



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): Joseph and Betty Jean Clarizio
First Last
 Mailing Address: 28301 S Highway 213
Molalla OR 97038
City State Zip
 Phone: _____ 503 829-4221 _____
Home Work Other

PROPERTY BUYER INFORMATION

Applicant(s): Fisher Golf Group, LLC _____
First Last
 Mailing Address: PO Box 823210
Vancouver WA 98682
City State Zip
 Phone: _____ 503 939-1826 _____
Home Work Other

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Clackamas Township: 4S Range: 2E Section: 20 & 29
 Tax Lot Number(s): 102, 403, 1100, 1101

Street address of water right property: 28301 S Highway 213, Molalla, OR 97038

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

Application #: S-42268 Permit #: S-31117 Certificate or Page #: 86718

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

Name of individual completing this form: John Davis Phone: 503-412-3842

Signature: _____ Date: 1/8/15

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

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STATE OF OREGON
 COUNTY OF CLACKAMAS
 CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

JOSEPH AND BETTY JEAN CLARIZIO
 28301 S HWY 213
 MOLALLA, OR 97038

confirms the right to use the waters of MOLALLA RIVER, tributary to WILLAMETTE RIVER, for IRRIGATION of 55.7 ACRES.

This right was perfected under Permit S-31117. The date of priority is MAY 27, 1966. The amount of water to which this right is entitled is limited to an amount actually used beneficially, and shall not exceed 0.70 CUBIC FOOT PER SECOND, or its equivalent in case of rotation, measured at the point of diversion.

The point of diversion is located as follows:

Twp	Rng	Mer	Sec	Q-Q	DLC	Measured Distances
4 S	2 E	WM	29	NW NE	38	440 FEET SOUTH AND 1635 FEET EAST FROM THE NORTHERLY NW CORNER OF WRIGHT DLC 38

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second, or its equivalent for each acre irrigated, and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year. The use shall conform to such reasonable rotation system as may be ordered by the proper state officer. 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.

A description of the place of use to which this right is appurtenant is as follows:

IRRIGATION							
Twp	Rng	Mer	Sec	Q-Q	GLot	DLC	Acres
4 S	2 E	WM	20	NE SW	3		1.8
4 S	2 E	WM	20	SE SW	4		10.2
4 S	2 E	WM	20	NW SE			0.8
4 S	2 E	WM	20	SW SE			21.0
4 S	2 E	WM	29	NE NE		38	0.1
4 S	2 E	WM	29	NW NE		38	14.5
4 S	2 E	WM	29	SW NE		38	4.1
4 S	2 E	WM	29	NE NW		38	2.6
4 S	2 E	WM	29	NW SE		38	0.6


This is a final order in other than a contested case. This order is subject to judicial review under ORS 183.484. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.484(2). Pursuant to ORS 536.075 and OAR 137-004-0080, you may petition for judicial review or petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied.

Prior to October 1, 2012, the water user shall install and maintain a totalizing flow meter for measuring and recording the quantity of water diverted. The type and plans of the headgate and measuring device must be approved by the Department prior to beginning construction and shall be installed under the general supervision of the Department.

Prior to October 1, 2013, the water user shall install and maintain a fish screen or fish by-pass device, as appropriate, at the new point of diversion. The type and plans of the screen or by-pass device must be approved by the Oregon Department of Fish and Wildlife prior to beginning of construction, and shall be installed under the supervision of the Department of Fish and Wildlife.

This certificate is issued to confirm an HISTORIC CHANGE IN POINT OF DIVERSION approved by an order of the Water Resources Director entered NOV 23 2010, approving Transfer Application T- 11016, and supersedes Certificate 36264, State Record of Water Right Certificates.

WITNESS the signature of the Water Resources Director, affixed November 23, 2010.



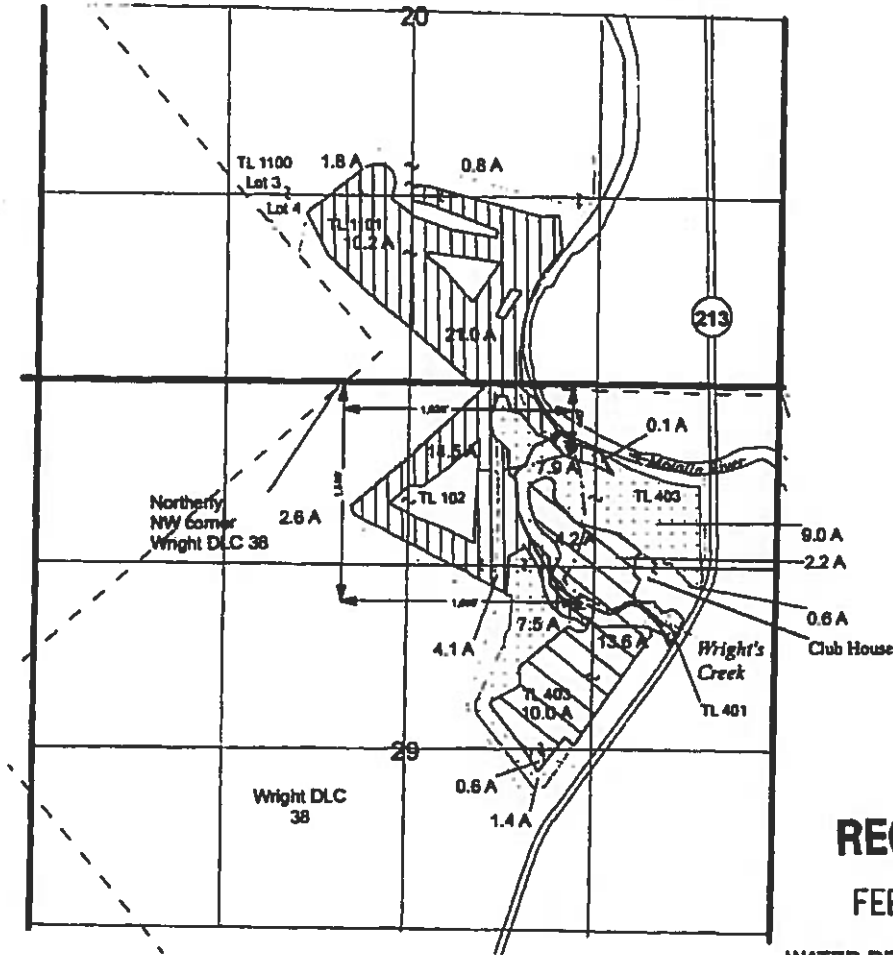
Dwight French for
PHILLIP C. WARD, DIRECTOR

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TRANSFER APPLICATION MAP HISTORIC POD CHANGE Certificates 20444, 34110, 36264 T4S, R2E, Section 20 & 29, WM Clackamas County, Oregon



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**WATER RESOURCES DEPT
SALEM, OREGON**




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T 11016

- € From POD for Certificates 20444, 34110, 36264
- To POD-Historic POD change for Certificates 20444, 34110, 36264
- Mainline

-  Certificate 36264 Lands
Old POD 1,580' S, 1,690' W, Northernly NW Corner Wright DLC 38 Sec 29
55.7 acres primary
-  Certificate 34110 Lands
Old POD 1,620' S, 1360' W NE Corner 29
26.4 acres primary
-  Certificate 20444 Lands
Old POD SE¼ NE¼ Sec 29
30.0 acres primary

THIS MAP IS NOT INTENDED TO PROVIDE LEGAL DIMENSIONS OR LOCATIONS OF PROPERTY OWNERSHIP LINES.

December 7, 2009

EnviroLogic Resources Inc.

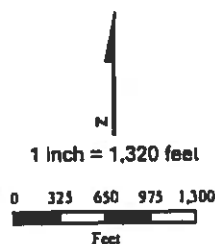


FIGURE 1

Arrowhead Golf Club

After recording return to and
Until a change is requested, all tax statements
shall be sent to the following address:

Clackamas County Official Records Sherry Hall, County Clerk	2015-000129
	01/02/2015 02:30:07 PM
D-D Cnt=1 Stn=8 CINDY	
\$25.00 \$16.00 \$10.00 \$22.00	\$73.00

Fisher Golf Group LLC
P.O. Box 823210
Vancouver WA 98682

WARRANTY DEED

Joseph S. Clarizio and Betty Jean Clarizio, Grantor, conveys and warrants to **Fisher Golf Group LLC**, an Oregon limited liability company, **Grantee**, the real property described on the attached Exhibit A free of encumbrances except as specifically set forth on the attached Exhibit B.

The true consideration for this conveyance is \$160,000.00.

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 195.336 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 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 effective: January 2, ~~2014~~ 2015

{Signatures on following page}

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Fidelity National Title of Oregon 2014015891-07

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

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P.O. Box 823210
Vancouver WA 98682

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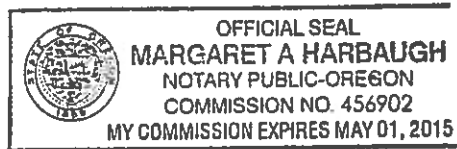
GRANTOR:

Joseph S. Clarizio
Joseph S. Clarizio

Betty Jean Clarizio
Betty Jean Clarizio

State of Oregon)
County of Clackamas)

ss.



This instrument was acknowledged before me on January 2 2015 by Joseph S. Clarizio and Betty Jean Clarizio.

M Harbaugh
Notary public for Oregon
Commission No: 456902
My commission expires: 5/1/15

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**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL I:

A tract of land in the Southwest one quarter of Section 20, Township 4 South, Range 2 East of the Willamette Meridian, in Clackamas County, Oregon, described as follows:

Beginning at the most Easterly corner of the James Officer D.L.C. No. 39; said beginning point also being the most Northerly corner of that tract of land conveyed to Kenny B. Guisinger, et al. by deed recorded under Fee No. 86-33735, Clackamas County Deed Records; thence South 35°19'35" East, along the Easterly line of said Guisinger Tract, a distance of 275.25 feet to a point on the North line of Section 29, Township 4 South, Range 2 East, of the Willamette Meridian; thence South 89°43'25" East, along said North section line, a distance of 514.78 feet to an angle corner in that tract of land conveyed in a contract to Clarizio Industries, Inc., said angle corner being South 89° 43'25" East, 917.38 feet from the most Northerly Northwest corner of the Harrison Wright Donation Land Claim #38; thence North 50°14'50" West, along said Clarizio Industries Tract, a distance of 1452.43 feet to an angle corner in said tract; thence North 28°30'00" West, along said Clarizio Industries Tract, a distance of 333.54 feet to the most Westerly corner thereof; thence South 5° 31'10" West, a distance of 298.29 feet to a point on the Northeasterly line of said Officer D.L.C.; thence South 42° 05'45" East, along said Northeasterly Donation Land Claim line, a distance of 920.60 feet to a point that bears North 42°05'45" West, 20.00 feet from said most Easterly Officer Donation Land Claim corner; thence South 47° 33'25" West, parallel with and 20.00 feet Westerly of the Southeasterly line of said Officer Donation Land Claim, a distance of 915.94 feet to a point in the center of Market Road No. 26, leading from Liberal to Macksburg; thence South 28° 40'49" East, along said centerline, a distance of 20.59 feet to a point on said Southeast line of the Officer Donation Land Claim; thence North 47°33'25" East, along said line, a distance of 920.72 feet returning to the point of beginning.

PARCEL II:

That part of the Harrison Wright Donation Land Claim in Section 29, Township 4 South, Range 2 East, of the Willamette Meridian, in Clackamas County, Oregon, lying Northerly of the following described line:

Beginning on the North Donation Land Claim line 14.74 chains East of the Northwest Donation Land Claim corner, said corner being the Northwest corner of a tract described in Deed Book 298, Page 528; thence South 48° 30' West along the Northwesterly line of a tract described in Deed Book 298, Page 528, in Deed Book 278, Page 485, and said line extended a direction of 3176 feet, more or less, to the Northerly line of the Southern Pacific right of way; thence along the said Northerly line North 38° 41' West 657.87 feet to the Northwest Donation Land Claim line, and the terminus of the herein described line.

EXCEPTING THEREFROM that portion lying Southwesterly of the Northwesterly line of Market Road No. 26.

AND FURTHER EXCEPTING THEREFROM that portion sold on contract to Robert N. Rice, et ux recorded March 21, 1973, Recorder's Fee No. 73-8155, Clackamas County Records.

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**EXHIBIT B
EXCEPTIONS TO TITLE**

1. Unpaid Property Taxes for fiscal year 2014-2015.
2. The Land has been classified as Farm land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
3. The rights of the public in and to that portion of the premises herein described lying within the limits of public roads and highways.
4. Any adverse claim based upon the assertion that:
 - a) Said Land or any part thereof is now or at any time has been below the highest of the high watermarks of Molalla River in the event the boundary of said river has been artificially raised or is now or at any time has been below the high watermark, if said river is in its natural state.
 - b) Some portion of said Land has been created by artificial means or has accreted to such portion so created.
 - c) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of Molalla River, or has been formed by accretion to any such portion.
5. Rights and easements for navigation and fishery which may exist over that portion of said Land lying beneath the waters of Molalla River.
6. Any adverse claim based upon the assertion that said Land or any part thereof is now or at any time has been included within a navigable river, slough, or other navigable body of water.
7. An easement created by instrument, including the terms and provisions thereof;
Recording Date: July 1, 1952
Book: 458
Page: 263
In Favor Of: Portland General Electric Company
For: Utilities
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Adjacent property owners
Purpose: Ingress and Egress
Recording Date: May 9, 1973
Recording No: 73-14267

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11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Oregon Department of Transportation

Purpose: slopes and pole power anchor

Recording Date: October 8, 1998

Recording No: 98-094792

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