



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): RF Clarke  
First Last

Mailing Address: RT 1  
Gaston OR 97119  
City State Zip

Phone: unk.  
Home Work Other

### PROPERTY BUYER INFORMATION

Applicant(s): Sherri Ann Klotz  
First Last

Mailing Address: 15713 16th Ave NW  
Marysville WA 98271  
City State Zip

Phone: 503-969-9625  
Home Work Other

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

County: Washington Township: 1.00S Range: 4.00W Section: 31

Tax Lot Number(s): 1S4731-00300

Street address of water right property: N/A (SW Patton Valley Rd)

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

Application #: S19441 Permit #: S15038 Certificate or Page #: 16677

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

Name of individual completing this form: Sherri Ann Klotz Phone: 503-969-9625

Signature: [Signature] Date: 6/19/2015

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

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01298373200800857210050056

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



After recording return to and until a change is requested, send tax statements to:

Return to below  
Sherri Ann Kane  
1884 NE Lincoln Street  
Hillsboro, OR 97124

SPB Taxes to above and below  
Kherri Lynn Clements  
11127 Valley Spring Drive  
Charlotte, NC 28277

STATUTORY BARGAIN AND SALE DEED

TODD G. GLASS, TRUSTEE OF THE JOHN KLOTZ TRUST, Grantor, convey to SHERRI ANN KANE AND KHERRI LYNN CLEMENTS, as tenants in common, Grantee, the undeveloped real property located in Washington County, Oregon, and more particularly described on Exhibit A attached hereto and by this reference made a part hereof.

The true and actual consideration for this conveyance is \$0.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 197.352.

DATED: August 25, 2008.

John Klotz Trust

By: Todd G. Glass  
Todd G. Glass, Trustee

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First American Title Accommodation  
Recording Assumes No Liability

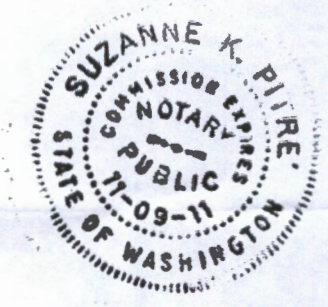
FATCO. NO. mabpx1008-07

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STATE OF WASHINGTON )  
 ) ss.  
County of King )

The foregoing instrument was acknowledged before me on this 25<sup>th</sup> day of August 2008,  
by Todd G. Glass, as Trustee of John Klotz Trust.

Suzanne K. Piore  
Notary Public for Washington  
My Commission Expires: 11-09-11



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## EXHIBIT A

### Legal Description of Property

#### PARCEL I:

BEGINNING at the Northeast Corner of the Thomas M. Hines Donation Land Claim No. 58, being a part of Section thirty-one, Township 1 South, Range 4 West of the Willamette Meridian; Running thence South along the line between Thomas M. Hines Donation Land Claim No. 58, and Alanson Hinman's Donation Land Claim No. 59, a distance of 1,350 feet to the North side of the road; thence West along the road 25 feet; thence North and parallel to the said division line between the Hinman and Hines claims 865 feet; thence West 175 feet to a point and pipe about 40 feet distant from the bank of the river, thence North 495 feet to the line between the Thomas M. Hines Donation Land Claim No. 58, and the J. J. Gerrish Donation Land Claim; thence East 200 feet to the place of beginning.

ALSO BEGINNING at the Southeast corner of the John J. Gerrish Donation Land Claim No. 56, in Section 31, Township 1 South, Range 4 West of the Willamette Meridian, in the Washington County, Oregon, running thence North on the East line of said Gerrish Claim No. 56, a distance of 1049.6 feet to the South line of that certain Tract deeded July 2, 1898, to Nancy E. McCloud; thence West on said South line of said McCloud tract 246.6 feet to the Southwest corner of said McCloud tract; thence North  $86^{\circ}29'$  West 962.2 feet to the Southeast corner of that certain tract conveyed February 28, 1906 to Charles S. and Sarah E. White; thence West 1259.7 feet on the South line of said White Tract; thence South 412.5 feet to an iron pipe, thence East 1155.0 feet to an iron pipe; thence South 693.0 feet to an iron pipe on the South line of said Gerrish Claim No. 56; thence South  $89^{\circ}52'$  East 1311.7 feet on the South line of said Gerrish Claim No. 56 to the place of beginning.

EXCEPTING THEREFROM the following described property: Commencing at a point on the North side of the Market Road in Patton Valley at its intersection with the East line of the John J. Gerrish Donation Land Claim No. 56, in Section 31, Township 1 South, Range 4 West of the Willamette Meridian, running thence North 397 feet to the South line of Old County Road; thence West along said road to its intersection with the North line of the Market Road in Patton Valley; thence Easterly along said Market Road to the place of beginning, EXCEPTING the county road through said tract.

ALSO EXCEPTING THE FOLLOWING DESCRIBED TRACT: Being a part of the John J. Gerrish Donation Land Claim No. 56, in Section 31, Township 1 South, Range 4 West of the Willamette Meridian, described as follows:

BEGINNING at a point on the division line between John J. Gerrish Donation Land Claim No. 56 and Thomas M. Hines Donation Land Claim No. 58, in Section 31, Township 1 South, Range 4 West of the Willamette Meridian 909 feet South  $89^{\circ}44'$  West from the Southeast

corner of the John J. Gerrish Donation Land Claim No. 56; thence approximately North 33° West following the old line fence established many years ago and the brow of the bank along the swamp 780 feet, more or less, to an iron pipe, at the point of the South line of the old railroad right-of-way, which point is approximately 30 feet South of the point "N" County Survey No. 2617; thence South along the survey line 663 feet crossing river to South line of John J. Gerrish Donation Land Claim No. 56 to an iron pipe and the Southwest corner of the Reginald L. Clarke Place; thence East 399.4 feet crossing the river to the place of beginning.

ALSO EXCEPTING the following described tract: Being a part of Section 31, Township 1 South, Range 4 West of the Willamette Meridian, and beginning at a point on the South line of road 14 feet East of the Northwest corner of the Reginald L. Clarke Place (property purchased from Rosie Strachan); thence West 14 feet to the Northwest corner; thence South 401 feet to the Southwest corner of the Clarke Place; thence East 468 feet to the Northwest corner of Mary E. Snider Place; thence East 18 feet; thence North 14 feet; thence West 472 feet to a point 14 feet East of the West line and 14 feet of the South line of Clarke's land; thence North 387 feet to the point of beginning.

PARCEL 1i:

The following bounded and described real property situated in Section 31, Township 1 South, Range 4 West.

BEGINNING at a point on the division line between the John J. Garrish Donation Land Claim No. 56 and the Thomas M. Hines Donation Land Claim No. 58 in Section 31, Township 1 South, Range 4 West, Willamette Meridian, a distance of 200 feet West from the Northeast corner of the said Thomas M. Hines Donation Land Claim; thence West along said dividing line 709 feet; thence approximately North 33 ° West, following the old line fence established many years ago and the brow of the bank along the swamp, 780 feet, more or less, to an iron pipe on the old railroad right-of-way; thence West 686 feet to the dividing line between Pem Patton and Mary E. Snider; thence South along said dividing line a distance of 22 chains, more or less, crossing the river and the road to an iron pipe and a 30 inch oak post on the South line of the county road; thence East along the said South line of road to a point 25 feet West of the East line of the said Thomas M. Hines Donation Land Claim No. 58; thence North and parallel with the said East line 890 feet from the road; thence West 175 feet to a point and iron pipe about 40 feet from the river bank; thence North 460 feet to the point of beginning, all in section 31, Township 1 South, Range 4 West, Willamette Meridian.

ALSO the following described property, to wit:

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BEGINNING at a point on the South line of the county road on the North side of the river, distant 14 feet East of the Northwest corner of the Reginald F. Clarke place (property purchased from Rosie Strachan); thence West 14 feet to the said Northwest corner; thence South 401 feet to the Southwest corner of the said Clarke place; thence East 468 feet to the Northwest corner of Mary E. Snider's place; thence East 18 feet; thence North 14 feet; thence West 472 feet to a point 14 feet East of the West line and 14 feet North of the South line of Clarke land; thence North 387 feet to the point of beginning; this strip was conveyed by Clarke to Mary E. Snider as a cattle runway; in Section 31, Township 1 South, Range 4 West, Willamette Meridian, Washington County, Oregon.