



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): Jolynn moore
First Last
 Mailing Address: P.O. Box 1299
Mcminville OR 97128
City State Zip
 Phone: 503-804-1076
Home Work Other

PROPERTY BUYER INFORMATION

Applicant(s): Pickett Properties LLC (Colleen Pickett, owner)
First Last
 Mailing Address: P.O. Box 6645
Portland OR 97228
City State Zip
 Phone: 503-432-6638
Home Work Other

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Yamhill Township: Yamhill Range: _____ Section: _____
 Tax Lot Number(s): R3501 01200 Account 100189 R3501 00200 Account 20845
 Street address of water right property: 17440 NW Rockyford Road Yamhill OR
 Water Right Information (attach copy of water right permit or certificate & final proof map):
 Application #: S-70082 Permit #: _____ Certificate or Page #: 88086
 Will all the lands associated with this water right be owned by the buyer? Yes No
 Name of individual completing this form: Colleen Pickett Phone: 503-432-6638
 Signature: Colleen Pickett Date: 9/2/14

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

SEP 08 2014

STATE OF OREGON
 COUNTY OF YAMHILL
 CERTIFICATE OF WATER RIGHT

SEP 08 2014

SALEM, OR

THIS CERTIFICATE ISSUED TO

HUTCHCROFT WATER CO.
 PO BOX 1299
 MCMINNVILLE OR 97128

confirms the right to use the waters of HUTCHCROFT CREEK, tributary to NORTH YAMHILL RIVER for DOMESTIC USE FOR ONE FAMILY AND IRRIGATION OF 2.0 ACRES.

This right was perfected under Permit 50952. The date of priority is SEPTEMBER 29, 1989. The amount of water to which this right is entitled is limited to an amount actually used beneficially, and shall not exceed 0.014 CUBIC FOOT PER SECOND (CFS), BEING 1/7 OF 0.01 CFS FOR DOMESTIC, EQUIVALENT TO 0.64 GALLONS PER MINUTE (GPM), AND 5.6 GPM FOR IRRIGATION, 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	GLot	DLC	Measured Distances
2 S	5 W	WM	35	NE SE			1660 FEET NORTH & 530 FEET WEST FROM SE CORNER, SECTION 35

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.

A description of the place of use is as follows:

Twp	Rng	Mer	Sec	Q-Q	DLC	Acres
3 S	5 W	WM	1	SW NE*	38	2.0

When required by the Department, the water user shall maintain a headgate, an in-line flow meter, weir, or other suitable device 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.

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.

NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW


This is an order in other than a contested case. This order is subject to judicial review under ORS 183.482. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.482. Pursuant to ORS 183.482, ORS 536.075 and OAR 137-003-0675, you may petition for judicial review and 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.

This certificate is issued to confirm a change in PLACE OF USE approved by an order of the Water Resources Director entered OCTOBER 24, 2005, at Special Order Volume 67, Page 366, approving Transfer Application 9931, and together with Certificate 81652, supercedes Certificate 81602, State record of Water Right Certificates.

RECEIVED BY OWRD

Issued JUN 06 2013

SEP 08 2014


Dwight W. French
Administrator, Water Right Services, for
Phillip C. Ward, Director

SALEM, OR

SEP 08 2014

SALEM, OR

Western Title & Escrow
Order Number: **85121**

Grantor
Jolynn B. Moore Jeannine C. Cristina P.O. Box 1299 McMinnville, OR 97128
Grantee
Pickett Properties LLC Attn: Colleen Kay Pickett P.O. Box 6645 Portland, OR 97228
Until a change is requested, all tax statements shall be sent to the following address:
Pickett Properties LLC Attn: Colleen Kay Pickett P.O. Box 6645 Portland, OR 97228

Yamhill County Official Records	201406599
DMR-DDMR	
Stn=6 SUTTONS	06/09/2014 02:56:46 PM
2Pgs \$10.00 \$11.00 \$5.00 \$20.00	\$46.00
I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Brian Van Bergen - County Clerk	

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Jolynn Bush Moore and Jeannine C. Cristina, not as tenants in common but with rights of survivorship, Grantor(s) convey and warrant to Pickett Properties LLC, an Oregon limited liability company, Grantee the following described real property free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

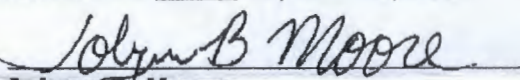
Account: **100312**
Map & Tax Lot: R3501 01200 Account: **100189**
Map & Tax Lot: R3501 00200 Account: **20845**
Map & Tax Lot: R2535 00200

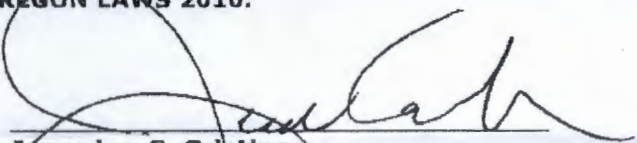
This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$290,000.00**, which is paid to an Accommodator as part of an IRC 1031 Exchange., which is paid by an Accommodator as part of an IRC 1031 Exchange. (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 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.

Executed this 6th day of June, 2014


Jolynn B. Moore


Jeannine C. Cristina

WESTERN TITLE & ESCROW 85121

SEP 08 2014

SALEM, OR

Grantor
Jolynn B. Moore Jeannine C. Cristina P.O. Box 1299 McMinnville, OR 97128
Grantee
Pickett Properties LLC Attn: Colleen Kay Pickett P.O. Box 6645 Portland, OR 97228
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Pickett Properties LLC Attn: Colleen Kay Pickett P.O. Box 6645 Portland, OR 97228

Reserved for Recorder's Use

WESTERN TITLE & ESCROW 25121

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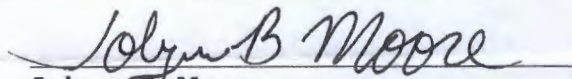
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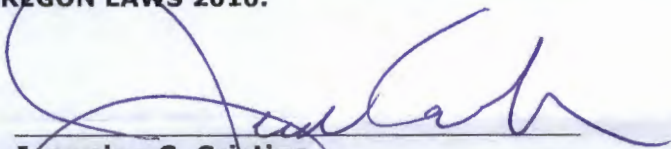
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Executed this 6th day of June, 2014


Jolynn B. Moore


Jeannine C. Cristina

SEP 08 2014

SALEM, OR

EXHIBIT "A"**Parcel I:**

A tract of land in the Caleb Wood Donation Land Claim in Section 1, Township 3 South, Range 5 West of the Willamette Meridian in Yamhill County Oregon, more particularly described as follows:

Beginning at an iron rod that bears South 80°18'50" West 3,546.89 feet from the Northeast corner of said Wood DLC; thence West 277.51 feet to an iron rod; thence South 61°52' West 390.31 feet to an iron rod; thence continuing South 61°52' West 17.15 feet; thence South 26°34'40" East 331.68 feet; thence South 22°34'56" East 230.81 feet; thence East 20.0 feet to an iron rod; thence East 379.8 feet to an iron rod; thence North 701.88 feet to the point of beginning.

Parcel II:

A tract of land in the Caleb Wood Donation Land Claim in Section 1, Township 3 South, Range 5 West and Section 6, Township 3 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

Beginning at an iron rod that bears South 80°18'50" West 3,546.89 feet from the Northeast corner of said Woods DLC; thence South 701.88 feet to an iron rod; thence West 379.8 feet to an iron rod; thence West 20 feet to an angle in the center of county road; thence with county road South 20°37' East 186.45 feet to the South line of county survey #2681; thence East 911.46 feet to an iron rod; thence East 506.35 feet to an iron pipe being the Southerly Southeast corner of that certain tract conveyed by John M. Johnson et ux to Donald Behrman by deed recorded February 17, 1947 in Book 140, Page 788, Deed Records; thence East 693.37 feet to an angle; thence North 51°12'15" West 1,543.03 feet to a point 600 feet East of an iron rod that is South 80°18'50" West 3,546.89 feet from the Northeast corner of the Wood DLC #38; thence 600 feet West to an iron rod to the point of beginning.

Parcel III:

An undivided 1/7th interest in and to the following described property:

Beginning at a point 22.00 chains South of the Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 35, in Township 2 South, Range 5 West, of the Willamette Meridian, in Yamhill County, Oregon, and running thence North 22.00 chains; thence East 23.00 chains to the West line of the Elijah Bedwell and wife's Donation Land Claim; thence South 18.00 chains; thence running in a straight line to the place of beginning. Said lands being in Section 35 and 36 in Township 2 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon.

Excepting therefrom that portion conveyed by the City of Yamhill to Fred Cane et al by Deed recorded February 01, 1944 in Volume 123, Page 462, Deed Records of Yamhill County, Oregon.