



Oregon Water Resources Department
 725 Summer Street NE, Suite A
 Salem Oregon 97301-1266
 (503) 986-0900
 www.wrd.state.or.us

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SEP 12 2014

Certificate of Water Right Ownership Update

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 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): Ruth Gantle (Soapstone Group)
First Last
 Mailing Address: 624 SE 29th Ave
Portland OR 97214
City State Zip
 Phone: 503-233-3936
Home Work Other

PROPERTY BUYER INFORMATION

Applicant(s): Nicole Apelian
First Last
 Mailing Address: 4409 N. Houghton St.
Portland OR 97203
City State Zip
 Phone: 503-367-6296 503-368-7458
Home Work property # Other

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Clatsop Township: 4N DANAN Range: 9W Section: 22

Tax Lot Number(s): 40922 00 402

Street address of water right property: 79592 Hwy 53 Seaside OR 97138

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

Application #: S-83378 Permit #: 53464 Certificate or Page #: 84872

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

Name of individual completing this form: Nicole Apelian Phone: 503-367-6296

Signature: [Signature] Date: 9-10-14

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

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 360413013694-TTAST04

Beginning at the Northeast corner of the Southwest quarter of the Northwest quarter of Section 22, Township 4 North, Range 9 West of the Willamette Meridian, County of Clatsop, State of Oregon, which said point is also the Southwest corner of that certain tract conveyed to J. F. Panek and Marthe A. Panek, husband and wife, as same is described in Book 196, page 84, Clatsop County Records;

thence in a Southeasterly direction in a straight line to the center of said Section 22;
thence Northerly along the North-South centerline of Section to the Southwesterly line of the right of way of Highway No. 53;
thence Northwesterly along said highway right of way line to the Northeast corner of the aforesaid Panek tract as described in Deed recorded December 16, 1947 in Book 196, page 84, Clatsop County Records;
thence Westerly along said Panek Northerly boundary to the Northwest corner thereof;
thence Southerly along said Panek Westerly boundary to the point of beginning.

EXCEPTING THEREFROM the following described tract of land in the County of Clatsop, State of Oregon, described as follows:

Beginning at the center quarter corner of Section 22, Township 4 North, Range 9 West, Willamette Meridian;
thence Northerly along the West line of the Northeast quarter of said Section 22 a distance of 500 feet;
thence West a distance of 20 feet, more or less, to the centerline of Soapstone Creek;
thence Southerly along the centerline of said Soapstone Creek to a point on a straight line extended between the center quarter corner and the Northwest 1/16 corner of said Section 22;
thence Southeasterly along said line a distance of 256 feet, more or less, to the point of beginning.

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SALEM, OR



Recording Instrument #: 201308403
 Recorded By: Clatsop County Clerk
 # of Pages: 3 Fee: 52.00
 Transaction date: 11/14/2013 11:28:24
 Deputy: nstathem

After recording return to: (Name, Address, Zip)
 Richard Pritzlaff and Nicole Apelian
 4409 N Houghton Street, Portland, OR 97203
 Until requested otherwise, send all tax statements to:
 Same As Above

GRANTOR:
 Soapstone Group LLC
 624 SE 29th Avenue, Portland, OR 97214

GRANTEE:
 Richard Pritzlaff and Nicole Apelian
 4409 N Houghton Street, Portland, OR 97203

ORDER NO: 01049-11771

Account No.: 1786
 Map No.: 40922 00402
 79592 Highway 53
 Seaside, Oregon 97138

Space Above Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Soapstone Group LLC, Grantor, conveys and warrants to Richard Pritzlaff and Nicole Apelian, as tenants in common, Grantee, the following described real property free of encumbrances, ~~except as specifically~~ set forth herein, situated in Clatsop County, State of Oregon, to wit:

*NAE - just
me
now*

See Legal Description attached hereto as Exhibit "A"

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.

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 2008, 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 2008, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true and actual consideration for this conveyance is \$350,000.00. (Here, comply with the requirements of ORS 93.030.)

*COPY OF RECORDED DEED
(ORIGINAL TO FOLLOW)*

RECORDED BY TICOR
 TITLE INS. CO. 13694

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SALEM, OR

File No.: 01049-11771
 Warranty Deed OR