

**These Documents Damaged
In Transit**



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.

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FEB 25 2015

PROPERTY SELLER INFORMATION

Applicant(s): RIVER SPRINGS RANCH

Mailing Address: MILE MARKER 47, HWY 40

BLY

OR

City

State

Zip

Phone:

Home

Work

Other

SALEM, OR

PROPERTY BUYER INFORMATION

Applicant(s): WILKS RANCH OREGON, LTD

Mailing Address: P. O. BOX 111

CISCO

TX

76437

City

State

Zip

Phone:

Home

Work

Other

817-850-3616

817-850-3600

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: KLAMATH Township: 36S Range: 13E Section: 14,15,22,23

Tax Lot Number(s): _____

Street address of water right property: N/A

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

Application #: G3033 Permit #: G 2820 Certificate or Page #: 38345

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

Name of individual completing this form: KAREN WILLIAMSON Phone: 817-850-3616

Signature: Karen Williamson Date: 2/13/2015

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

STATE OF OREGON

RECEIVED BY OWRD

COUNTY OF KLAMATH

FEB 25 2015

CERTIFICATE OF WATER RIGHT

SALEM, OR

This Is to Certify, That FLOYD A. and LURA W. MARTIN

of P. O. Box 531, Bly, State of Oregon, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of Martin Well No. 1

a tributary of Sprague River (Williamson River) for the purpose of irrigation of 58.7 acres

under Permit No. G-2820 of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from February 17, 1965

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.73 cubic foot per second

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the SE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 22, T. 36 S., R. 13 E., W. M. Well located: 180 feet North and 420 feet West from E $\frac{1}{4}$ Corner, Section 22.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-eightieth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 3 acre feet per acre for each acre irrigated during the irrigation season of each year,

and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

16.5 acres SW $\frac{1}{4}$ SW $\frac{1}{4}$
3.4 acres SE $\frac{1}{4}$ SW $\frac{1}{4}$
Section 14

10.1 acres SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 15

4.0 acres NE $\frac{1}{4}$ NE $\frac{1}{4}$
Section 22

2.2 acres NE $\frac{1}{4}$ E $\frac{1}{4}$
22.5 acres NW $\frac{1}{4}$ NW $\frac{1}{4}$
Section 23
T. 36 S., R. 13 E., W. M.

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the State Engineer, affixed

this date, June 2, 1972

State Engineer

G-2870

38345

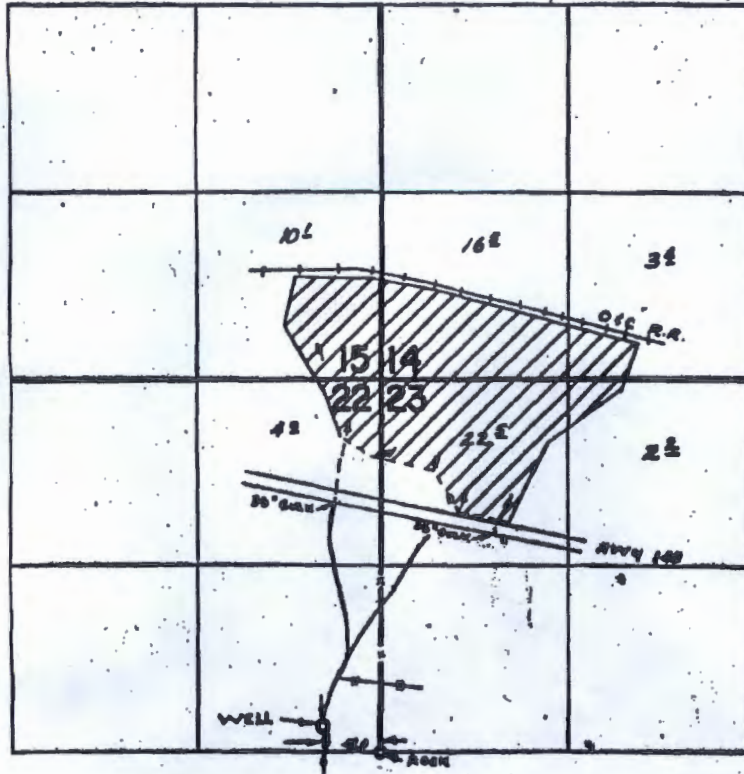
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FEB 25 2015

SALEM, OR

T.36S.R.13E.W.M.

Sprague R. wells



FINAL PROOF SURVEY
UNDER

Application No. G-3033 Permit No. G-2420
IN NAME OF

FLOYD A. & LURA W. MARTIN

Surveyed MAY 12, 1970, by R. MUGGEN

18. 2360724-ALF

2015-001260
Klamath County, Oregon
02/12/2015 09:39:29 AM
Fee: \$67.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Wilks Ranch Oregon, LTD, a Partnership
PO Box 111
Cisco, TX 76437

Until a change is requested all tax statements
shall be sent to the following address:
Wilks Ranch Oregon, LTD, a Partnership
PO Box 111
Cisco, TX 76437

RECEIVED BY OWRD

FEB 25 2015

SALEM, OR

STATUTORY WARRANTY DEED

River Springs Ranch Corp., an Oregon S corporation,

Grantor, hereby conveys and warrants to

Wilks Ranch Oregon, LTD, a Partnership,

Grantee, the following described real property in the county of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

"together with all water right permits and certificates appurtenant to the property that are owned by Grantor, if any, along with any irrigation diversion, irrigation ditch or reservoir easements, licenses or permits associated with the water rights that are owned by Grantor, if any; and, together with all grazing permits and leases held by Grantor, if any."

Together with one hundred percent (100%) of the mineral, wind, air, timber and water interests that are owned by Grantor, if any, and one hundred percent (100%) of the Executive Rights that are owned by Grantor, if any.

The true and actual consideration for this conveyance is PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Easements, encroachments, gaps, gores, and anything that is disclosed by the ALTA survey provided to Buyer from Seller dated January 7, 2015.

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

F.
62.00

18-2360724-ALF

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F.
62.00

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.

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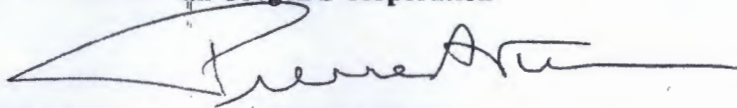
Dated this 3rd day of February, 2015.

FEB 25 2015

GRANTOR:

RIVER SPRINGS RANCH CORP.,
an Oregon S-corporation

SALEM, OR



PIERRE A. KERN, PRESIDENT

State of ~~Oregon~~ California for
County of ~~Klamath~~ Santa Barbara for

This instrument was acknowledged before me on 2-3, 2015 by Pierre Kern, as President of River Springs Ranch Corp., an Oregon S-corporation.



California for
(Notary Public for ~~Oregon~~)

My commission expires Aug 12, 2018

EXHIBIT A
to
Statutory Warranty Deed

The fractional N 1/2, N 1/2 N 1/2 N 1/2 SE 1/4; N 1/2 N 1/2 NE 1/4 SW 1/4; N 1/2 S 1/2 NE 1/4 SW 1/4; S 1/2 S 1/2 NE 1/4 SW 1/4; S 1/2 N 1/2 SW 1/4 SE 1/4; N 1/2 S 1/2 SE 1/4 SW 1/4; S 1/2 S 1/2 NW 1/4 SE 1/4; N 1/2 N 1/2 SW 1/4 SE 1/4; N 1/2 S 1/2 SW 1/4 SE 1/4; N 1/2 S 1/2 SW 1/4 SW 1/4; S 1/2 N 1/2 NW 1/4 SW 1/4; All being in Section 19, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to the Oregon California and Eastern Railway Company by deed recorded Volume 80 page 437 and Volume 84 page 417 deed records of Klamath County, Oregon, ALSO EXCEPTING THEREFROM any portion lying within the US Highway 66 right of way.

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Parcel 7:

FEB 25 2015

The S 1/2 N 1/2 NE 1/4 SE 1/4, and N 1/2 S 1/2 NE 1/4 SE 1/4, EXCEPTING THEREFROM that portion conveyed to the Oregon California and Eastern Railway Company, Section 19 Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

SALEM, OR

Parcel 8:

N 1/2 S 1/2 SE 1/4 SE 1/4 of Section 19, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 9:

The S 1/2 N 1/2 NW 1/4 SE 1/4 of Section 19, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

241835
Loren Williams