



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): John Jacob Bishop, Jr.
First Last
Mailing Address: P.O. Box 183
Ontario OR 97914
City State Zip
Phone: 541-212-1343
Home Work Other

PROPERTY BUYER INFORMATION

Applicant(s): Bruce and Robyn Garrett
First Last
Mailing Address: 2834 West 14400 South
Bluffdale UT 84065
City State Zip
Phone: 801-860-1843
Home Work Other

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Malheur Township: 17 S. Range: 47 E. Section: 11
Tax Lot Number(s): 6504 & 6505

Street address of water right property: 4674 Hwy. 52, Ontario, OR 97914

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

Application #: S-5219 Permit #: _____ Certificate or Page #: 5284

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

Name of individual completing this form: Debbie Jerman Phone: 541-889-7625
Malheur County Title

Signature: Debbie Jerman Date: 7-31-14

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

Rev. September 2008

Ownership Update WTR

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STATE OF OREGON

COUNTY OF MALHEUR

CERTIFICATE OF WATER RIGHT

This is to Certify, That Emmett T. Golden

of Payette, State of Idaho, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of Snake River a tributary of Columbia River for the purpose of irrigation under Permit No. 3139 of the State Engineer, 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 October 18, 1916;

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 0.5 cubic foot per second.

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

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-eightieth of one cubic foot per second per acre, or its equivalent in case of rotation.

A description of the lands irrigated under the right hereby confirmed, and to which such right is appurtenant (or, if for other purposes, the place where the water is put to beneficial use), is as follows: Forty (40) acres in the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Eleven (11), Township Seventeen (17) South, Range Forty-seven (47) East of the Willamette Meridian, in Malheur County, Oregon.

6000 1/2 NW 1/4 Sec 11
T 17 S R 47 E
Malheur Co. Ore.

The right to the use of the water for irrigation purposes is restricted to the lands or place of use herein described.

Rights to the use of water for power purposes are limited to a period of forty years from the date of priority of the right, as herein set forth, subject to a preference right of renewal under the laws existing at the date of the expiration of the right for power purposes, as hereby confirmed and limited.

WITNESS the signature of the State Engineer,

affixed this 2nd day
of January, 1925.

Wm. Luper.
State Engineer.

Recorded in State Record of Water Right Certificates, Volume 6, page 5284.

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After recording return to:
Malheur County Title Company, Inc.
81 South Oregon Street
Ontario, OR 97914

Until a change is requested all tax statements shall be
sent to the following address:

Bruce Garrett & Robyn Johnson-Garrett
2834 WEST 14400 South
Bluffdale, UT 84065

File No.: 30594 B
Date: July 25, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

MALHEUR COUNTY, OR 2014-2456
DST WD 07/28/2014 03:34 PM

Cnt=1 Pgs=3

Total:\$62.00



00024875201400024560030031

I, Deborah R. DeLong, County Clerk for Malheur
County, Oregon certify that the instrument identified
herein was recorded in the Clerk records.
Deborah R. DeLong - County Clerk

Ray

STATUTORY WARRANTY DEED

JOHN JACOB BISHOP, JR. AND DENISE DOREEN BISHOP, Trustees of the John Jacob Bishop, Jr. and Denise Doreen Bishop Living Trust u/t/a December 3, 1999, **Grantor**, conveys and warrants to, **BRUCE GARRETT AND ROBYN JOHNSON-GARRETT, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

Account No.: 06504 Code No.: 12 Map No.: 174711 Tax Lot No.: 800
Account No.: 06505 Code No.: 12 Map No.: 174711 Tax Lot No.: 400

This property is free from liens and encumbrances, EXCEPT:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance is \$335,000.00 (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 28 day of July, 2014.

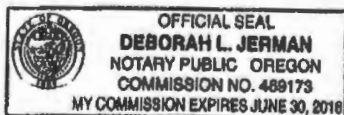
The John Jacob Bishop, Jr. and Denise Doreen Bishop
Living Trust u/t/a December 3, 1999

By John Jacob Bishop, Jr. Trustee
John Jacob Bishop, Jr., Trustee

By Denise Doreen Bishop Trustee
Denise Doreen Bishop, Trustee

STATE OF OREGON County of Malheur)ss

On July 28, 2014, personally appeared before me, John Jacob Bishop, Jr and Denise Doreen Bishop, Trustees of the John Jacob Bishop, Jr and Denise Doreen Bishop Living Trust u/t/a December 3, 1999, who acknowledged to me that they executed the same as their voluntary act and deed.



Deborah L. Jerman
Notary Public for Oregon

My commission expires: 6-30-16

2014-2456

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EXHIBIT 'A'

Land in Malheur County, Oregon as follows:

Parcel A: (Tax Lot 800)

In Township 17 South, Range 47 East of the Willamette Meridian:
Section 11: NW1/4 NW1/4,

EXCEPTING THEREFROM the following parcel, to-wit:

Beginning at the Northwest corner of NW1/4 NW1/4 of said Section 11;
thence South 674 feet;

thence East 762 feet;

thence Northeasterly on a straight line to a point on the North line of the NW1/4 NW1/4 which
point is 1112 feet East of the Northwest corner of said NW1/4 NW1/4;

thence West to the Point of Beginning.

FURTHER EXCEPTING THEREFROM a parcel in said Section 11 as follows:

Commencing at the Northwest corner of the said NW1/4 NW1/4;

thence South along the West boundary thereof, 674 feet;

thence East 762 feet to the POINT OF BEGINNING;

thence South to a point on the South boundary of the NW1/4 NW1/4;

thence East along the said South boundary, to the Southeast corner thereof;

thence North along the East boundary thereof, to the Northeast corner of the NW1/4 NW1/4;

thence West along the North boundary, to a point 1112 feet East of the Northwest corner of said

Section 11;

thence Southwesterly in a straight line to the Point of Beginning.

SUBJECT TO the right of way for Hwy 52 Payette Spur.

Parcel B: (Tax Lot 400)

In Township 17 South, Range 47 East of the Willamette Meridian:

Section 11: A parcel of land in the NW1/4 NW1/4 more particularly described as follows:

Commencing at the Northwest corner of the said NW1/4 NW1/4;

thence South along the West boundary thereof, 674 feet;

thence East 762 feet to the POINT OF BEGINNING;

thence South to a point on the South boundary of the NW1/4 NW1/4;

thence East along the said South boundary, to the Southeast corner thereof;

thence North along the East boundary thereof, to the Northeast corner of the NW1/4 NW1/4;

thence West along the North boundary, to a point 1112 feet East of the Northwest corner of said

Section 11;

thence Southwesterly in a straight line to the Point of Beginning.

SUBJECT TO the right of way for Douglas Road.

SUBJECT TO:

Taxes for the fiscal year 2014-15, a lien not yet due and payable.

The assessment roll and the tax roll disclose that the within described premises were specially
assessed as farm land. If the land has become or becomes disqualified for the special assessment
under the statute, an additional tax may be levied.

The rights of the public in and to that portion of the premises herein lying within streets, roads and
highways.

Easement for irrigation pipeline and service road, including the terms and provisions thereof, as set forth
in Warranty Deed

Grantor: Mack H. Rhuman, etux

Grantee: Marion Pritchard, etux

Recorded: June 18, 1991 as Instrument No. 91-3786 official records of Malheur County, Oregon.

Affects: South boundary of Parcel B

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Easement for wastewater, including the terms and provisions thereof, as set forth in Warranty Deed
Grantor: Mack H. Rhuman, etux
Grantee: Marion Pritchard, etux
Recorded: June 18, 1991 as Instrument No. 91-3786 official records of Malheur County, Oregon.
Affects: Northern boundary of Parcel B

An easement for existing pump station in the Snake River, created by instrument, including the terms and provisions thereof;
Recorded: June 06, 2011, as Instrument No. 2011-1811, records of Malheur County, Oregon
Favor of: John J. Bishop, Jr. and Denise Doreen Bishop, Trustees of the John J. Bishop, Jr. and Denise Doreen Bishop Living Trust u/t/a December 3, 1999, and John J. Bishop, individually

An easement for drainage, created by instrument, including the terms and provisions thereof;
Recorded: September 28, 2011, as Instrument No. 2011-3346, records of Malheur County, Oregon
Favor of: John J. Bishop, Jr. and Denise Doreen Bishop, Trustees of the John J. Bishop, Jr. and Denise Doreen Bishop Living Trust u/t/a December 3, 1999, and John J. Bishop, individually

An easement for irrigation, created by instrument, including the terms and provisions thereof;
Recorded: September 28, 2011, as Instrument No. 2011-3347, records of Malheur County, Oregon
Favor of: John J. Bishop, Jr. and Denise Doreen Bishop, Trustees of the John J. Bishop, Jr. and Denise Doreen Bishop Living Trust u/t/a December 3, 1999, and John J. Bishop, individually

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