



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 Pavuse
First Last
 Mailing Address: Veterans home of Ca, 10900 Telephone Road
Ventura CA 93004
City State Zip
 Phone: 541 530-2416
Home Work Other

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PROPERTY BUYER INFORMATION

Applicant(s): Sam Craig
First Last
 Mailing Address: 7038 Sicard Fl Rd
Browns Valley CA 95918
City State Zip
 Phone: (530) 701-3970 Same
Home Work Other

SEP 15 2014

SALEM, OR

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Douglas Township: 26 S Range: 02 W Section: 16 C
 Tax Lot Number(s): 2900

Street address of water right property: 28919 North Umpqua Highway

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

Application #: S-70241 Permit #: 551088 Certificate or Page #: 67543

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

Name of individual completing this form: Sam Craig Phone: (530) 701-3970

Signature: [Signature] Date: 9/18/14

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



After recording return to:
Samuel B. Craig
28919 North Umpqua Highway
Idleld Park, OR 97447

Until a change is requested all tax
statements shall be sent to the
following address:
Samuel B. Craig
28919 North Umpqua Highway
Idleld Park, OR 97447

File No.: 7391-2292953 (jt)
Date: August 04, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

Read and approved as to
the form and content.

SC Initial

COPY STATUTORY WARRANTY DEED

John Martin Pavusa, Grantor, conveys and warrants to Samuel B. Craig, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Douglas, State of Oregon, described as follows:

Lot 9, NORTH UMPQUA VILLAGE SUBDIVISION, Douglas County, Oregon.

Subject to:

1. The **2014-15** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$215,000.00**. (Here comply with requirements of ORS 93.030)

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SEP 15 2014

SALEM, OR



First American Title Company of Oregon

1700 NW Garden Valley Blvd, Ste 204 • Roseburg, OR 97471

Office Phone: Office Fax: (800)433-1863

Buyer's Estimated Settlement Statement

Property: 28919 North Umpqua Highway, Idleyld Park, OR 97447

File No: 7391-2292953

Officer: Jeanne Taylor/jt

Estimated Settlement Date: 08/05/2014

Disbursement Date:

Print Date: 08/04/2014, 4:40 PM

Buyer: Samuel B. Craig

Address:

Seller: John Martin Pavusa

Address: 28919 North Umpqua Highway, Idleyld Park, OR 97447

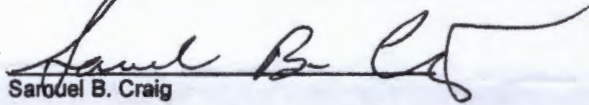
Charge Description	Buyer Charge	Buyer Credit
Consideration:		
Total Consideration	215,000.00	
Earnest Money:		
Total Deposit/Earnest Money		500.00
Prorations:		
County Tax 07/01/14 to 08/05/14 @\$1373.27/yr		131.68
Title/Escrow Charges to:		
E-recording Fee to First American Title Company of Oregon	5.00	
Escrow/Closing Fee to First American Title Company of Oregon	415.00	
Record Warranty Deed-First to First American Title Company of Oregon	66.00	
Cash (X From) (To) Buyer		214,854.32
Totals	215,486.00	215,486.00

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SALEM, OR

BUYER(S)


Samuel B. Craig

Initials: SC

First American Title Company of Oregon

SEP 15 2014

File No.: 7391-2292953 (jt)

Date: August 04, 2014

SALEM, OR

If your closing occurs between July 1st and date the tax roll is certified by the county, please be advised of the following:

Taxes: Closing tax proration for the current year are to be based upon **2013-2014** taxes, which is accepted by the undersigned as a final proration for the purposes of the escrow closing. The undersigned will not hold First American Title Company of Oregon responsible for any re-proration caused by any increase or decrease of the tax amount due.

The Buyer understands that the 1/3 real property taxes will be due and payable by November 15th. Buyer acknowledges that they will need to contact **Douglas Tax Collector's** office to obtain the tax payment information if the tax statement is not received by November 1st, in order to avoid any delinquent charges.

Tax Collector's Phone No.: **541-440-4253**
Property Tax Account No: **R62939**

Prorate: You are to prorate as of the following: **Close of escrow**

Fire Insurance: The parties are to secure fire insurance outside of escrow to protect their interest(s) as they may appear.

Counterpart: These instructions may be signed in counterpart. Escrow Agent may consider, upon receipt, all duly executed counterparts to be a single instruction.

Fax: Escrow Agent is authorized to complete all necessary actions set forth herein upon receipt of a signed facsimile (FAX) of these instructions without receipt of original signed instructions.

Electronic Transfer: Escrow Agent may, in its discretion, receive and/or disburse any funds in connection with this agreement by electronic (wire) transfer. If required by any of the parties to utilize this method of transfer, the requesting party agrees to pay any reasonable fee as assessed by Escrow Agent for this service.

Deposits: Parties understand and agree that all checks, money orders or drafts will be processed for collection in the normal course of business. Parties further understand that all funds required to close must be payable to First American Title Company of Oregon and must be **collected funds**, as required by Federal and State or Oregon statutes and regulations prior to the Escrow Agent's disbursement of any sums. Escrow Agent may commingle funds received with escrow funds of others, and may, without limitation, deposit such funds in its custodial or escrow accounts with any reputable trust company, bank, savings bank, savings association or other financial services entity. It is understood that Escrow Agent, except by virtue of separate signed instructions as required by State of Oregon regulation, shall be under no obligation to invest the funds deposited on behalf of any depositor, nor shall it be accountable for any earnings or incidental benefit attributable to the funds which may be received by Escrow Agent while it holds such funds.

The undersigned are hereby informed that Escrow Agent deposits all funds into a non-interest bearing account and receives or may receive certain credits and benefits including, without limitation, checks, deposit slips, data processing and account services from or through various financial entities as a result of the banking relationships maintained in the regular course of its escrow and title insurance business. *The undersigned hereby waive any and all rights or claims with respect to such credits and benefits received by the Escrow Agent or any affiliates thereof.* A good faith estimate of the benefits received by Escrow Agent is \$32.16 (based on 2001 results) per escrow transaction. This disclosure is made in compliance with Oregon Administrative Rule 863-50-065.

Any funds remaining on deposit after closing or refunds received by Escrow Agent will be refunded to the party whose account was charged. No further instructions will be required by any party prior to the disbursement of any such refund by Escrow Agent.

SEP 15 2014

SALEM, OR

11. Rights of way, including terms and conditions contained therein:
 Granted to: California Oregon Power Company
 Recording Information: Book 156, Page 403, Recorder's No. 79172; Book 214, Page 34,
 Recorder's No. 148851; Book 220, Page 369, Recorder's No.
 158250; Book 255, Page 282, Recorder's No. 217461

12. Deed of Trust and the terms and conditions thereof.
 Grantor/Trustor: John Martin Pavusa and Evelyn Pavusa
 Grantee/Beneficiary: William L. R. Householder and Brenda Householder
 Trustee: Douglas County Title Company
 Amount: \$75,000.00
 Recorded: August 11, 1993
 Recording Information: Book 1249, Page 890, Recorder's No. 93-16392

- END OF EXCEPTIONS -

NOTE: We find no judgments or United States Internal Revenue liens against Samuel B. Craig.

NOTE: Taxes for the year 2013-2014 PAID IN FULL

Tax Amount: \$1,373.27
 Map No.: 26-02W-16C-02900
 Property ID: R62939
 Tax Code No.: 01200

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: NONE

**THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!**

RECORDING INFORMATION

Filing Address: **Douglas County Clerk**
 PO Box 10
 Roseburg, OR 97470

Recording Fees: \$ **46.00** Per document, 1st page (most document types)
 \$ **5.00** Each additional page
 \$ **5.00** eRecording fee per document
 \$ **5.00** Clerk Certificate cover page (required on all recorded documents effective June 1, 2014)

Additional Fees will be imposed by the County Clerk if a document presented for recording fails to meet the requirements established by ORS Chapter 205.

cc: Linda Tipton, Re/Max Professional Realty
 2955 NW Edenbower BLVD, Roseburg, OR 97471
 cc: Brenda Major, Century 21 The Neil Company Real Estate
 2245 NW STEWART PKWY, ROSEBURG, OR 97471