



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): Willard Lee
First Last
 Mailing Address: 1000 Green Valley
Oakland Or 97462
City State Zip
 Phone: 541-530-3304
Home Work Other

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PROPERTY BUYER INFORMATION

Applicant(s): Jeremy Sanders
First Last
 Mailing Address: 3222 W. Chateau Ave SALEM, OR
Roseburg Or 97470
City State Zip
 Phone: 541-580-6822
Home Work Other

MAY 01 2015
 SALEM, OR

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Douglas Township: 255 Range: SW Section: 8

Tax Lot Number(s): 1000

Street address of water right property: 1000 GREEN VALLEY RD - OAKLAND, OR

Water Right Information (attach copy of water right permit or certificate & final proof map): 97462

Application #: S 8928 ✓ Permit #: S 5847 ✓ Certificate or Page #: 8 6576 ✓

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

Name of individual completing this form: Veronica Gillespie Phone: 541-76-0235

Signature: Veronica Gillespie Date: 3/23/15
4/29/15

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

Douglas County Official Records
Patricia K. Hitt, County Clerk

2015-005178

03/27/2015 03:07:50 PM

DEED-WD Cnt=1 Str=6 CAROL
\$20.00 \$11.00 \$10.00 \$20.00

\$61.00

DOUGLAS COUNTY CLERK



CERTIFICATE PAGE

**DO NOT REMOVE THIS PAGE FROM ORIGINAL
DOCUMENT**

THIS PAGE MUST BE INCLUDED IF DOCUMENT IS RE-RECORDED

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MAY 01 2015

SALEM, OR

First American Title
1700 NW Garden Valley Blvd. #204
Roseburg, OR 97471

2384250(jt)



After recording return to:
Jeremy A. Sanders and Ashley R.
Sanders
1000 Green Valley Road
Oakland, OR 97462

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

Jeremy A. Sanders and Ashley R.
Sanders
1000 Green Valley Road
Oakland, OR 97462

File No.: 7391-2384250 (jt)
Date: February 20, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Willard J. Lee, Trustee of the Willard and Imogene Lee Revocable Living Trust dated July 28, 2006, Grantor, conveys and warrants to **Jeremy A. Sanders and Ashley R. Sanders as tenants by the entirety**, 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. 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 **\$550,000.00**. (Here comply with requirements of ORS 93.030)

RECEIVED BY OWRD.

MAY 01 2015

SALEM, OR

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, 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 24 day of March, 2015.

Willard J. Lee, Trustee of the Willard and Imogene Lee Revocable Living Trust dated July 28, 2006

Willard J. Lee Trust
Willard J. Lee, Trustee

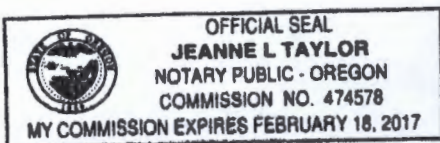
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MAY 01 2015

SALEM, OR

STATE OF Oregon)
County of Douglas)ss.
)

This instrument was acknowledged before me on this 24 day of March, 2015 by Willard J. Lee as Trustee of the Willard and Imogene Lee Revocable Living Trust dated July 28, 2006, on behalf of the trust.



Jeanne Taylor
Notary Public for Oregon
My commission expires: 2-18-17

APN: R20112

Statutory Warranty Deed
- continued

File No.: 7391-2384250 (jt)

EXHIBIT A

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

Parcel 1:

Parcel 2 of Land Partition No. 2000-0065, as recorded in "Record of Partition Plats", Recorder's No. 2000-19496, Deed Records of Douglas County, Oregon.

Parcel 2:

A parcel of land lying in the Soloman Williamson D.L.C. No. 55, Township 25 South, Range 5 West, W.M.; Douglas County, Oregon and being a portion of that property described in that certain deed to the State of Oregon, by and through its State Highway Commission, recorded in Book 211, Page 431 of Douglas County Record of Deeds; the said parcel being that portion of said property lying Southeasterly of a line which is parallel with and 175 feet Southeasterly of the center line of the Pacific Highway, which center line is described in said State of Oregon Deed.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.

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MAY 01 2015

SALEM, OR

MAY 01 2015

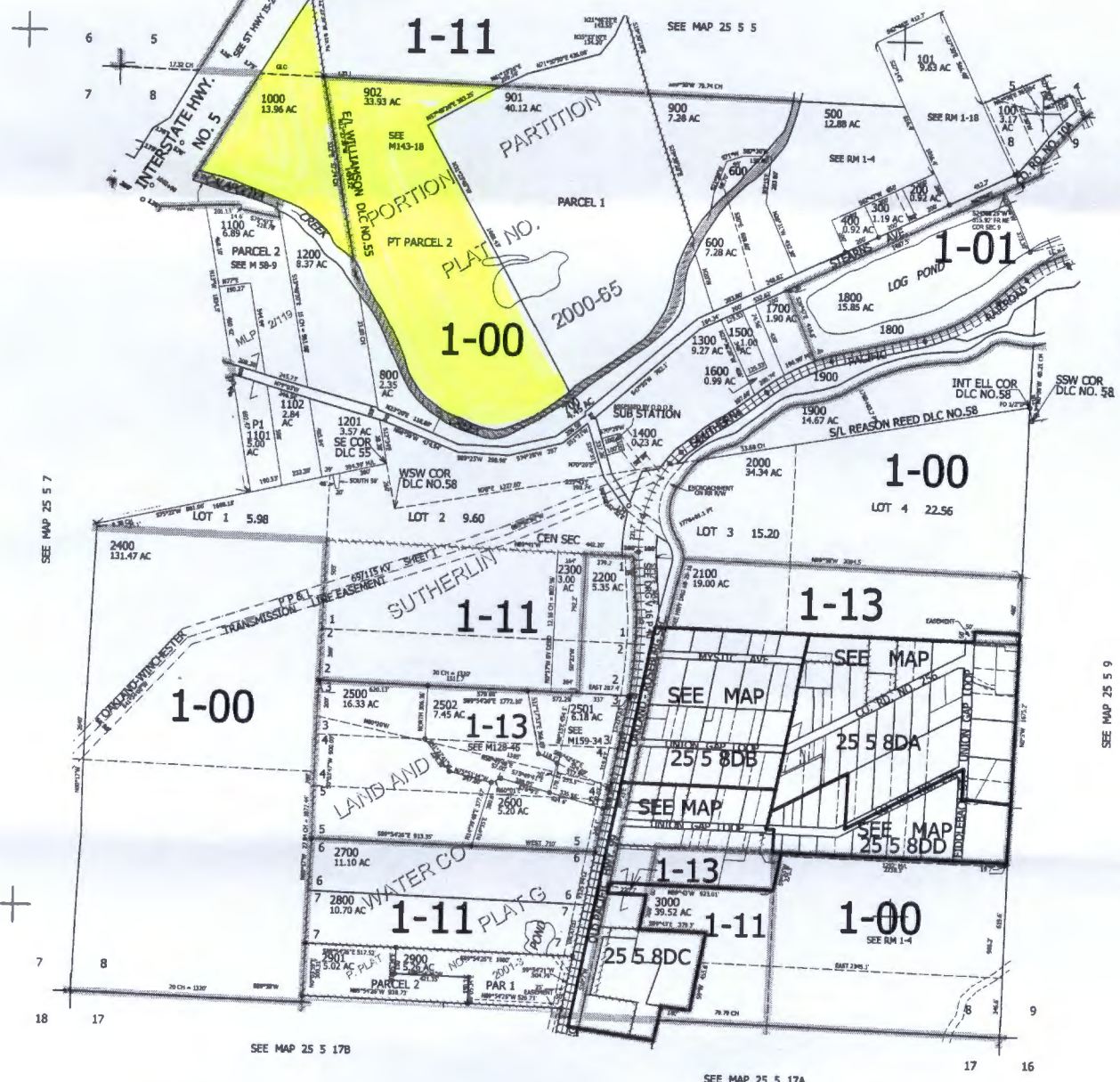
SALEM, OR

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY.

SEC.8 T.25S. R.5W. W.M. DOUGLAS COUNTY 1" = 400'

REVISED ON 3-4-14

25 5 8 & INDEX



CANCELLED NOS 1801 1000M1 2503 2504 2505 2506 2507 101A1 399 2508 101A2

SEE MAP 25 5 7

SEE MAP 25 5 9B

SEE MAP 25 5 9

646,000

SEE MAP 25 5 17B

SEE MAP 25 5 17A

4,175,000

25 5 8 & INDEX

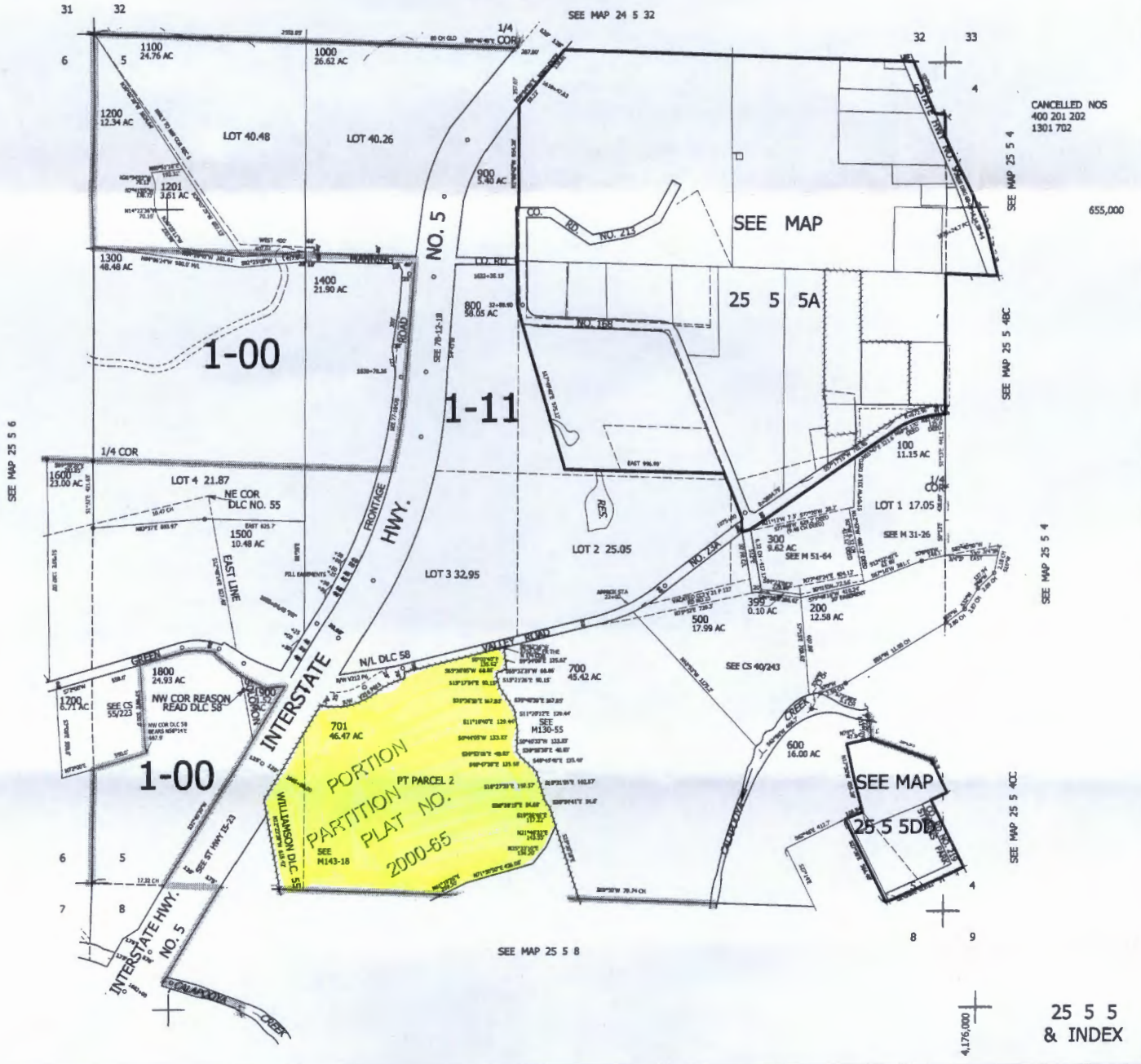
2015-5178

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DOUGLAS COUNTY
1" = 400'

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25 5 5
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