



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): Roger D Knox, Robin Knox-Lane, Frank Knox  
First Last

Mailing Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone: \_\_\_\_\_  
Home Work Other

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MAY 21 2015  
SALEM, OR

### PROPERTY BUYER INFORMATION

Applicant(s): Puzzle Parts LLC  
First Last

Mailing Address: 840 Beltline Rd, Ste 202

Springfield OR 97477  
City State Zip

Phone: \_\_\_\_\_  
Home Work Other

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

County: Lane Township: 17 Range: 03 Section: 10

Tax Lot Number(s): 2500

Street address of water right property: none

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

Application #: 63542 Permit #: 47969 Certificate or Page #: 64557

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

Name of individual completing this form: W BOSS Phone: 541-284-0624

Signature: W BOSS Date: 5/20/15

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



STATE OF OREGON  
COUNTY OF LANE  
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

WALTER JOHNSON  
91458 COBURG ROAD  
EUGENE, OREGON 97401

confirms the right to use the waters of the MCKENZIE RIVER, a tributary of the WILLAMETTE RIVER, for the purpose of IRRIGATING 84.4 ACRES.

The right has been perfected under Permit 47969. The date of priority is NOVEMBER 17, 1983. The right is limited to not more than 1.06 CUBIC FEET PER SECOND or its equivalent in case of rotation, measured at the point of diversion from the source.

The point of diversion is located as follows:

LOT 12 (SE 1/4 SW 1/4), SECTION 10, T 17 S, R 3 W, W.M.;  
2640 FEET WEST FROM THE SE CORNER OF SECTION 10.

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 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year.

The right 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, and to which such right is appurtenant, is as follows:

LOT 11 (NE 1/4 SW 1/4)	1.0 ACRE
SW 1/4 SW 1/4	11.3 ACRES
LOT 12 (SE 1/4 SW 1/4)	34.0 ACRES
SECTION 10	
LOT 4 (NE 1/4 NW 1/4)	12.0 ACRES
NW 1/4 NW 1/4	21.5 ACRES
LOT 8 (SW 1/4 NW 1/4)	3.6 ACRES
LOT 5 (SE 1/4 NW 1/4)	1.0 ACRE
SECTION 15	
TOWNSHIP 17 SOUTH, RANGE 3 WEST, W.M.	

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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. The right is subject to minimum flows established by the Water Resources Commission with an effective date prior to this right.

WITNESS the signature of the Water Resources Director, affixed this date AUGUST 13, 1990.

/s/ WILLIAM E. ...

Water Resources Director

Recorded in State Record of Water Right Certificates numbered 64557.

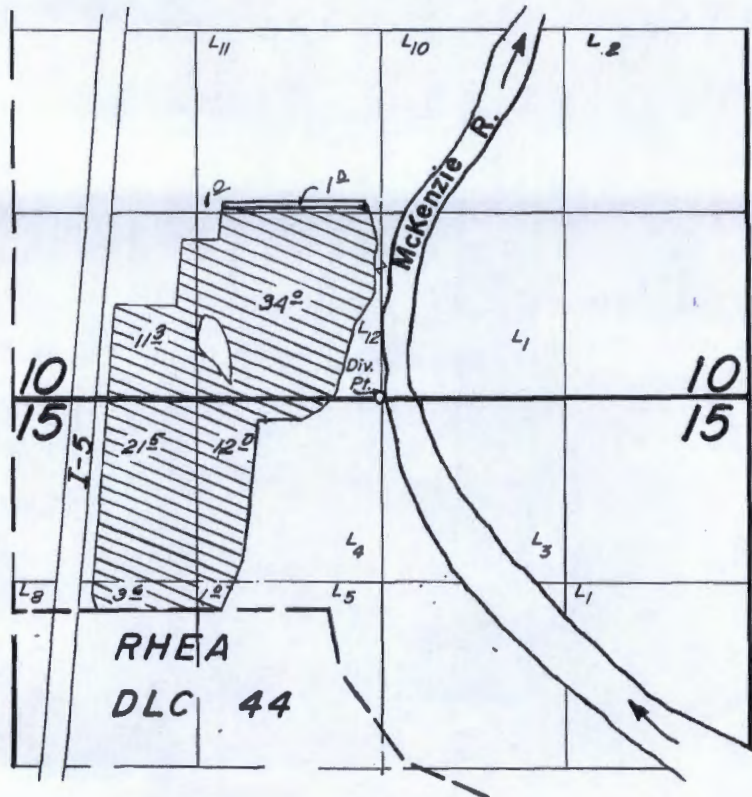
63542.JW

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T.17S., R.3W., W.M.



Div. Pt. Loc. : 2640' W from SE Cor Sec. 10.

Scale: 1" = 1320'

**FINAL PROOF SURVEY**  
UNDER

Application No. 63542.. Permit No. 47969.....  
IN NAME OF

**WALTER JOHNSON**

Surveyed May 23.. 1985.. by T. Warren.....



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[Services](#)

[Departments](#)

[Contact Us](#)

**Individual Property Account Information**

Currently Selected Account

**Account Number**

0149565

**Tax Payer Name**

PUZZLE PARTS LLC

**Situs Address**

ADDRESS UNKNOWN

Account Information

**Account Number**

0149565

**Additional Account Numbers**

**Tax Payer**

PUZZLE PARTS LLC

**Situs Address**

ADDRESS UNKNOWN  
, OREGON

**Mailing Address**

840 BELTLINE RD STE 202

SPRINGFIELD, OREGON 97477

**Map and Tax Lot #**

1703100002500

**Acreage**

88.3

**TCA**

00401

**Prop Class**

550 Zoned Farm Vacant

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[View the Tax Map](#)

[View Appraisal Information](#)

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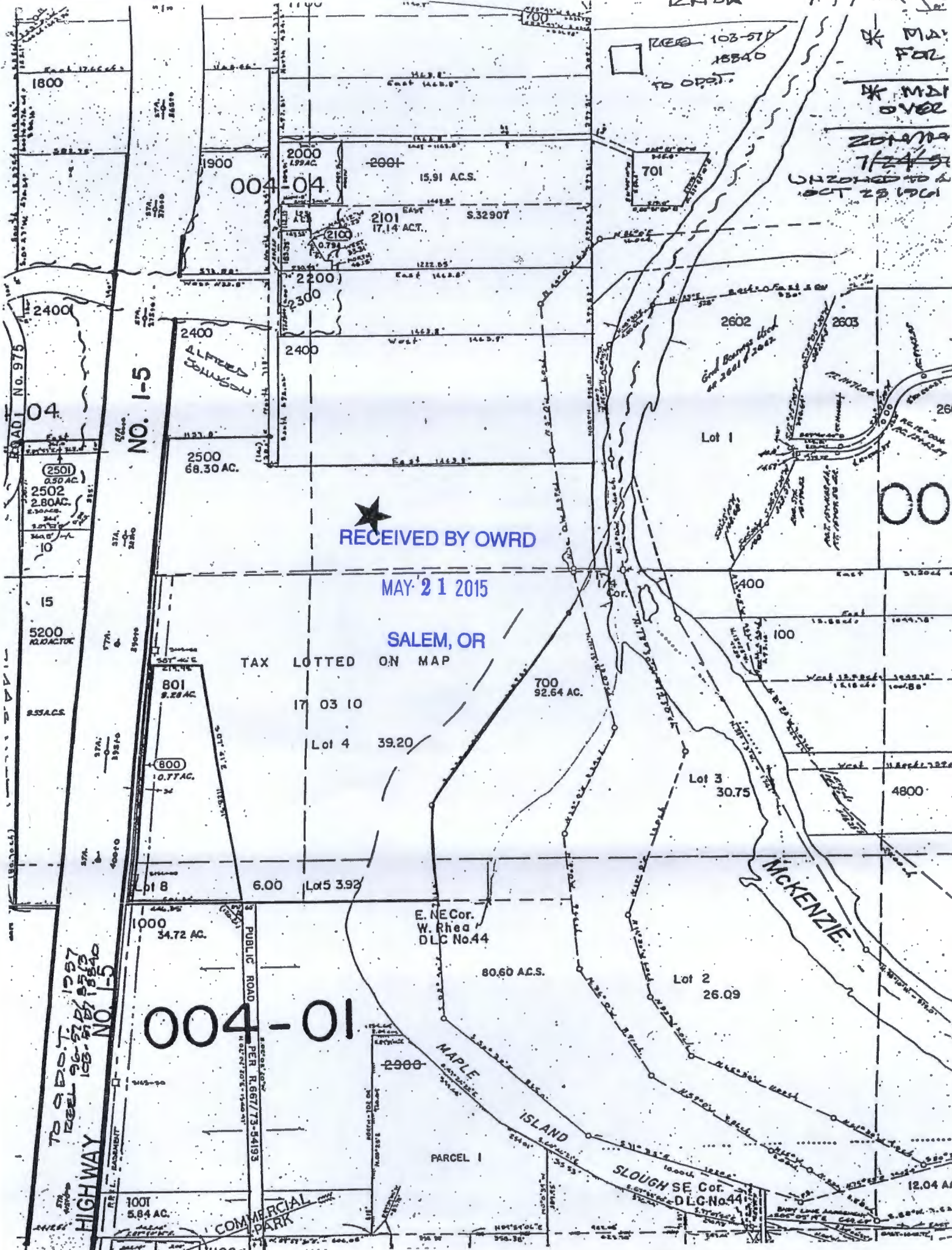
SALEM, OR

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[Contact Webmaster](#)





★  
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SALEM, OR

TAX LOTTED ON MAP

17 03 10

Lot 4 39.20

Lot 5 39.2

004-01

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COMMERCIAL PARK

SLOUGH SE Cor. DLC No. 44

MAPLE ISLAND

MCKENZIE

NO. 1-5

04

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11-



After recording return to:  
First American Title  
600 Country Club Road  
Eugene, OR 97401

Until a change is requested all tax statements  
shall be sent to the following address:

File No.: 7191-757993 (CGF)  
Date: September 19, 2006

Division of Chief Deputy Clerk  
Lane County Deeds and Records

2006-068788



\$41.00

00845830200600687880040048

09/20/2006 03:36:33 PM

RPR-DEED Cnt=1 Stn=9 CASHIER 01  
\$20.00 \$11.00 \$10.00

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SALEM, OR

### STATUTORY WARRANTY DEED

**Roger D. Knox, as to an undivided 1/4 interest; Robin Knox-Lane, who acquired title as Robin J. Lane, as to an undivided 1/4 interest; Frank Knox, Trustee of the Frank Knox Trust, UTA dated March 23, 1999, as to an undivided 1/2 interest, Grantor, conveys and warrants to SB Sprague Road Investment Property, LLC, an Oregon Limited Liability Company and Alan V. Evans and Circle H, LLC, an Oregon Limited Liability Company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. The **2006-2007** 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 **\$CASH \*A portion of which is paid by/to a qualified intermediary as part of an IRC 1031 Exchange..** (Here comply with requirements of ORS 93.030)





APN: 0149565

Statutory Warranty Deed  
- continued

File No.: 7191-757993 (CGF)  
Date: 09/19/2006

STATE OF Oregon )  
 )ss.  
County of Lane )

This instrument was acknowledged before me on this 19th day of September, 2006  
by **Roger D. Knox and Robin Knox-Lane.**

*Cindy Foster*  
\_\_\_\_\_

Notary Public for Oregon  
My commission expires: 5-17-09



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SALEM, OR

**EXHIBIT A**

LEGAL DESCRIPTION:

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EXCEPT ALL THAT PART OF SAID PREMISES WHICH LIES EAST OF THE SLOUGH RUNNING THROUGH SAID PREMISES AND EMPTYING INTO THE MCKENZIE RIVER.

Grantor's Name and Address:

Sycan B Corp.  
840 Beltline Road, Suite 202  
Springfield, OR 97477

Grantee's Name and Address:

Puzzle Parts, LLC  
840 Beltline Road, Suite 202  
Springfield, OR 97477

After Recording Return to:

Puzzle Parts, LLC  
840 Beltline Road, Suite 202  
Springfield, OR 97477

Until requested otherwise, send all tax statements to:

Puzzle Parts, LLC  
840 Beltline Road, Suite 202  
Springfield, OR 97477

**BARGAIN AND SALE DEED**

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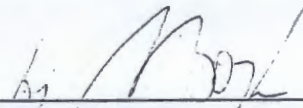
Sycan B Corp., as to a 75% undivided interest, Grantor, conveys to Puzzle Parts, LLC, Grantee, the following described real property situated in Lane County, State of Oregon, to-wit:

See attached EXHIBIT A

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$0.00. (Here comply with the requirements of ORS 93.030.)

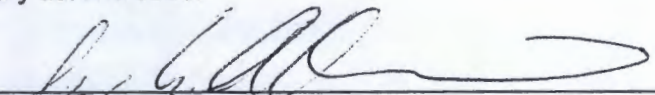
Dated this 12th day of December, 2007.

  
Richard D. Boyles, it's President

STATE OF OREGON, County of Lane ) ss.

On Dec. 12th, 2007, before me personally came Richard Boyles and acknowledged the foregoing to be his voluntary act and deed.



  
Notary Public for Oregon  
My Commission Expires: 12/12/08

Division of Chief Deputy Clerk  
Lane County Deeds and Records

2008-000233



\$31.00

00966760200800002330020028

01/02/2008 02:23:39 PM

RPR-DEED Cnt=1 Stn=15 CASHIER 06

\$10.00 \$11.00 \$10.00



**EXHIBIT A**

**LEGAL DESCRIPTION:**

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Grantor's Name and Address:  
Alan V. Evans  
101 East Broadway, Suite 101  
Eugene, OR 97401

Grantee's Name and Address:  
Puzzle Parts, LLC  
840 Beltline Road, Suite 202  
Springfield, OR 97477

After Recording Return to:  
Puzzle Parts, LLC  
840 Beltline Road, Suite 202  
Springfield, OR 97477

Until requested otherwise, send all tax statements to:  
Puzzle Parts, LLC  
840 Beltline Road, Suite 202  
Springfield, OR 97477

## BARGAIN AND SALE DEED

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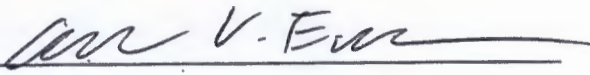
Alan V. Evans, as to a 12.5% undivided interest, Grantor, conveys to Puzzle Parts, LLC, Grantee, the following described real property situated in Lane County, State of Oregon, to-wit:

See attached EXHIBIT A

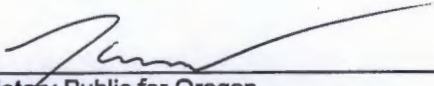
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The true consideration for this conveyance is \$0.00. (Here comply with the requirements of ORS 93.030.)

Dated this 19 day of December, 2007.

  
\_\_\_\_\_

STATE OF OREGON, County of Lane ) ss.  
On Dec 19, 2007, before me personally came Alan Evans  
and acknowledged the foregoing to be his voluntary act and deed.

  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: March 22, 2010



Division of Chief Deputy Clerk  
Lane County Deeds and Records

2008-000234



\$31.00

20966761200800002340020025

01/02/2008 02:23:39 PM

RPR-DEED Cnt=1 Stn=15 CASHIER 06  
\$10.00 \$11.00 \$10.00



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SALEM, OR



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\$10.00 \$11.00 \$10.00

Grantor's Name and Address:

Circle H, LLC  
88001 Heather Drive  
Springfield, OR 97478

Grantee's Name and Address:

Puzzle Parts, LLC  
840 Beltline Road, Suite 202  
Springfield, OR 97477

After Recording Return to:

Puzzle Parts, LLC  
840 Beltline Road, Suite 202  
Springfield, OR 97477

Until requested otherwise, send all tax statements to:

Puzzle Parts, LLC  
840 Beltline Road, Suite 202  
Springfield, OR 97477

**BARGAIN AND SALE DEED**

RECEIVED BY OWRD

MAY 21 2015

SALEM, OR

Circle H, LLC, as to a 12.5% undivided interest, Grantor, conveys to Puzzle Parts, LLC, Grantee, the following described real property situated in Lane County, State of Oregon, to-wit:

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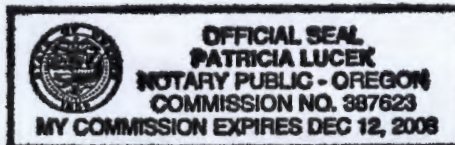
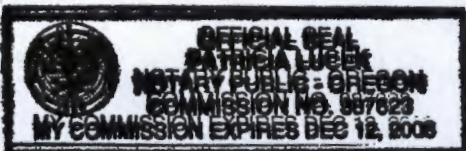
Dated this 17<sup>th</sup> day of December, 2007.

Richard Hunsaker manager  
Circle H LLC

STATE OF OREGON, County of Lane ss.

On Dec. 17, 2007, before me personally came Circle H LLC, Richard Hunsaker and acknowledged the foregoing to be his voluntary act and deed.

Patricia Lucer  
Notary Public for Oregon  
My Commission Expires: Dec. 12, 2008





**EXHIBIT A**

**LEGAL DESCRIPTION:**

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF LOT 8 IN SECTION 15, TOWNSHIP 17 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN WITH THE EASTERLY RIGHT OF WAY LINE OF THE MCKENZIE RIVER-JUDKINS POINT UNIT OF THE ALBANY-JUDKINS POINT SECTION OF THE RELOCATED PACIFIC HIGHWAY EAST, OPPOSITE AND 150.0 FEET DISTANT EASTERLY FROM ENGINEER'S CENTERLINE STATION 401+93.88 OF SAID HIGHWAY AND BEING 15.37 FEET SOUTH AND 518.38 FEET EAST OF THE FENCE CORNER MARKING THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 6° 42' 40" EAST ALONG SAID EASTERLY LINE OF THE HIGHWAY 1115.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 6° 42' 40" EAST CONTINUING ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF THAT CERTAIN TRACT CONVEYED TO ALFRED H. JOHNSON BY DEED RECORDED ON PAGE 548, VOLUME 115, LANE COUNTY OREGON DEED RECORDS; THENCE EAST ALONG THE SOUTH LINE OF SAID JOHNSON TRACT TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 140 FEET, MORE OR LESS, TO A POINT DUE WEST OF THE SOUTHWEST CORNER OF A TRACT CONVEYED TO EVA E. TOPPING BY DEED RECORDED ON PAGE 139, VOLUME 122, LANE COUNTY OREGON DEED RECORDS; THENCE EAST TO AND ALONG THE SOUTH LINE OF SAID TOPPING TRACT TO THE LEFT BANK OF THE MCKENZIE RIVER; THENCE SOUTHERLY ALONG THE MEANDER LINE OF SAID RIVER TO THE SOUTHEAST CORNER OF LOT 5 IN SAID SECTION 15; THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 5 AND 8 OF SAID SECTION 15 TO A POINT WHICH BEARS SOUTH 87° 46' EAST 531.35 FEET ALONG SAID SOUTH LINE FROM THE POINT OF BEGINNING; THENCE NORTH 7° 41' WEST 1128.51 FEET TO A POINT BEARING SOUTH 87° 46' EAST 250.0 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 87° 46' WEST 250.0 FEET TO THE TRUE POINT OF BEGINNING IN LANE COUNTY, OREGON.

EXCEPT ALL THAT PART OF SAID PREMISES WHICH LIES EAST OF THE SLOUGH RUNNING THROUGH SAID PREMISES AND EMPTYING INTO THE MCKENZIE RIVER.

**RECEIVED BY OWRD**

**MAY 21 2015**

**SALEM, OR**