



Engineers ▲ Planners ▲ Surveyors ▲ Testing

Letter of Transmittal

To: Oregon Water Resources Department
Jerry Sauter
Permit Section
725 Summer Street NE, Ste. A
Salem, OR 97301-1266

Date: August 19, 2015

RE: Certificate of Water Right
Ownership Update

We are sending you:

- Attached, Shop Drawings, Specifications, Under separate cover via, Prints, Submittals, Plans, Change orders, Samples, Sign & Return, Pay Requests, Other

Table with 3 columns: Copies/Pgs, Date, Description. Rows include Cert. of Water Right Ownership Update for various certificates and a Statutory Warranty Deed.

These are transmitted as checked below:

- For approval, For your use, As requested, Approved as submitted, Approved as noted, Returned for corrections

Sincerely,

Vickie Ream (handwritten signature)

Vickie Ream
Administrative Assistant

CC: Connie Montelli
3282-01

Delivered via: US Mail

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AUG 21 2015

SALEM, OR



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): Rodney Cornelsen  
First Last  
 Mailing Address: PO Box 248  
Beatty OR 97621  
City State Zip  
 Phone: \_\_\_\_\_  
Home Work Other

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## PROPERTY BUYER INFORMATION

Applicant(s): Connie Montelli AUG 21 2015  
First Last  
 Mailing Address: 4570 County Road 306 SALEM, OR  
Orland CA 95963  
City State Zip  
 Phone: 707-570-9856  
Home Work Other

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

County: Klamath Township: 35S Range: 12E Section: Index; 23; 26  
 Tax Lot Number(s): 4900, 5200, 5300 & 5700; Sec. 23 TL 800; Sec. 1100

Street address of water right property: \_\_\_\_\_

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

Application #: G-5768 Permit #: \_\_\_\_\_ Certificate or Page #: 50290

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

Name of individual completing this form: Vickie Ream (Adkins Consult.) Phone: 541-884-4666

Signature: Vickie Ream (Adkins Consulting Engineering, LLC) Date: 8/19/15

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

## STATE OF OREGON

COUNTY OF - KLAMATH

## CERTIFICATE OF WATER RIGHT

**This Is to Certify, That** WILLIAM W. SIMMONS  
ELIZABETH SIMMONS and STEVE SIMMONS

of PO Box 147, Beatty, State of Oregon 97621, has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of Wells 1, 2, 3 and 5

a tributary of Sycan River for the purpose of irrigation of 798.9 acres and supplemental irrigation of 78.4 acres

under Permit No. G-4985 and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from April 5, 1972

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 10.97 cubic feet per second, being 5.63 cfs from Well 1, 1.86 cfs from Well 2, 3.21 cfs from Well 3 and 0.27 cfs from Well 5,

or its equivalent in case of rotation, measured at the point of diversion from the well.

The well is located in the SE $\frac{1}{2}$  NW $\frac{1}{4}$ , NW $\frac{1}{4}$  SE $\frac{1}{4}$ , Section 22; SW $\frac{1}{2}$  NW $\frac{1}{4}$ , Section 26, NW $\frac{1}{4}$  NW $\frac{1}{4}$ , Section 27, T35S, R12E, WM; Well 5 - 440 feet North and 700 feet West, Well 1 - 260 feet South and 1,260 feet East, both from C $\frac{1}{2}$  Corner, Section 22; Well 2 - 1,590 feet South and 180 feet East from NW Corner, Section 26; Well 3 - 1,250 feet South and 1,260 feet East from NW Corner, Section 27.

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 3 acre-feet per acre for each acre irrigated during the irrigation season of each year,

and 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 hereby confirmed, and to which such right is appurtenant, is as follows:

SEE NEXT PAGE

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WELL 1

Primary  
22.1 acres SW $\frac{1}{4}$  NE $\frac{1}{4}$   
16.5 acres SE $\frac{1}{4}$  NE $\frac{1}{4}$   
0.9 acre NE $\frac{1}{4}$  SW $\frac{1}{4}$   
40.0 acres NE $\frac{1}{4}$  SE $\frac{1}{4}$   
39.2 acres NW $\frac{1}{4}$  SE $\frac{1}{4}$   
2.9 acres SW $\frac{1}{4}$  SE $\frac{1}{4}$   
3.0 acres SE $\frac{1}{4}$  SE $\frac{1}{4}$   
Section 21

4.6 acres SW $\frac{1}{4}$  NE $\frac{1}{4}$   
16.8 acres SW $\frac{1}{4}$  NW $\frac{1}{4}$   
25.2 acres NW $\frac{1}{4}$  SW $\frac{1}{4}$   
26.3 acres SW $\frac{1}{4}$  SW $\frac{1}{4}$   
39.0 acres SE $\frac{1}{4}$  SW $\frac{1}{4}$   
5.0 acres NE $\frac{1}{4}$  SE $\frac{1}{4}$   
35.7 acres NW $\frac{1}{4}$  SE $\frac{1}{4}$   
40.0 acres SW $\frac{1}{4}$  SE $\frac{1}{4}$   
17.5 acres SE $\frac{1}{4}$  SE $\frac{1}{4}$   
Section 22

24.5 acres NW $\frac{1}{4}$  NE $\frac{1}{4}$   
2.0 acres NE $\frac{1}{4}$  NW $\frac{1}{4}$   
1.8 acres NW $\frac{1}{4}$  NW $\frac{1}{4}$   
Section 27

WELL 2

Primary  
0.5 acre NW $\frac{1}{4}$  NW $\frac{1}{4}$   
22.0 acres SW $\frac{1}{4}$  NW $\frac{1}{4}$   
16.8 acres NW $\frac{1}{4}$  SW $\frac{1}{4}$   
16.7 acres SW $\frac{1}{4}$  SW $\frac{1}{4}$   
Section 26

0.7 acre NE $\frac{1}{4}$  SW $\frac{1}{4}$   
7.6 acres SW $\frac{1}{4}$  SW $\frac{1}{4}$   
1.3 acres SE $\frac{1}{4}$  SW $\frac{1}{4}$   
5.2 acres SE $\frac{1}{4}$  SE $\frac{1}{4}$   
Section 27

Supplemental  
2.8 acres SW $\frac{1}{4}$  SW $\frac{1}{4}$   
29.9 acres SE $\frac{1}{4}$  SW $\frac{1}{4}$   
0.3 acres NE $\frac{1}{4}$  SE $\frac{1}{4}$   
30.6 acres SW $\frac{1}{4}$  SE $\frac{1}{4}$   
14.8 acres SE $\frac{1}{4}$  SE $\frac{1}{4}$   
Section 27

WELLS 1 & 5

Primary  
6.1 acres SW $\frac{1}{4}$  NW $\frac{1}{4}$   
5.0 acres SE $\frac{1}{4}$  NW $\frac{1}{4}$   
13.9 acres NE $\frac{1}{4}$  SW $\frac{1}{4}$   
6.1 acres NW $\frac{1}{4}$  SW $\frac{1}{4}$   
Section 22

WELL 3

Primary  
2.6 acres NW $\frac{1}{4}$  NE $\frac{1}{4}$   
28.9 acres NE $\frac{1}{4}$  NW $\frac{1}{4}$   
11.3 acres NW $\frac{1}{4}$  NW $\frac{1}{4}$   
33.3 acres SW $\frac{1}{4}$  NW $\frac{1}{4}$   
38.0 acres SE $\frac{1}{4}$  NW $\frac{1}{4}$   
39.2 acres NE $\frac{1}{4}$  SW $\frac{1}{4}$   
32.3 acres NW $\frac{1}{4}$  SW $\frac{1}{4}$   
Section 27

WELL 5

Primary  
5.4 acres SE $\frac{1}{4}$  NW $\frac{1}{4}$   
Section 22

WELLS 1 & 3

Primary  
35.7 acres SW $\frac{1}{4}$  SE $\frac{1}{4}$   
37.0 acres SE $\frac{1}{4}$  SE $\frac{1}{4}$   
Section 21

12.3 acres SW $\frac{1}{4}$  SW $\frac{1}{4}$   
Section 22

6.5 acres NW $\frac{1}{4}$  NW $\frac{1}{4}$   
Section 27

36.9 acres NE $\frac{1}{4}$  NE $\frac{1}{4}$   
14.6 acres NW $\frac{1}{4}$  NE $\frac{1}{4}$   
Section 28

Township 35 South, Range 12 East, WM

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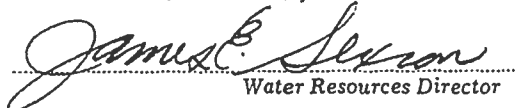
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The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

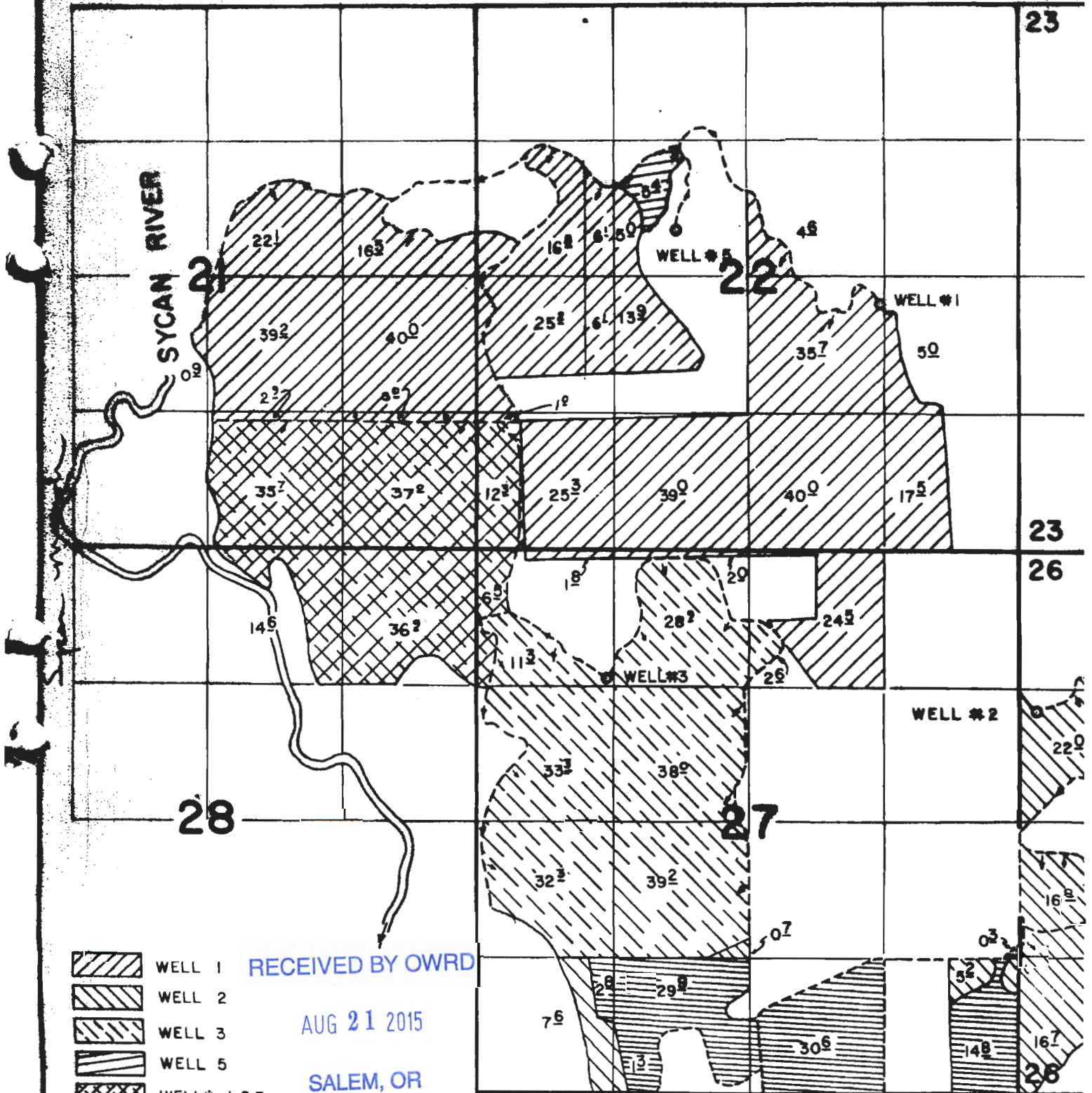
WITNESS the signature of the Water Resources Director, affixed


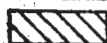





this date. September 17, 1981

  
Water Resources Director

6-4985  
50290

# T. 35S., R. 12E., W.M.



-  WELL 1
  -  WELL 2
  -  WELL 3
  -  WELL 5
  -  WELLS 1 & 3
  -  WELLS 1 & 5
  -  WELL 2, SUPPL. TO CERT. NO. 34991
- RECEIVED BY OWRD  
AUG 21 2015  
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WELLS LOC.: # 1; 260' S. & 1260' E. FROM CTR. SEC. 22  
# 2; 1590' S. & 180' E. FROM NW COR. SEC. 26  
# 3; 1250' S. & 1260' E. FROM NW COR. SEC. 27  
# 5; 440' N & 700' W FROM CTR SEC. 22

1st 2332410-ALF

**RECORDING COVER SHEET**

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON REPRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

2015-001046

Klamath County, Oregon

02/06/2015 10:26:01 AM

Fee: \$87.00

**After Recording Return To:**

**Connie Montelli  
4570 County Road 306  
Orland, CA 95963**

**1. Title(s) of the Transaction(s) ORS 205.234(a):**

**Statutory Warranty Deed**

**2. Direct Party/Grantor(s) and address ORS 205.125(1)(b) and ORS 205.160:**

**Rodney R Cornelsen, Trustee of the Rodney R. Cornelsen 2002 Revocable  
Trust under instrument dated July 11, 2002**

**3. Indirect Party/Grantee(s) and address ORS 205.125(1)(a) and ORS 205.160:**

**Connie Montelli**

**4. Send Tax Statements To:**

**Same as above**

**5. True and Actual Consideration:**

**\$ 4,000,000.00**

**6. Deed Reference:**

**2014-012894**

**\*\*re-recorded to correct legal description of section 23\*\***

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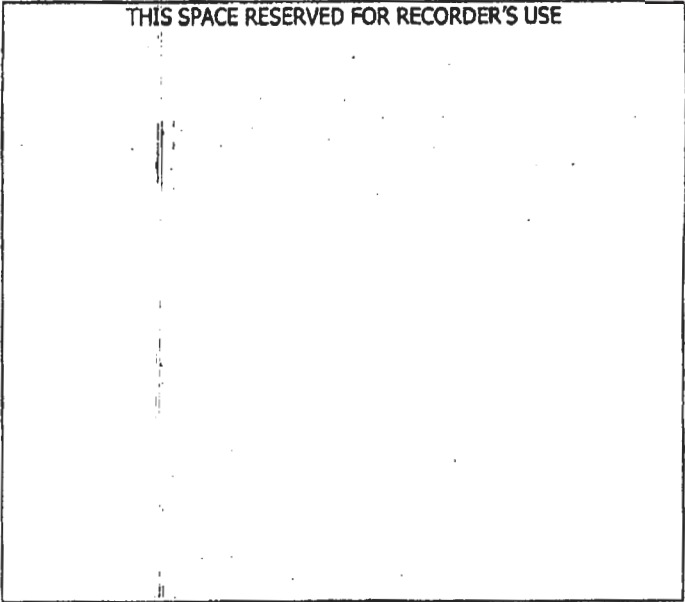
2014-012894  
Klamath County, Oregon  
12/15/2014 11:13:39 AM  
Fee: \$67.00



After recording return to:  
Connie Montelli  
4570 County Road 306  
Orland, CA 95963

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Connie Montelli  
4570 County Road 306  
Orland, CA 95963

File No.: 7021-2332410 (ALF)  
Date: October 10, 2014



**STATUTORY WARRANTY DEED**

Rodney R Cornelsen, Trustee of the Rodney R. Cornelsen 2002 Revocable Trust under  
Instrument dated July, 11, 2002, Grantor, conveys and warrants to Connie Montelli, Grantee, the  
following described real property free of liens and encumbrances, except as specifically set forth herein:

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

All the Following described real property situated in Township 35 South, range 12 East of the  
Willamette Meridian, Klamath County, Oregon.

Section 27: SE 1/4 NE 1/4

Section 21: S 1/2 N 1/2 NE 1/4; S 1/2 NE 1/4; SE 1/4; SE 1/4 NW 1/4; SE 1/4 SW 1/4; NE  
1/4 SW 1/4; lying East of the center of the main channel of the Sycan River.

Section 22: All

Section 23: W 1/2 W 1/2 and all that portion of the NW 1/4 NE 1/4 and E 1/2 SW 1/4 lying  
Westerly of the Westerly right of way line of Indian Service Road S-65.

Section 26: W 1/2 NW 1/4; W 1/2 W 1/2 SW 1/4

Section 27: W 1/2; N 1/2 NE 1/4; N 1/2 SE 1/4; SW 1/4 SE 1/4; E 1/2 SE 1/4 SE 1/4

Section 28: N 1/2 NE 1/4

Consideration \$ 4,000,000.00

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AUG 21 2015

F.  
62.00



STATE OF OREGON) SALEM, OR  
County of KLAMATH)

I CERTIFY that this is a true and correct  
copy of a document in the possession  
of the Klamath County Clerk.

Dated: February 5, 2015  
LINDA SMITH, Klamath County Clerk

By: Rochelle M. Long Deputy

Rochelle M. Long

**Section 35: N 1/2 NW 1/4 NW 1/4; N 1/2 S 1/2 NW 1/4 NW 1/4; Saving and Excepting a tract of land situated in the NW 1/4 NW 1/4 of Section 35 Township 35 South, Range 12 East of the Willamette Meridian, more particularly described as follows:**

**Beginning at a 5/8 inch iron pin on the Northerly line of the Godowa Springs Road, said point being North 11°02'24" East a distance of 4422.31 feet from the iron bolt marking the Southwest corner of said Section 35; thence North 58°08' East along the Northerly line of said road a distance of 225.00 feet to a 5/8 inch iron pin; thence North a distance of 104.00 feet to a 5.8 inch iron pin in a fence line; thence South 82°18' West along said fence line a distance of 192.83 feet to a 5.8 inch iron; thence South a distance of 196.92 feet, more or less, to the point of beginning. The bearings of the above described tract of land are based on the survey maps by Smith & Westvold, Engineering & Surveying, as recorded in the office of the Klamath County Surveyor on February 27, 1961, and September 19, 1962.**

**Section 27: The SW 1/4 NE 1/4**

**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 **\$4,000,000.00**. (Here comply with requirements of ORS 93.030)



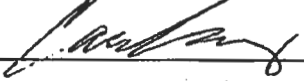


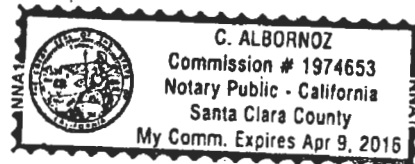
State of California )  
County of TEHAMA )

On 12-11-14, before me, C. ALBORNOZ, a Notary Public, personally appeared RODNEY R. CORNELSEN who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
\_\_\_\_\_



Title of Document WARRANTY DEED

Date of Document 11 DEC 2014

No. of Pages 3

Other signatures not acknowledged \_\_\_\_\_

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18 2332410-ALF

2014-012894

Klamath County, Oregon

12/15/2014 11:13:39 AM

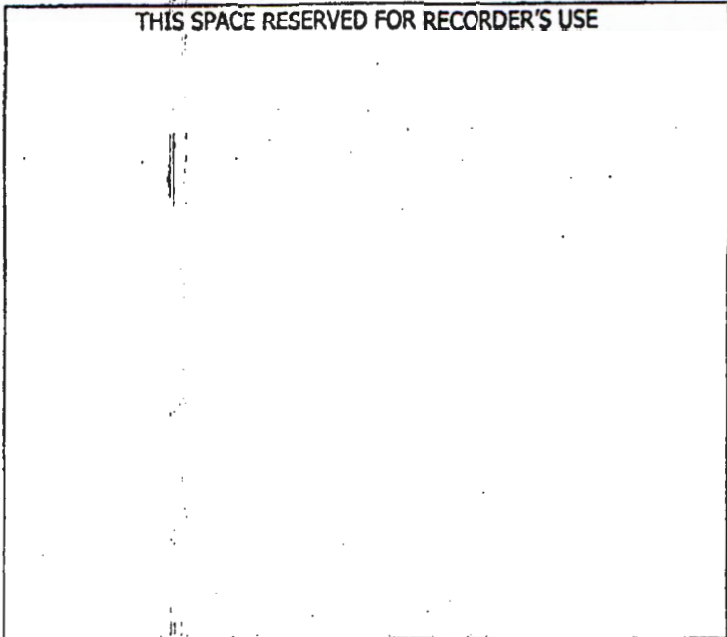
Fee: \$57.00



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4570 County Road 306  
Orland, CA 95963

Until a change is requested all tax  
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Orland, CA 95963

File No.: 7021-2332410 (ALF)  
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Section 22: All

~~Section 23: W 1/2 W 1/2 and all that portion of the NW 1/4 NE 1/4 and E 1/2 SW 1/4 lying Westerly of the Westerly right of way line of Indian Service Road 5-65.~~ "See Exhibit A"

Section 26: W 1/2 NW 1/4; W 1/2 W 1/2 SW 1/4

Section 27: W 1/2; N 1/2 NE 1/4; N 1/2 SE 1/4; SW 1/4 SE 1/4; E 1/2 SE 1/4 SE 1/4

Section 28: N 1/2 NE 1/4.

Consideration \$ 4,000,000.00

F.  
62.00

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**Section 35: N 1/2 NW 1/4 NW 1/4; N 1/2 S 1/2 NW 1/4 NW 1/4; Saving and Excepting a tract of land situated in the NW 1/4 NW 1/4 of Section 35 Township 35 South, Range 12 East of the Willamette Meridian, more particularly described as follows:**

**Beginning at a 5/8 inch iron pin on the Northerly line of the Godowa Springs Road, said point being North 11°02'24" East a distance of 4422.31 feet from the iron bolt marking the Southwest corner of said Section 35; thence North 58°08' East along the Northerly line of said road a distance of 225.00 feet to a 5/8 inch iron pin; thence North a distance of 104.00 feet to a 5.8 inch iron pin in a fence line; thence South 82°18' West along said fence line a distance of 192.83 feet to a 5.8 inch iron; thence South a distance of 196.92 feet, more or less, to the point of beginning. The bearings of the above described tract of land are based on the survey maps by Smith & Westvold, Engineering & Surveying, as recorded in the office of the Klamath County Surveyor on February 27, 1961, and September 19, 1962.**

**Section 27: The SW 1/4 NE 1/4**

**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 **\$4,000,000.00**. (Here comply with requirements of ORS 93.030)

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SALEM, OR

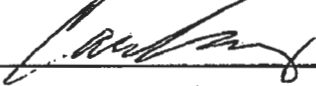


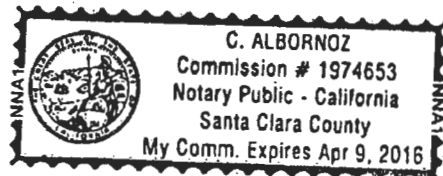
State of California )  
County of TEHAMA )

On 12-11-14, before me, C. ALBORNOZ, a Notary Public, personally appeared RODNEY R. CORNELSEN who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.





Title of Document	<u>WARRANTY DEED</u>		
Date of Document	<u>11 DEC. 2014</u>	No. of Pages	<u>3</u>
Other signatures not acknowledged	<u></u>		

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SALEM, OR

**EXHIBIT A**

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

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**Section 27: SE 1/4 NE 1/4**

**Section 21: S 1/2 N 1/2 NE 1/4; S 1/2 NE 1/4; SE 1/4; SE 1/4 NW 1/4; SE 1/4 SW 1/4; NE 1/4 SW 1/4; lying East of the center of the main channel of the Sycan River.**

**Section 22: All**

**\* Section 23: W 1/2 W 1/2 and all that portion of the E1/2 of the NW1/4, and the NW 1/4 NE 1/4 lying Westerly of the Westerly right of way line of Indian Service Road S-65. \***

**Section 26: W 1/2 NW 1/4; W 1/2 W 1/2 SW 1/4**

**Section 27: W 1/2; N 1/2 NE 1/4; N 1/2 SE 1/4; SW 1/4 SE 1/4; E 1/2 SE 1/4 SE 1/4**

**Section 28: N 1/2 NE 1/4**

**Section 35: N 1/2 NW 1/4 NW 1/4; N 1/2 S 1/2 NW 1/4 NW 1/4; Saving and Excepting a tract of land situated in the NW 1/4 NW 1/4 of Section 35 Township 35 South, Range 12 East of the Willamette Meridian, more particularly described as follows:**

**Beginning at a 5/8 inch iron pin on the Northerly line of the Godowa Springs Road, said point being North 11°02'24" East a distance of 4422.31 feet from the iron bolt marking the Southwest corner of said Section 35; thence North 58°08' East along the Northerly line of said road a distance of 225.00 feet to a 5/8 inch iron pin; thence North a distance of 104.00 feet to a 5.8 inch iron pin in a fence line; thence South 82°18' West along said fence line a distance of 192.83 feet to a 5.8 inch iron; thence South a distance of 196.92 feet, more or less, to the point of beginning. The bearings of the above described tract of land are based on the survey maps by Smith & Westvold, Engineering & Surveying, as recorded in the office of the Klamath County Surveyor on February 27, 1961, and September 19, 1962.**

**Section 27: The SW 1/4 NE 1/4**

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SALEM, OR