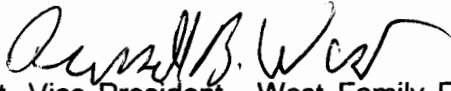
MAY 16 2014

SALEM, OR

On May 2nd I sent you an Application for a temporary transfer of this water right. I wanted to update the ownership to make sure the application could be processed.

If you have any questions, please call me at 5419104616 or email me at rwest@oregonwireless.net.

Sincerely yours,



Russell B. West, Vice President, West Family Ranch LLC

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MAY 16 2014

SALEM, OR