



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): Elmore Mostul  
First Last

Mailing Address: Unknown

City State Zip

Phone: Unknown    
Home Work Other

### PROPERTY BUYER INFORMATION

RECEIVED BY OWRD

Applicant(s): Reginald and Cher Tollefson  
First Last

APR 10 2015

Mailing Address: 19723 S. Bakers Ferry Road

SALEM, OR

Oregon City OR 97045  
City State Zip

Phone: (503) 631-8817    
Home Work Other

### PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Clackamas Township: 2 S Range: 3 E Section: 20

Tax Lot Number(s): 100, 180 and 190

Street address of water right property: 19723 S. Bakers Ferry Road Oregon City, OR 97045

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

Application #: S-38772 Permit #: S-28846 Certificate or Page #: 38799

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

Name of individual completing this form: Reginald O Tollefson Phone: 503.5397922

Signature: Reginald O Tollefson Date: 4-6-15

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



H  
08

GRANTOR'S NAME AND ADDRESS

Reginald O. Tollefson  
Charlotte M. Tollefson  
19723 S. Bakers Ferry Road  
Oregon City, OR 97045

GRANTEE'S NAME AND ADDRESS

Reginald O. Tollefson and Charlotte M.  
Tollefson, Trustees under the Tollefson Living  
Trust, dated July 17, 1986  
19723 S. Bakers Ferry Road  
Oregon City, OR 97045

AFTER RECORDING RETURN TO:

Reginald O. Tollefson  
Charlotte M. Tollefson  
19723 S. Bakers Ferry Road  
Oregon City, OR 97045

UNTIL REQUEST, TAX STATEMENT SENT TO:

Reginald O. Tollefson  
Charlotte M. Tollefson  
19723 S. Bakers Ferry Road  
Oregon City, OR 97045

TAX ACCOUNT NO.

01492744; and  
00631622; and  
00631631.

Clackamas County Official Records  
Sherry Hall, County Clerk

2015-018250



01838036201500182500040045

\$68.00

04/02/2015 02:01:11 PM

D-D Cnt=1 Stn=2 COUNTER3  
\$20.00 \$10.00 \$16.00 \$22.00

**BARGAIN AND SALE DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Reginald O. Tollefson and Charlotte M. Tollefson, as tenants by the entirety, hereinafter "*Grantor*," convey and warrant to Reginald O. Tollefson and Charlotte M. Tollefson, Trustees under the Tollefson Living Trust, dated July 17, 1986, hereinafter "*Grantee*," the real property situated in the County of Clackamas, State of Oregon, as further described in the attached and incorporated Exhibit A.

The true and actual consideration for this conveyance is \$0.00.

**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 215.10, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMIT 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.**

///  
////  
/////

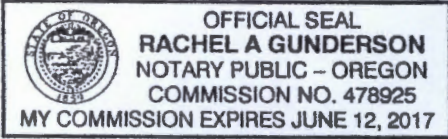
RECEIVED BY OWRD

APR 10 2015

SALEM, OR

GRANTOR:

Reginald O. Tollefson  
Reginald O. Tollefson



State of Oregon, County of Clackamas ) ss.

This instrument was acknowledged before me on the 2nd day of April, 2015 by Reginald O. Tollefson.

Rachel A. Gunderson  
Notary Public for the State of Oregon  
My Commission Expires: JUNE 12, 2017

GRANTOR:

Charlotte M. Tollefson  
Charlotte M. Tollefson



State of Oregon, County of Clackamas ) ss.

This instrument was acknowledged before me on the 2nd day of April, 2015 by Charlotte M. Tollefson.

Rachel A. Gunderson  
Notary Public for the State of Oregon  
My Commission Expires: JUNE 12, 2017

RECEIVED BY OWRD

APR 10 2015

SALEM, OR

APR 10 2015

## EXHIBIT A

SALEM, OR

## PARCEL I:

A portion of that tract of land conveyed to Reginald O. Tollefson and Charlotte M. Tollefson, as tenants by the entirety, by Deed recorded as document 2005-091967, Clackamas County Deed Records, also being a tract of land located in the Solomon Wheeler D.L.C. No. 40 situated in the Northeast and Southeast quarters of Section 20, Township 2 South, Range 3 East of the Willamette Meridian, Clackamas County Oregon, being more particularly described as follows:

Commencing at the Southeast corner of Section 20, Township 2 South, Range 3 East of the Willamette Meridian; thence on the South line of said Section 20, South 88° 51' 27" West 928.93 feet to the East line of the Solomon Wheeler D.L.C. No. 40; thence on said East line North 10° 15' 00" East 2093.92 feet to the point of beginning at the Northeast corner of that tract of land conveyed to the Mostul Living Trust by Deed recorded as document No. 2007-103579, Clackamas County Deed Records; thence along the Northerly line of said Mostul Trust parcel, North 71° 32' 46" West 419.53 feet; thence continuing on said Northerly line North 79° 09' 00" West 83.56 feet; thence continuing on said Northerly line South 77° 18' 22" West 79.27 feet to the Northwest corner of said Mostul Trust Tract; thence on the West line of said Mostul Trust Tract, South 06° 43' 55" East 346.81 feet to the North right of way line of Bakers Ferry Road (County Road No. 514 being 40 feet wide); thence on said North right of way line South 80° 42' 40" West 660.93 feet to the East line of that tract of land conveyed to Dennis M. O'Toole and Theres M. Gibson by Deed recorded as document No. 2004-091732 Clackamas County Deed Records; thence on said East line North 10° 01' 37" East 1708.03 feet to the mean high water line of the Clackamas River; thence along said high water line South 87° 00' 00" East, 553.08 feet; thence continuing on said high water line, North 88° 53' 45" East 562.37 feet to the East line of said Solomon Wheeler D.L.C.; thence on said East line, South 10° 15' 00" West 1365.64 feet to the point of beginning.

## PARCEL II:

A tract of land being a part of the Solomon Wheeler D.L.C. No. 40, Township 2 South, Range 3 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as:

Beginning at a point on the line between Sections 20 and 29, said Township and Range 14.16 chains West of the Southeast corner of said Section 20; running thence West along the section line 17.12 chains; thence North 10° East 53 chains to the Clackamas River; thence along said river South 87° East 8.38 chains; thence North 87° East 8.60 chains to the Northeast corner of said D.L.C.; thence South 10° 15' West 52 chains, more or less, to the place of beginning.

## EXCEPT the following:

A tract of land in Clackamas County, Oregon, being a part of the Solomon Wheeler D.L.C. No. 40, situated in the East one-half of Section 20, Township 2 South, Range 3 East, of the Willamette Meridian, and being more particularly described as follows:

Beginning at a point on the Easterly line of the Solomon Wheeler D.L.C. No. 40, which is located South 10° 15' 00" West, 1083.93 feet from the witness stone to the Northeast corner of the Wheeler claim, said witness stone being South 10° 15' 00" West 281.7 feet from said Northeast corner; thence North 71° 32' 46" West 419.53 feet; thence North 79° 09' 00" West 83.56 feet; thence South 77° 18' 22" West 79.27 feet; thence South 6° 43' 55" East 346.88 feet to the North right of way line of Bakers Ferry Road, thence North 80° 42' 40" East along the North right of way line of Bakers Ferry Road, 499.23 feet to the East line of the Wheeler claim; thence North 10° 15' 00" East along the claim line 134.95 feet to the point of beginning.

## AND FURTHER EXCEPTING the following:

A portion of that tract of land conveyed to Reginald O. Tollefson and Charlotte M. Tollefson, as tenants by the entirety, by Deed recorded as document 2005-091967, Clackamas County Deed Records, also being a tract of land located in the Solomon Wheeler D.L.C. No. 40 situated in the Northeast and Southeast quarters of Section 20, Township 2 South, Range 3 East of the Willamette Meridian, Clackamas County Oregon, being more particularly described as follows:

Commencing at the Southeast corner of Section 20, Township 2 South, Range 3 East of the Willamette Meridian; thence on the South line of said Section 20, South 88° 51' 27" West 928.93 feet to the East line of the Solomon Wheeler D.L.C. No. 40; thence on said East line North 10° 15' 00" East 2093.92 feet to the point of beginning at the

Northeast corner of that tract of land conveyed to the Mostul Living Trust by Deed recorded as document No. 2007-103579, Clackamas County Deed Records; thence along the Northerly line of said Mostul Trust parcel, North 71° 32' 46" West 419.53 feet; thence continuing on said Northerly line North 79° 09' 00" West 83.56 feet; thence continuing on said Northerly line South 77° 18' 22" West 79.27 feet to the Northwest corner of said Mostul Trust Tract; thence on the West line of said Mostul Trust Tract, South 06° 43' 55" East 346.81 feet to the North right of way line of Bakers Ferry Road (County Road No. 514 being 40 feet wide); thence on said North right of way line South 80° 42' 40" West 660.93 feet to the East line of that tract of land conveyed to Dennis M. O'Toole and Theres M. Gibson by Deed recorded as document No. 2004-091732 Clackamas County Deed Records; thence on said East line North 10° 01' 37" East 1708.03 feet to the mean high water line of the Clackamas River; thence along said high water line South 87° 00' 00" East, 553.08 feet; thence continuing on said high water line, North 88° 53' 45" East 562.37 feet to the East line of said Soloman Wheeler D.L.C.; thence on said East line, South 10° 15' 00" West 1365.64 feet to the point of beginning.

RECEIVED BY OWRD

APR 10 2015

SALEM, OR

(4)