

**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.

PROPERTY SELLER INFORMATION

RECEIVED BY OWRD

Applicant(s): RIVER SPRINGS RANCH

Mailing Address: MILE MARKER 47, HWY 40

BLY

OR

FEB 25 2015

SALEM, OR

Phone: _____

Home

Work

Other

PROPERTY BUYER INFORMATION

Applicant(s): WILKS RANCH OREGON, LTD

Mailing Address: P. O. BOX 111

CISCO

TX

76437

Phone: _____

Home

817-850-3616

Work

817-850-3600

Other

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: KLAMATH Township: 36S Range: 14E Section: 18

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 #: _____ Permit #: _____ Certificate or Page #: 9985

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: 2/17/2015

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 Pearl Obenchain McNair, individually and as guardian of her minor children, Lee Arlet Hixon and Wilbur Gordon Hixon, of Beatty, State of Oregon, has a right to the use of the waters of North Fork of Rogue River, and Five Mile Creek, for the purpose of Irrigation of 255.2 acres, and stock water,

and that said right has been confirmed by decree of the Circuit Court of the State of Oregon for Klamath County, and the said decree entered of record at Salem, in the Order Record of the STATE ENGINEER, in Volume 10, at page 236; that the priority of the right thereby confirmed dates from 1878;

that the amount of water to which such right is entitled, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed one-fortieth of a cubic foot per second per acre, prior to June 15th, and one-eightieth of a cubic foot per second per acre after June 15th, with a total limitation of three acre feet per acre from March 1st to October 1st of each year.

A description of the lands irrigated under such right, and to which the water is appurtenant (or, if for other purposes, the place where such water is put to beneficial use), is as follows:

- 20 acres in NE 1/4 SW 1/4
- 20 acres in NW 1/4 SW 1/4
- 36.8 acres in SW 1/4 SW 1/4
- 30 acres in SE 1/4 SW 1/4
- Section 7,
- 30 acres in NW 1/4 NW 1/4
- 39.2 acres in SW 1/4 NW 1/4
- 39.4 acres in NW 1/4 SW 1/4
- 39.8 acres in SW 1/4 SW 1/4
- Section 18,
- Township 36 South, Range 14 East, W.M.

AND said right shall be subject to all other conditions and limitations contained in said Decree.

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

WITNESS the signature of the State Engineer, affixed this 6th day of May, 1935.

CHAS. E. STRICKLAND State Engineer.

Recorded in State Record of Water Right Certificates, Volume 9, page 9985

28

18. 2360724-ALF

2015-001260
Klamath County, Oregon
02/12/2015 09:39:29 AM
Fee: \$57.00

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.
W2.00

18. 2360724-ALF

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.
W.D.

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.

Dated this 3rd day of February, 2015.

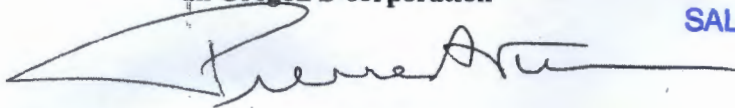
RECEIVED BY OWRD

GRANTOR:

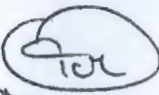

RIVER SPRINGS RANCH CORP.,
an Oregon S-corporation

FEB 25 2015

SALEM, OR



PIERRE A. KERN, PRESIDENT

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

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 
(Notary Public for ~~Oregon~~)

My commission expires

Aug 12, 2018

EXHIBIT A
to
Statutory Warranty Deed

FEB 25 2015

EXHIBIT A

SALEM, OR

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1:

The following described real property situate in Township 36 South, Range 13, East of the Willamette Meridian, Klamath County, Oregon.

Section 9: All

Section 10: The SW 1/4 NW 1/4, the E 1/2 SW 1/4, and the SE 1/4

Section 14: The S 1/2 S 1/2

Section 15: All

Section 16: All

Section 22: The NE 1/4, the N 1/2 NW 1/4, and the SW 1/4 NW 1/4

Section 23: The N 1/2 NE 1/4, and the NW 1/4

Parcel 2:

All in Township 36 South, range 13 East of the Willamette Meridian, Klamath County, Oregon

Section 11: E 1/2 and the SW 1/4

Section 12: All

Section 13: NE 1/4, N 1/2 NW 1/4 and E 1/2 SE 1/4

Section 24: N 1/2 and N 1/2 SE 1/4

Parcel 3:

The S 1/2 NW 1/4, the SW 1/4 and the W 1/2 SE 1/4 of Section 13 and the N 1/2 and the N 1/2 S 1/2 of Section 14, all in Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 4:

All in Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Section 18: Government Lots 1, 2, 3 and 4.

Parcel 5:

The E 1/2, E 1/2 W 1/2 of Section 18, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 6:

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.

RECEIVED BY OWRD

FEB 25 2015

SALEM, OR

Parcel 7:

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.

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.

530526

324036

Karen Williamson

2/13/2015