



WATER RIGHT OWNERSHIP UPDATE FORM

RECEIVED BY OWRD

STATE OF OREGON
WATER RESOURCES DEPT
ATTN: WATER RIGHTS
725 SUMMER STREET NE, SUITE A
SALEM OREGON 97301-1271

OCT 10 2014

SALEM, OR

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 water right stays with the land. In order to keep track of water right ownership, ORS 537.330 requires persons selling property that has a Water Right Certificate to: 1) provide evidence of the Water Right Certificate to the buyer and 2) notify the Water Resources Department of the Water Right Certificate involved with the real estate transaction. Sellers are exempted from this requirement if the water uses are served by a water district or a city.

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: Itha Y. Pepperling (from White Estate)
First Last

Mailing address: P.O. Box 45

City 150 Mile Huse State BC Canada Zip VOK2GO

Phone: _____
Home Work Other

Property Buyer Information:

Applicant: Thomas Barrett White and Candy White
First Last

Mailing address: 2545 Beulah Road

City Juntura State Oregon Zip 97911

Phone: _____
Home Work Other

Property Description (attach additional pages if necessary):

County: Malheur Township: 25 S Range: 39 E Section: 14 part

Tax lot number(s): part 1000

Metes & bounds description (or attach a copy of your property deed & tax lot map with the parcels highlighted):

SEE DEED ATTACHED — *Water Right is part of Parcel 1*

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

Application #: R-80497 Permit #: _____ Certificate #: 72021
Will all the lands associated with this water right be owned by the buyer? Yes _____ No ☒

Name of individual completing this form: Sharon L. Miles Signature: Sharon L. Miles

Phone: (541) 889-7625 Date: 10-7-14

STATE OF OREGON
COUNTY OF Malheur

RECEIVED BY OWRC
OCT 10 2014
SALEM, OR

CERTIFICATE OF WATER RIGHT (HB - 2153)

~~72021~~
72021

THIS CERTIFICATE ISSUED TO

J B WHITE
BOX 247
JUNTURA, OR 97911

confirms the right to store the waters of
SIX RESERVOIRS AND STORE THE WATERS OF BUTTE CREEK, TRIBUTARIES OF
OWYHEE RIVER
for LIVESTOCK AND WILDLIFE.

The right to store and use these waters was perfected under Reservoir Application R-80497.
The date of priority is January 1, 1993. The amount of water entitled to be stored and
used each year under this right is not more than 1.03 ACRE-FEET, BEING
0.15 AF IN BUNYARD RES, 0.10 AF EACH IN RES 2,4,5, 0.08 AF IN
SMALL RES, 0.5 AF IN MEADOW RES

Located as follows:

NW 1/4 NE 1/4 SECTION 14, TOWNSHIP 25 SOUTH, RANGE 39 EAST WM.
NE 1/4 SW 1/4 SECTION 14, TOWNSHIP 25 SOUTH, RANGE 39 EAST WM.
NE 1/4 SW 1/4 SECTION 14, TOWNSHIP 25 SOUTH, RANGE 39 EAST WM.
SE 1/4 NE 1/4 SECTION 1, TOWNSHIP 24 SOUTH, RANGE 39 EAST WM.
SE 1/4 NE 1/4 SECTION 1, TOWNSHIP 24 SOUTH, RANGE 39 EAST WM.
NW 1/4 SW 1/4 SECTION 1, TOWNSHIP 24 SOUTH, RANGE 39 EAST WM.

PIN
Pencil
#P

NO

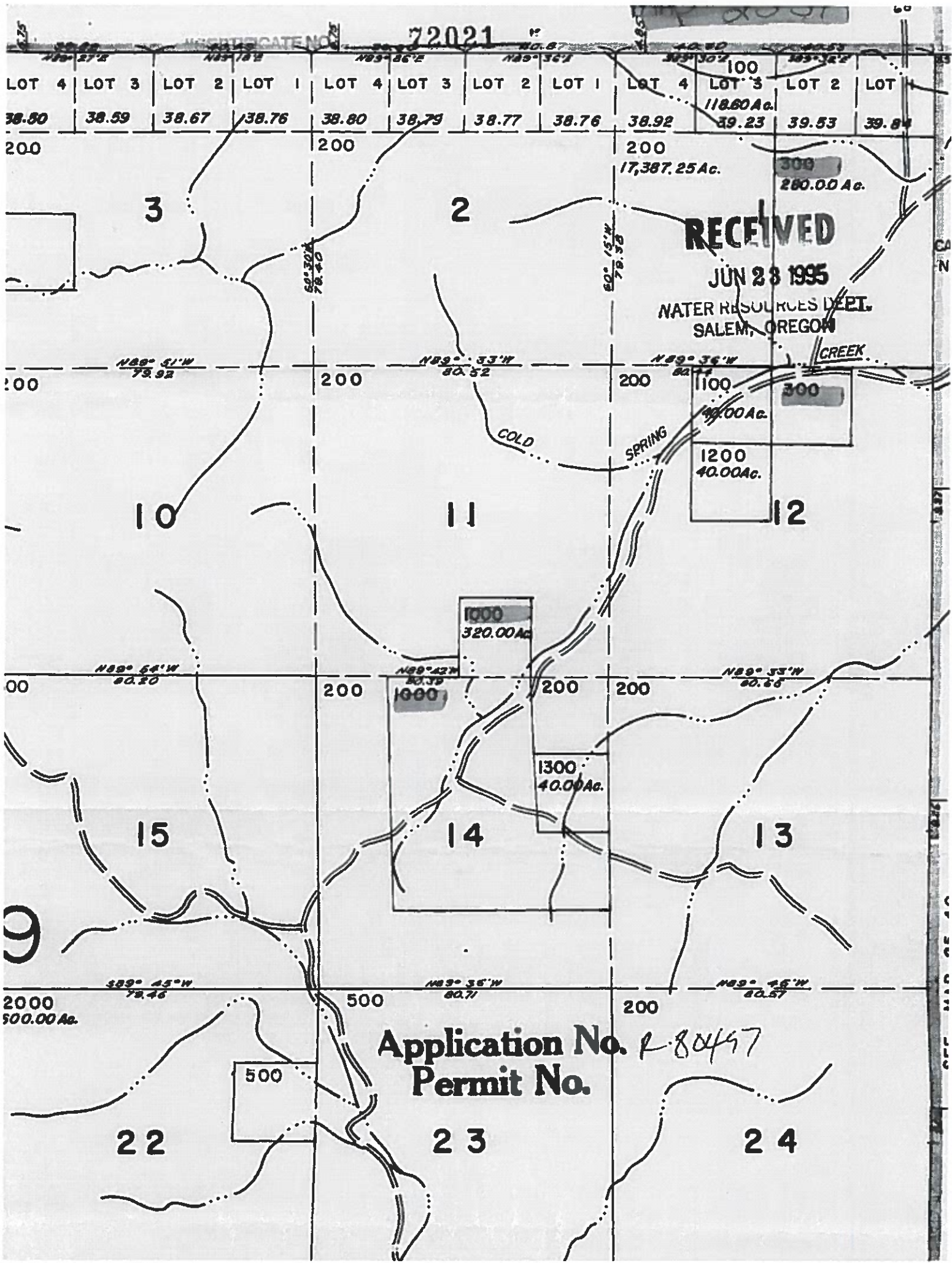
The storage of water allowed herein is subject to the installation and maintenance of an outlet pipe, with
a minimum diameter of 8", or the provision of other means to evacuate water when determined necessary
for public safety or to satisfy prior downstream rights as determined by the Water Resources Director.

The right to store and use the water for the above purpose is restricted to beneficial use at the place of
use listed above.

WITNESS the signature of the Water Resources Director, affixed **FEBRUARY 27, 1996.**

Martha D. Page

30655



RECEIVED BY OWRD
OCT 10 2014
SALEM, OR

AFTER RECORDING RETURN TO:

MALCO # 30655

SEND TAX STATEMENTS TO:

Thomas Barrett & Candy White

2545 Beulah Rd

Quincy, OR 97911

2037
102

2540
300

2539
300,1000

MALHEUR COUNTY, OR 2014-2984

DVD

09/15/2014 04:14 PM

Cnt=1 Pgs=4

Total:\$67.00



00026766201400029840040042

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

hwl

WARRANTY DEED

ITHA Y. PEPPERLING, aka ITHA YVONNE PEPPERLING, Grantor, warrants and conveys to THOMAS BARRETT WHITE AND CANDY WHITE, husband and wife, Grantee, all of Grantor's right, title and interest in and to that certain real property situate in Malheur County, Oregon, described more fully on Exhibit "A" attached hereto and by this reference incorporated herein.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including without limit, all water and water rights, ditches and ditch rights appurtenant thereto, or used or held for use in connection therewith, and however evidenced or manifested.

SUBJECT TO easements, covenants, conditions, restrictions, reservations and rights-of-way of record or visible upon inspection.

SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways or lying below the mean high water mark of various creeks crossing said property.

SUBJECT TO the classification of the property as farm use land for tax assessment purposes which may have resulted in a deferral of property taxes. Grantees shall be responsible for any additional taxes or interest resulting from any disqualification of the property from such classification which arise as a consequence of actions of Grantee during Grantee's ownership; provided, Grantor shall be responsible for any such additional taxes or interest resulting from any such disqualification which arise as a consequence of actions of Grantor during Grantor's ownership.

SUBJECT TO discrepancies, conflicts in boundary lines, shortages in area, encroachments or any other facts which a correct survey would disclose.

SUBJECT TO all terms and provisions of that certain Agreement for Right of First Refusal recorded April 15, 2010 as Instrument No. 2010-2312 Official Records of Malheur County, Oregon.

The true consideration for this conveyance is \$487,890.00.

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 195.335 AND SECTIONS 6 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 82.010 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 195.335 AND SECTIONS 6 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 12th day of September, 2014.

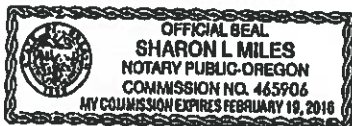
STATE OF OREGON

County of Malheur

} ss:

Itha Y. Pepperling
ITHA Y. PEPPERLING

The foregoing instrument was acknowledged before me this 12th day of September, 2014, by ITHA Y. PEPPERLING.



Sharon L. Miles
Notary Public for Oregon
My Commission Expires: 2-19-16

2014-2984

RECEIVED BY OWRD

OCT 10 2014

SALEM, OR

EXHIBIT A

Parcel 1

Land in Malheur County, Oregon, described as follows:

In Twp. 25 S., R. 39 E. W. M.:

Sec. 1: S1/2NE1/4, SE1/4

Sec. 12: NW1/4NE1/4

In Twp. 25 S., R. 39 E. W. M.:

Sec. 11: SW1/4SE1/4

Sec. 14: W1/2NE1/4, E1/2NW1/4, NE1/4SW1/4, N1/2SE1/4

In Twp. 25 S., R. 40 E., W. M.:

Sec. 6: NE1/4SW1/4, and Govt. Lot 6

Parcel 2

Land in Malheur County Oregon, as follows:

In Twp. 20 S., R. 37 E., W.M.:

Sec. 34: NE1/4NE1/4.

Sec. 35: W1/2W1/2, SE1/4SW1/4, EXCEPTING THEREFROM the
South 460.00 feet of the S1/2SW1/4.

TOGETHER WITH the following described parcel:

Beginning at the NW corner (CW1/16) of said NE1/4SW1/4, point being a
5/8" dia. rebar and a Aluminum cap along side a scribed stone;

thence N. 88° 30' 26" E., coincident with the East-West center section line a distance of
658.14 feet to the centerline between the banks of the North Fork of the Malheur River, said
point being S. 88° 30' 26" W., 647.72 feet from the Center 1/4 corner of said Section 35,
being marked by a 5/8" rebar and Aluminum Cap.

thence in a Southerly and Easterly direction coincident with the said
centerline of the river banks the following thirty (30) calls:

S. 25° 32' 08" E., 58.28 feet;
S. 09° 17' 20" E., 141.23 feet;
S. 17° 18' 44" E., 49.71 feet;
S. 27° 38' 08" E., 113.13 feet;
S. 39° 50' 45" E., 50.78 feet;
S. 58° 05' 41" E., 107.69 feet;
S. 78° 45' 30" E., 83.91 feet;
N. 76° 29' 45" E., 44.66 feet;
N. 60° 46' 39" E., 84.51 feet;
N. 71° 27' 15" E., 72.93 feet;
S. 81° 55' 56" E., 106.02 feet;
S. 68° 32' 52" E., 43.93 feet;
S. 72° 34' 29" E., 153.84 feet;
S. 83° 47' 07" E., 130.81 feet;
N. 83° 00' 11" E., 66.26 feet;
N. 75° 16' 50" E., 176.87 feet;
N. 77° 38' 16" E., 67.60 feet;
S. 80° 37' 42" E., 49.20 feet;

RECEIVED BY OWRD

OCT 10 2014

SALEM, OR

2014-2984
MALHEUR COUNTY, OREGON

Page 2 of 4

S. 59° 58' 36" E., 179.67 feet;
 S. 22° 23' 03" E., 61.01 feet;
 S. 16° 20' 56" W., 167.21 feet;
 S. 01° 59' 18" W., 124.66 feet;
 S. 19° 30' 10" E., 85.76 feet;
 S. 30° 02' 02" E., 243.10 feet;
 S. 08° 01' 03" E., 42.84 feet;
 S. 12° 31' 31" W., 238.19 feet;
 S. 00° 00' 00" W., 109.96 feet;
 S. 08° 14' 12" E., 76.73 feet;
 S. 12° 12' 50" E., 98.69 feet;
 S. 23° 06' 45" E., 95.25 feet;
 thence leaving said centerline, S. 45° 49' 33" W., 215.24 feet to
 the centerline of a certain Irrigation ditch;
 thence coincident with said centerline ditch the following three (3) calls:
 S. 40° 04' 22" E., 94.93 feet;
 S. 25° 44' 59" E., 45.63 feet;
 S. 10° 34' 13" E., 91.55 feet;
 thence leaving said centerline ditch, S. 87° 57' 53" W., 824.1 feet, more
 or less, to a point on the North-South Center Section line, said point being
 Northerly 460.0 feet from the S1/4 corner of said Section 35, said corner
 being marked by a 5/8" dia. rebar and Aluminum cap along side a scribed
 stone;
 thence northerly coincident with said North-South Center Section line to the
 CS1/16 corner;
 thence westerly coincident with the South line of said NE1/4SW1/4 to the
 SW1/16 corner;
 thence northerly coincident with the West line of said NE1/4SW1/4 to the
 CW1/16 corner and Point of Beginning.

TOGETHER WITH easement rights of Ingress and Egress for the benefit of the above
 described lands, over and across an existing road that crosses the S1/2SE1/4 of Section 35, Twp. 20 S., R. 37 E.,
 W.M., Malheur County, Oregon said easement being 30 feet wide, 15 feet each side of the existing centerline of
 said existing road, said road centerline being more particularly described as follows:

Commencing at the E1/16 corner on the South line of said Section 35, said point
 being a 5/8" dia. rebar and a Aluminum cap in a mount of stones, from which the SE corner of said Section 35
 bears N. 88° 10' 19" E., 1330.10 feet, said point being a 5/8" dia. rebar and Aluminum cap at a fence jack;

thence N. 88° 10' 19" E., coincident with the said South section line a distance of
 177.20 feet to the centerline said existing road and easement;
 thence in a Northerly and Westerly direction coincident with the said centerline
 the following ten (10) calls:

N. 37° 36' 14" W., 0.32 feet;
 thence on a 50.00 feet radius curve to the left (the long chord of which
 bears N. 47° 05' 17" W., 15.33 feet) 15.39 feet;
 thence N. 54° 54' 20" W., 40.11 feet;
 thence on a 1000.00 feet radius curve to the right (the long chord of which
 bears N. 48° 53' 28" W., 209.56 feet) 209.94 feet;
 thence N. 42° 52' 36" W., 96.61 feet;

thence on a 250.00 feet radius curve to the left (the long chord of which
bears N. 57° 24' 21" W., 125.43 feet) 126.79 feet;
thence N. 71° 56' 05" W., 65.75 feet;
thence on a 180.00 feet radius curve to the right (the long chord of which
bears N. 44° 54' 48" W., 163.56 feet) 169.78 feet;
thence N. 17° 53' 32" W., 90.37 feet;
thence on a 500.00 feet radius curve to the left (the long chord of which
bears N. 34° 44' 15" W., 289.79 feet) 294.01 feet to the Point of
Terminus of this description.

END OF DESCRIPTION

2014-2984 Page 4 of 4
MALHEUR COUNTY, OREGON

2014-2984

RECEIVED BY OWRD

OCT 10 2014

SALEM, OR