



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): PACIFICORP dba Pacific Power & Light Company

Mailing Address: 825 NE Multnomah Street

Portland Oregon 97204
City State Zip

Phone: _____
Home Work Other

SALEM, OR

JUN 17 2014

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PROPERTY BUYER INFORMATION

Applicant(s): City of Lebanon

Mailing Address: 925 Main St.

Lebanon Oregon 97355
City State Zip

Phone: _____
Home Work Other

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Linn Township: 12S Range: 2W Section: (See attached)

Tax Lot Number(s): (Municipal Uses)

Street address of water right property: (Municipal Uses)

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

Application #: N/A Permit #: N/A Certificate or Page #: 49385

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

Name of individual completing this form: Brian R. Sheets, Schroeder Law Offices, P.C. Phone: 503-281-4100

Signature: [Signature] Date: 6/16/2014

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

STATE OF OREGON

COUNTY OF LINN

CERTIFICATE OF WATER RIGHT

This Is to Certify, That PACIFIC POWER AND LIGHT COMPANY, a Maine Corporation

of Public Service Building, Portland, State of Oregon 97204, has
a right to the use of the waters of South Santiam River

a tributary of Santiam River for the purpose of
municipal use in and around the City of Lebanon

and that said right has been confirmed by decree of the Circuit Court of the State of Oregon for
Linn County, and the said decree entered of record at Salem, in the Order Record of
the WATER RESOURCES DIRECTOR, in Volume 18, at page 15; that the priority of the
right thereby confirmed dates from 1900

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 9.0 cubic feet per
second.

The point of diversion is located in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ as projected within Cheadle DLC 55,
Section 19, Township 12 South, Range 1 West, W. M., being 1430 feet north and
1050 feet east from the W $\frac{1}{4}$ corner Section 19.

A description of the place of use under the right, and to which such right is appurtenant, is as
follows:

SE $\frac{1}{4}$ SW $\frac{1}{4}$
E $\frac{1}{4}$ SE $\frac{1}{4}$
Section 3

NE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 9

NE $\frac{1}{4}$
E $\frac{1}{4}$ NW $\frac{1}{4}$
SW $\frac{1}{4}$
SE $\frac{1}{4}$
Section 10

SW $\frac{1}{4}$ NE $\frac{1}{4}$
NW $\frac{1}{4}$
SW $\frac{1}{4}$
SE $\frac{1}{4}$
Section 11
T. 12 S., R. 2 W., W. M.

W $\frac{1}{4}$ SW $\frac{1}{4}$
Section 12

W $\frac{1}{4}$ NE $\frac{1}{4}$
NW $\frac{1}{4}$
SW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 14

NE $\frac{1}{4}$
NE $\frac{1}{4}$ NW $\frac{1}{4}$
SE $\frac{1}{4}$ SW $\frac{1}{4}$
SE $\frac{1}{4}$
Section 15

N $\frac{1}{2}$ NE $\frac{1}{4}$
NE $\frac{1}{4}$ NW $\frac{1}{4}$
Section 22

NW $\frac{1}{4}$ NW $\frac{1}{4}$
Section 23
T. 12 S., R. 2 W., W. M.

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 Water Resources Director, affixed

this date 22nd August 1980


Water Resources Director

Recorded in State Record of Water Right Certificates, Volume 43, page 49385

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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



SCHROEDER
LAW OFFICES, P.C.

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Of Counsel
Licensed in Oregon & Washington

Matthew J. Curti
Licensed in Nevada

Brian R. Sheets
Licensed in Oregon

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

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RE: Ownership Update for Certificate 49385

Please find below a description of the place of use for Certificate 49385 associated with municipal uses for the City of Lebanon:

12S	2W	3	SE SW	12S	2W	10	SE SW
12S	2W	3	NE SE	12S	2W	10	NE SE
12S	2W	3	SE SE	12S	2W	10	NW SE
12S	2W	9	NE SE	12S	2W	10	SW SE
12S	2W	10	NE NE	12S	2W	10	SE SE
12S	2W	10	NW NE	12S	2W	11	SW NE
12S	2W	10	SW NE	12S	2W	11	NE NW
12S	2W	10	SE NE	12S	2W	11	NW NW
12S	2W	10	NE NW	12S	2W	11	SW NW
12S	2W	10	SE NW	12S	2W	11	SE NW
12S	2W	10	NE SW	12S	2W	11	NE SW
12S	2W	10	NW SW	12S	2W	11	NW SW
12S	2W	10	SW SW	12S	2W	11	SW SW

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

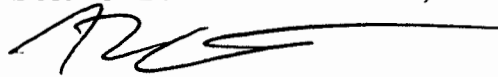
440 Marsh Avenue, Reno, Nevada 89509 (775) 786-8800

www.water-law.com counsel@water-law.com

12S	2W	11	SE SW	12S	2W	15	NE NE
12S	2W	11	NE SE	12S	2W	15	NW NE
12S	2W	11	NW SE	12S	2W	15	SW NE
12S	2W	11	SW SE	12S	2W	15	SE NE
12S	2W	11	SE SE	12S	2W	15	NE NW
12S	2W	12	NW SW	12S	2W	15	SE SW
12S	2W	12	SW SW	12S	2W	15	NE SE
12S	2W	14	NW NE	12S	2W	15	NW SE
12S	2W	14	SW NE	12S	2W	15	SW SE
12S	2W	14	NE NW	12S	2W	15	SE SE
12S	2W	14	NW NW	12S	2W	22	NE NE
12S	2W	14	SW NW	12S	2W	22	NW NE
12S	2W	14	SE NW	12S	2W	22	NE NW
12S	2W	14	SW SW	12S	2W	23	NW NW

The place of use is confirmed on the attached Decree Map 8-2-37 for the Santiam and South Santiam Rivers. A copy of the original map image and a copy with the outlined place of used is enclosed for the Department's convenience.

Very truly yours,
SCHROEDER LAW OFFICES, P.C.



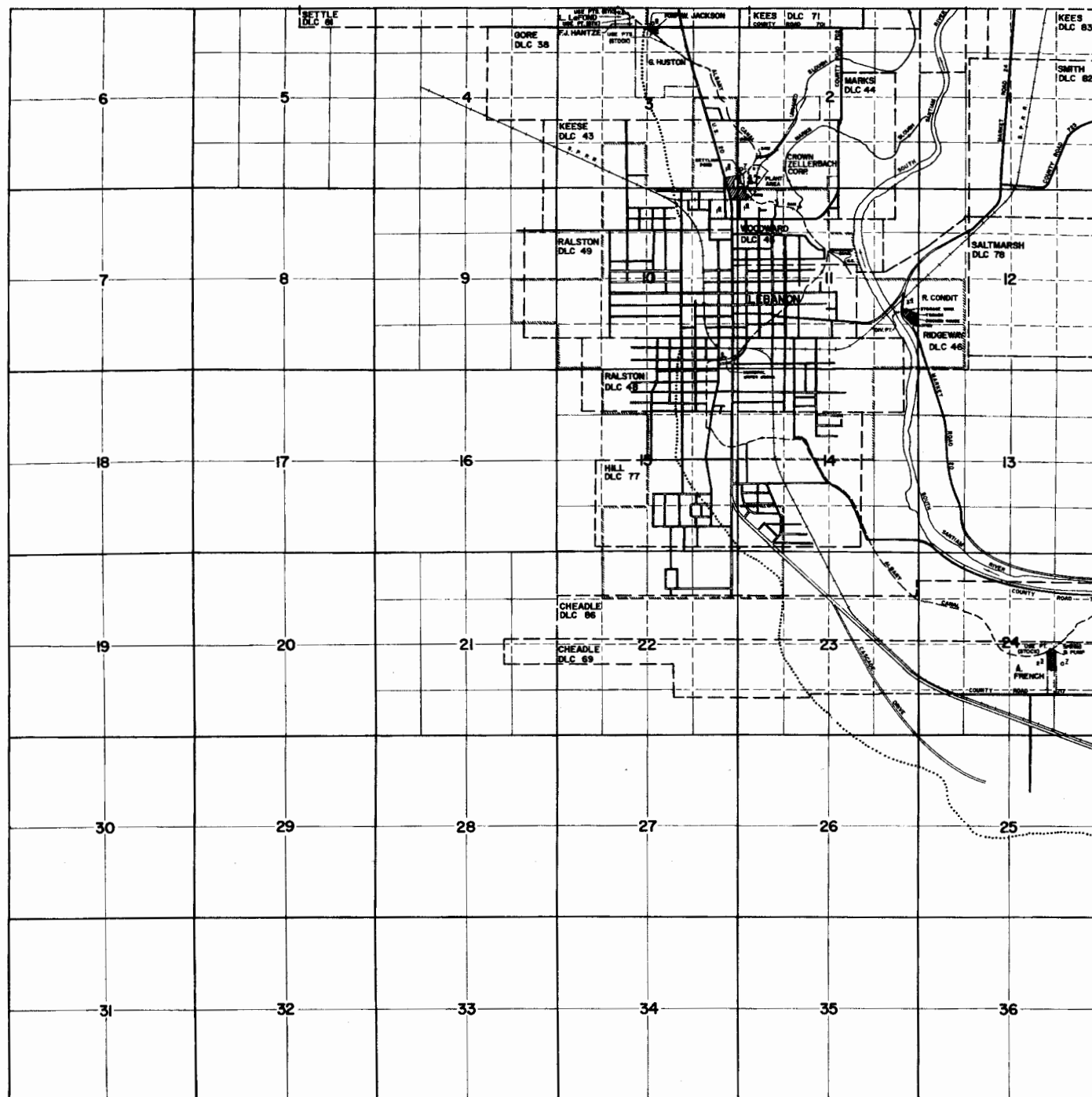
Brian R. Sheets

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Enclosures
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TOWNSHIP 12 SOUTH, RANGE 2 WEST W.M.

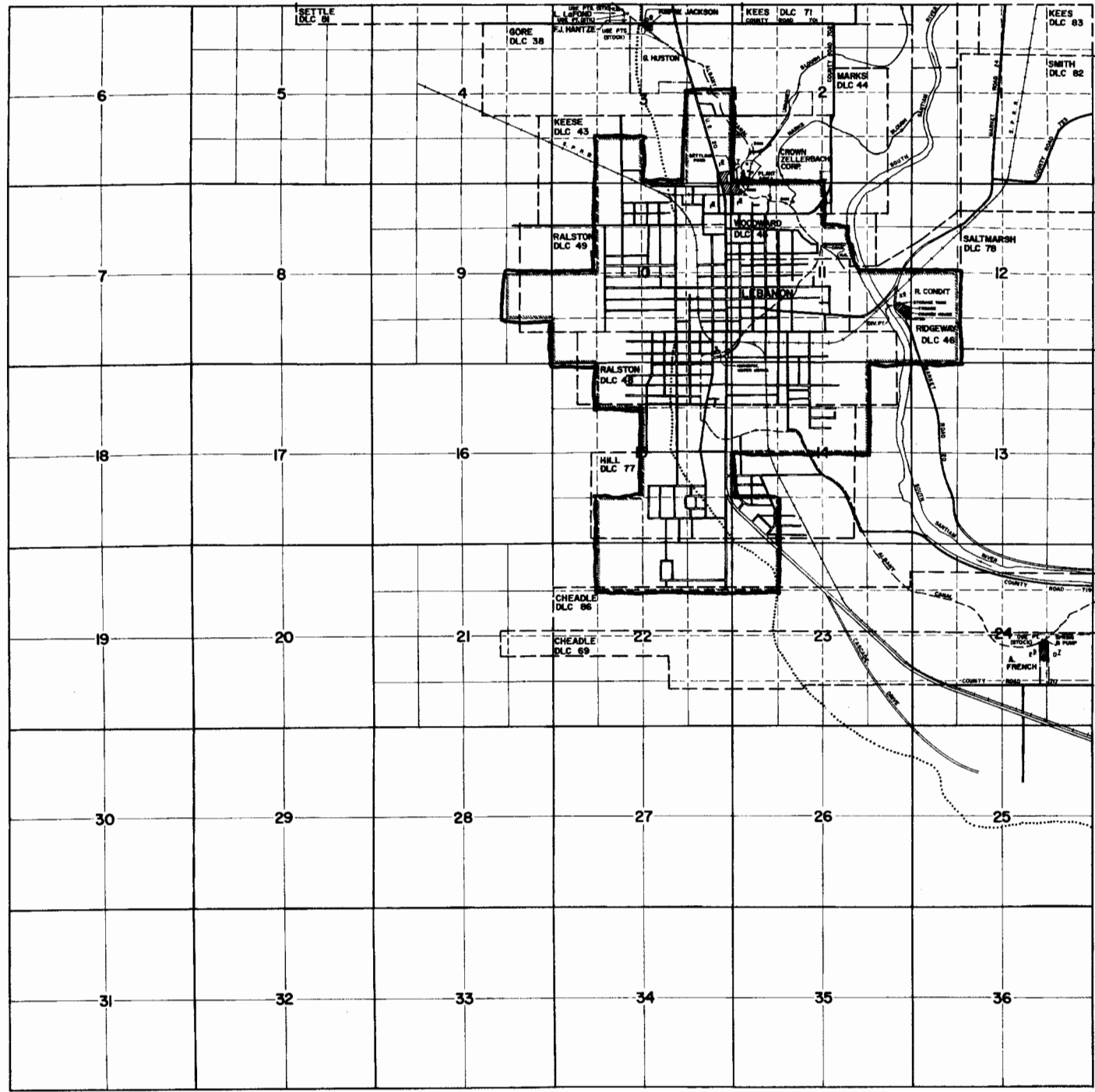


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TOWNSHIP 12 SOUTH, RANGE 2 WEST W.M.



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Original

DEED AND BILL OF SALE

PACIFICORP, dba Pacific Power & Light Company, a corporation ("Pacific"), for and in consideration of the sum of Three Million Eight Hundred Thousand Dollars (\$3,800,000), receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto the CITY OF LEBANON, OREGON, (the "City"), its successors and assigns, all of the right, title and interest of Pacific in and to the water utility system described in Exhibit A hereto, including the real, personal and mixed property in said system, together with all rights-of-way, franchises, easements, leases, licenses or permits used or held in connection with the operation thereof.

TO HAVE AND TO HOLD the above-described premises and property, both real and personal, unto the City, its successors and assigns, forever, and Pacific does covenant that it is the lawful owner of said property, that said water utility system is free from all encumbrances and that it will warrant and defend the title hereto against the lawful claims and demands of all persons except that, with respect to rights-of-way, franchises, easements, leases, licenses and permits, Pacific only warrants against encumbrances placed or expressly permitted by Pacific.

This instrument does not guarantee that any particular use may be made of the property described in this

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instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

IN WITNESS WHEREOF, this instrument has been duly executed by PACIFICORP, dba Pacific Power & Light Company as of the 15th day of November, 1984.

PACIFICORP, dba Pacific
Power & Light Company

By Fredric D. Reed
Fredric D. Reed
Vice President



Richard A. Sampson
Assistant Secretary

(seal)

STATE OF OREGON)
) ss.
County of Multnomah)

On the 5th day of November, 1984, personally appeared Fredric D. Reed, who being duly sworn, did say that he is a Vice President of Pacific Power & Light Company and that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and that he acknowledged said instrument to be its voluntary act and deed.

Before me:

Robert L. Nelson
Notary Public for Oregon
My commission expires: 2/19/85



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LEBANON WATER ASSETS

Parcel 1 - Section 10, Township 12 South, Range 2 West, W.M., Linn County,

Oregon - Water Plant property described as follows:

Beginning at a point on the west side of Main Street in Lebanon, Linn County, Oregon, where the North line of the right of way of the Lebanon and Santiam Canal crosses the east line of Block 4, of William Ralston's Addition to said City; and running thence north along the said east line of said Block 50 feet; thence west 171 feet, more or less, to the west line of the alley passing through said Block north and south;

thence south 150 feet, more or less, along the west line of said alley to the north line of the right of way of the said Lebanon and Santiam Canal;

thence following the right of way of said Canal, in a northeasterly direction, 200 feet, more or less, to the place of beginning, containing parts of Lots 2, 3 and 4 of said Block 4, in William Ralston's Addition to Lebanon, Linn County, Oregon, as the same appears upon the maps and plats of said Addition now on file and of record in the Recorder's Office of said County.

RESERVING UNTO PACIFICORP, doing business as Pacific Power & Light Company, a Maine corporation, its successors and assigns, an easement or right-of-way for electric distribution and transmission lines of one or more wires and all necessary or desirable appurtenances (including telephone and telegraph wires, towers, poles, props, guys, anchors and other supports) at or near the location and along the general course now located and the right to place all or part of such line or lines underground and the right to place such guys and anchors outside of said right-of-way, over, across and upon the above described Parcel 1, including the right to clear

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EXHIBIT A

said right-of-way and keep the same clear of brush, trees, timber and structures, and the right to top, trim, clear or cut away all trees outside of said right-of-way which might endanger such line. Together with the right of ingress and egress over the adjacent lands of the City for the purpose of constructing, reconstructing, string new wires on, maintaining and removing such line and appurtenances, and exercising other rights hereby granted. City shall make no use inconsistent with the easement reserved hereby, but in using or operating any irrigation pipes, motorized vehicles or other equipment, or in any other such use of said right-of-way, City and City's successors or assigns, shall conform strictly to the provisions of any then applicable safety code or regulation pertaining to required clearances from the wires or conductors of such line. All rights hereunder shall cease if and when such lines shall have been abandoned.

Parcel 2 - Section 10, Township 12 South, Range 2 West, W.M., Linn County,

Oregon - Water Plant property described as follows:

Lots 5, 6, 7 and 8 in Block 4, all in William Ralston's Addition to the City of Lebanon, Linn County, Oregon, as the same appears on the original plat of said Addition of record in the office of the County Recorder of said County, and more particularly included in property described as beginning at northwest corner of Lot 1 in Block 4 of William Ralston's Addition to Lebanon, Linn County, Oregon, and running thence $171\frac{1}{2}$ feet west to Second Street;
 thence South $265\frac{1}{4}$ feet;
 thence East $171\frac{1}{2}$ feet to the southwest corner of Lot 4 in said Block;
 thence North $265\frac{1}{4}$ feet to the place of beginning, saving and excepting the right of way of the Lebanon and Santiam Canal.

RESERVING UNTO PACIFICORP, doing business as Pacific Power & Light Company, a Maine corporation, its

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successors and assigns, an easement or right-of-way for electric distribution and transmission lines of one or more wires and all necessary or desirable appurtenances (including telephone and telegraph wires, towers, poles, props, guys, anchors and other supports) at or near the location and along the general course now located and the right to place all or part of such line or lines underground and the right to place such guys and anchors outside of said right-of-way, over, across and upon the above described Parcel 2, including the right to clear said right-of-way and keep the same clear of brush, trees, timber and structures, and the right to top, trim, clear or cut away all trees outside of said right-of-way which might endanger such line. Together with the right of ingress and egress over the adjacent lands of the City for the purpose of constructing, reconstructing, string new wires on, maintaining and removing such line and appurtenances, and exercising other rights hereby granted. City shall make no use inconsistent with the easement reserved hereby, but in using or operating any irrigation pipes, motorized vehicles or other equipment, or in any other such use of said right-of-way, City and City's successors or assigns, shall conform strictly to the provisions of any then applicable safety code or regulation pertaining to required clearances from the wires or conductors of such line.

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All rights hereunder shall cease if and when such lines shall have been abandoned.

Parcel 3 - Section 12, Township 12 South, Range 2 West, W.M., Linn County, Oregon - Reservoir property described as follows:

Tracts 3 and 4, Lebanon Heights, according to the records of Linn County.

RESERVING UNTO PACIFICORP, doing business as Pacific Power & Light Company, a Maine corporation, its successors and assigns, an easement or right-of-way for electric distribution and transmission lines of one or more wires and all necessary or desirable appurtenances (including telephone and telegraph wires, towers, poles, props, guys, anchors and other supports) at or near the location and along the general course now located and the right to place all or part of such line or lines underground and the right to place such guys and anchors outside of said right-of-way, over, across and upon the above described Parcel 3, including the right to clear said right-of-way and keep the same clear of brush, trees, timber and structures, and the right to top, trim, clear or cut away all trees outside of said right-of-way which might endanger such line. Together with the right

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of ingress and egress over the adjacent lands of the City for the purpose of constructing, reconstructing, string new wires on, maintaining and removing such line and appurtenances, and exercising other rights hereby granted. City shall make no use inconsistent with the easement reserved hereby, but in using or operating any irrigation pipes, motorized vehicles or other equipment, or in any other such use of said right-of-way, City and City's successors or assigns, shall conform strictly to the provisions of any then applicable safety code or regulation pertaining to required clearances from the wires or conductors of such line.

All rights hereunder shall cease if and when such lines shall have been abandoned.

Parcel 4 - Section 10, Township 12 South, Range 2 West, W.M., Linn County,

Oregon - Water Plant property described as follows:

Beginning at the northwest corner of Lot 1, in Block 4 of William Ralston's Addition to Lebanon;

thence south along the west line of Lots 1 and 2 a distance of 103.20 feet to a pipe;

thence east parallel to the north line of said Block 43.50 feet;

thence north parallel to the west line of said Lots, 103.20 feet to the north line of Lot 1;

thence west 43.50 feet to the place of beginning.

RESERVING UNTO PACIFICORP, doing business as Pacific Power & Light Company, a Maine corporation, its successors and assigns, an easement or right-of-way for electric distribution and transmission lines of one or

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more wires and all necessary or desirable appurtenances (including telephone and telegraph wires, towers, poles, props, guys, anchors and other supports) at or near the location and along the general course now located and the right to place all or part of such line or lines underground and the right to place such guys and anchors outside of said right-of-way, over, across and upon the above described Parcel 4, including the right to clear said right-of-way and keep the same clear of brush, trees, timber and structures, and the right to top, trim, clear or cut away all trees outside of said right-of-way which might endanger such line. Together with the right of ingress and egress over the adjacent lands of the City for the purpose of constructing, reconstructing, string new wires on, maintaining and removing such line and appurtenances, and exercising other rights hereby granted. City shall make no use inconsistent with the easement reserved hereby, but in using or operating any irrigation pipes, motorized vehicles or other equipment, or in any other such use of said right-of-way, City and City's successors or assigns, shall conform strictly to the provisions of any then applicable safety code or regulation pertaining to required clearances from the wires or conductors of such line.

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All rights hereunder shall cease if and when such lines shall have been abandoned.

Parcel 5 - Section 27, Township 12 South, Range 2 West, W.M., Linn County,

Oregon - Reservoir property described as follows:

A tract of land in the Northwest Quarter of the Northeast Quarter Section 27, Township 12 South, Range 2 West, Willamette Meridian, described as follows:

Beginning at a 5/8 inch iron rod on the easterly right of way line of County Road Number 714, said rod is more particularly described as being 35.06 feet, South 89° 47' 00" East; 1,454.13 feet, North 18° 15' 00" East; and 2.00 feet, North 16° 46' 00" East of the southwest corner of the Samuel Carroll Donation Land Claim No. 64 located in said Section 27; running thence along the easterly right of way line of County Road No. 714, North 16° 46' 00" East 156.46 feet to a 5/8 inch iron rod;

thence South 89° 47' 00" East 254.91 feet to a 5/8 inch iron rod;

thence south 150.00 feet to a 5/8 inch iron rod;

thence North 89° 47' 00" West 300.00 feet to the point of beginning.

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APR 29 1985

@ 3:36 P.M.

STATE OF OREGON
County of Linn

DEL W. RILEY
Linn County Clerk

I hereby certify that the attached was
received and duly recorded by me in
Linn County records:

By DS, Deputy

Volume: MF 382 Page: 722

TICOR

ASSIGNMENT OF PERMITS

FOR THE CONSIDERATION hereinafter stated, receipt of which is acknowledged, PACIFICORP, dba Pacific Power & Light Company, a corporation (hereinafter "Pacific"), does hereby assign, transfer and set over to the CITY OF LEBANON, a municipal corporation of the State of Oregon, (hereinafter the "City"), to the extent that such interests may be assigned, all of Pacific's right, title and interest in and to those certain grants and permits for buried water mains and pipelines, relating to the ownership, operation and maintenance of the Lebanon Water System sold by Pacific to the City located in Linn County, Oregon, enumerated and described in Exhibit A, attached hereto and made a part hereof.

The actual consideration paid for this transfer consists of value given for the other property transferred by Pacific.

IN WITNESS WHEREOF, Pacific has caused this instrument to be executed by its duly authorized officer as of the 15 day of November, 1984.

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SALEM, OR

PACIFICORP, dba Pacific
Power & Light Company

By Fredric D. Reed
Fredric D. Reed
Vice President

ATTEST:

Sally A. Nofziger
Assistant Secretary
Corporate

(seal)

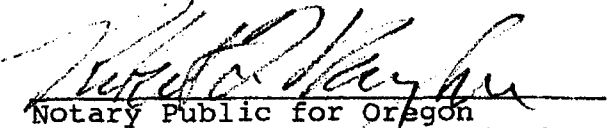
STATE OF OREGON)

) ss.

County of Multnomah)

On the 15th day of November, 1984, personally appeared Fredric D. Reed, who being duly sworn, did say that he is a Vice President of Pacific Power & Light Company and that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and that he acknowledged said instrument to be its voluntary act and deed.

Before me:


Notary Public for Oregon
My commission expires: 2/19/85

(seal)

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EXHIBIT A

ASSIGNMENT OF WATER SYSTEM PERMITS
PacifiCorp, dba Pacific Power & Light Company,
to the City of Lebanon, Oregon

<u>Sec.</u>	<u>Twp.</u>	<u>Range</u>	<u>Grantor</u>	<u>Date of Grant</u>
3	12	2	Oregon State Highway Commission	08/19/65
10	12	2	Oregon State Highway Commission	10/21/76
11	12	2	Oregon State Highway Commission	10/12/62
14	12	2	Oregon State Highway Commission	03/23/79
14	12	2	Oregon State Highway Commission	08/19/65
15	12	2	Oregon State Highway Commission	07/05/73
15	12	2	Oregon State Highway Commission	08/22/78

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SALEM, OR

EXHIBIT A

ASSIGNMENT OF WATER RIGHTS

FOR THE CONSIDERATION hereinafter stated, receipt of which is acknowledged, PACIFICORP, dba Pacific Power & Light Company, a corporation (hereinafter "Pacific"), does hereby assign, transfer and set over to the CITY OF LEBANON, a municipal corporation of the State of Oregon, (hereinafter the "City"), to the extent that such interests may be assigned, all of Pacific's right, title and interest in and to that certain Certificate of Water Right For 9.0 cubic feet per second, priority 1900, entered in the Order Record of the Water Resources Director in Volume 18, page 15 and recorded in State Record of Water Right Certificates, Volume 43, page 49385; and Application No. 58905, Permit No. 44389, as filed in the office of the Water Resources Director.

The actual consideration paid for this transfer consists of value given for the other property transferred by Pacific.

IN WITNESS WHEREOF, Pacific has caused this instrument to be executed by its duly authorized officer as of the 15th day of November, 1984.

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JUN 17 2014

SALEM, OR

PACIFICORP, dba Pacific
Power & Light Company

By

Fredric D. Reed
Fredric D. Reed
Vice President

ATTEST:

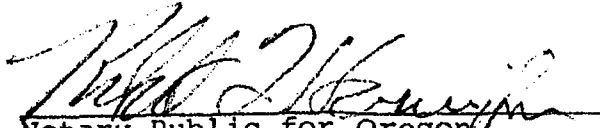
Sally A. Noffziger
Assistant Secretary
Corporate

(seal)

STATE OF OREGON)
) ss.
County of Multnomah)

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Before me:


Notary Public for Oregon
My commission expires: 2/19/85

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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



SCHROEDER
LAW OFFICES, P.C.

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

June 16, 2014

VIA US MAIL

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

RE: Ownership Update: Certificate 49385

To Whom It May Concern:

Enclosed for filing on behalf of the City of Lebanon, please find a Certificate of Water Right Ownership Update for Certificate 49385 and the required enclosures. Please copy our office with any correspondence to the City of Lebanon concerning the Ownership Update and Certificate 49385.

Thank you for your assistance. Please call our office with any questions or if anything further is needed to complete this submission.

Very truly yours,
SCHROEDER LAW OFFICES, P.C.

Brian R. Sheets

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SALEM, OR

BRS:dnc

Enclosures

cc: Client

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