

SHONEE D. LANGFORD

Direct Line: Salem 503-540-4261; Portland 503-796-2896

E-Mail: slangford@schwabe.com

February 27, 2015

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MAR 02 2015

SALEM, OR

Oregon Water Resources Department
725 Summer St NE Ste A
Salem, OR 97301-1271

Re: Ownership Update (Certificate 24419)
Our File No.: 124692-200941

To Whom it May Concern:

Enclosed for filing on behalf of Too Many Radishes, LLC is a Certificate of Water Right Ownership Update form with supporting documentation. The enclosed documentation is intended to replace the Certificate of Water Right Ownership Update form filed by Patricia A. Atkins on February 2, 2015 for this same water right. The previously filed form contains incorrect information for the property buyer and should be disregarded.

Please direct all future correspondence relating to this water right to Too Many Radishes, LLC c/o Ashley Hawkins as indicated in the enclosed form.

Best regards,



Shonee D. Langford

SDL:kdo

Enclosure

cc: Client (w/encl.)



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): Daryl Kaufman
First Last
 Mailing Address: 22968 Red Oak Ln.
Veneta OR 97487
City State Zip
 Phone: 208-790-7061 N/A N/A
Home Work Other

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PROPERTY BUYER INFORMATION

Applicant(s): Too Many Radishes, LLC
First Last
 Mailing Address: c/o C. Ashley Hawkins, 1433 W. Fifth Avenue
Eugene OR 97402
City State Zip
 Phone: N/A 541-343-0501 941-320-6205 (Cell)
Home Work Other

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Lane Township: 17 South Range: 6 West Section: 29, 32, 33

Tax Lot Number(s): 1801 (Map 17062940)

Street address of water right property: 22968 Red Oak Lane, Veneta, OR 97487

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

Application #: S-25754 Permit #: S-20267 Certificate or Page #: 24419

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

Name of individual completing this form: Shonee D. Langford Phone: 503-540-4261

Signature: _____ Date: _____

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



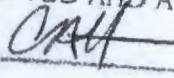
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After recording, return to:

James F. Dulcich
Schwabe, Williamson & Wyatt
1211 S.W. Fifth Avenue, Suite 1900
Portland, OR 97204

ACCEPTED AND APPROVED


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

C. Ashley Hawkins
1433 W. Fifth Avenue
Eugene, OR 97402

STATUTORY WARRANTY DEED

Daryl L. Kaufman conveys and warrants to Too Many Radishes, LLC, an Oregon limited liability company, Grantee, the real property located in Lane County, Oregon, described on the attached Exhibit A, free of encumbrances except for those described on the attached Exhibit B.

The true consideration for this conveyance is \$464,000.

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 215.010, 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, 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.

Dated this 28 day of January, 2015.

GRANTOR:

Daryl L. Kaufman
Daryl L. Kaufman

STATE OF OREGON)
)ss.
COUNTY OF LANE)

The foregoing instrument was acknowledged before me on 1/28, 2015, by Daryl L. Kaufman.

Marilyn V Mc Kern
Notary Public for Oregon
My commission expires: 9/24/17



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EXHIBIT A
TO
STATUTORY WARRANTY DEED

Beginning at the stone marking the Southeast corner of the John R. Boyd Donation Land Claim No. 45, Township 17 South, Range 6 West of the Willamette Meridian; thence South 89° 24' 15" West, 123.76 feet along the South line of said Claim No. 45 to a point, said point being the true point of beginning; running thence South 3° 56' West, 164.94 feet to a point in the center of the Long Tom River; thence following upstream along the center of the Long Tom River the following courses and distances; South 64° 38' 40" West, 25.62 feet; thence South 23° 49' 45" West, 262.37 feet; thence South 64° 32' 10" West, 46.52 feet; thence North 53° 58' 20" West, 136.01 feet; thence South 87° 08' 15" West, 100.13 feet; thence South 38° 02' 50" West, 146.03 feet; thence South 69° 28' 45" West, 122.66 feet to a point on the Northerly right of way line of the Southern Pacific Railroad (Coos Bay Branch); thence leaving the center of the Long Tom River and following the Northerly right of way line of the Southern Pacific Railroad (Coos Bay Branch) the following courses and distances: North 37° 28' 15" East, 30.05 feet; thence North 77° 12' West, 187.40 feet; thence South 37° 28' 15" West, 46.00 feet; thence North 52° 31' 45" West, 511.48 feet; thence North 0° 35' 45" West, 166.05 feet to a point on the South line of said Claim No. 45; thence South 89° 24' 15" West, 211.68 feet along the South line of said Claim No. 45; thence North 52° 31' 45" West, 713.58 feet to a point in the center of the Long Tom River; thence leaving the Northerly right of way line of the Southern Pacific Railroad (Coos Bay Branch) and following upstream along the center of the Long Tom River the following courses and distances: North 6° 50' 30" East, 226.63 feet; thence North 39° 21' 10" East, 64.66 feet; thence North 73° 50' 30" East, 111.40 feet; thence North 25° 58' East, 171.29 feet; thence North 1° 48' 30" East, 95.05 feet; thence North 42° 36' 50" East, 33.97 feet; thence South 85° 08' 10" East, 47.17 feet; thence North 52° 02' 40" East, 63.41 feet; thence North 44° 22' 10" East, 64.35 feet; thence North 25° 12' 20" East, 180.85 feet to a point on the Northwesterly extension of a fence line; thence leaving the center of the Long Tom River, South 63° 56' 50" East, 388.44 feet along said fence line; thence North 58° 23' 30" East, 431.66 feet along said fence line to the Southerly right of way of Route "F", State Highway (60 feet wide); thence following along the Southerly right of way of Route "F", State Highway the following courses and distances: South 57° 55' East, 774.39 feet; thence following along a curve to the right having a radius of 542.96 feet to the end of said curve, the long chord of which bears South 39° 26' East, 341.27 feet; thence South 20° 57' East, 366.24 feet; thence following along a curve to the left having a radius of 1175.92 feet to a point, the long chord of which bears South 21° 47' 42" East, 34.67 feet; thence leaving the Southerly right of way of Route "F", State Highway, South 56° 46' West, 294.98 feet to a 24 inch white oak tree; thence South 3° 56' West, 89.19 feet to the true point of beginning, being a portion of Sections 29, 32 and 33, Township 17 South, Range 6 West of the Willamette Meridian, in Lane County, Oregon.

EXCEPT THEREFROM that portion described in deed to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded November 25, 1992, Reception No. 9267024, Lane County Official Records, in Lane County, Oregon.

LEGAL (MVM)

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**EXHIBIT B
TO
STATUTORY WARRANTY DEED**

1. Potential additional taxes by reason of postponement of payments upon removal from farm deferral in 2011, as disclosed by the Lane County tax roll, Account No. 0518264, in the amount of \$2,670.83.
Potential additional taxes by reason of postponement of payments upon removal from farm deferral in 2011, as disclosed by the Lane County tax roll, Account No. 0518256, in the amount of \$617.60.
2. As disclosed by the tax rolls, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest.
3. Rights of the public in streets, roads and highways.
4. Rights of the public and governmental bodies in and to any portion of the premises herein described now or at any time lying below high water mark of the Long Tom River, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the high water mark.
5. Any claim based upon the assertion that:
 - Said land or any part thereof is now or at any time has been below the ordinary high water mark of the Long Tom River.
 - Some portion of said land has been created by artificial means or has accreted to such portion so created.
 - Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the Long Tom River, or has been formed by an accretion to any such portion.
6. Right of way for an electrical transmission line, including the terms and provisions thereof, as granted Mountain States Power Co., by instrument recorded December 2, 1935, in Book 184, Page 508, Lane County Oregon Deed Records.
7. Easement, including the terms and provisions thereof, for an electric transmission line as granted Mountain States Power Co., by instrument recorded December 9, 1948, in Book 387, Page 85, Lane County Oregon Deed Records.
8. Access Restrictions, including the terms and provisions thereof, contained in deed from Gilford J. Burgess, Jr. and Daryl L. Burgess, husband and wife, to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded November 25, 1992, Reception No. 9267024, Lane County Official Records.

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