



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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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

PROPERTY BUYER INFORMATION

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

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PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Klamath Township: 35S Range: 12E Section: Index & 26
 Tax Lot Number(s): Index TL 5200 & 5300; Sec. 26 TL 500

Street address of water right property: _____

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

Application #: G-11717 Permit #: _____ Certificate or Page #: 72180

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 Engineering Consulting, 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 CERTIFICATE ISSUED TO

BEN ARSHI
UNICORN RANCH
PO BOX 40
BEATTY, OR 97621

confirms the right to use the waters of THREE WELLS in the SYCAN RIVER BASIN for AQUACULTURE, TO INCLUDE RAINBOW TROUT PRODUCTION.

This right was perfected under Permit G-10815. The date of priority is OCTOBER 23, 1987. The amount of water to which this right is entitled is limited to an amount actually beneficially used and shall not exceed 4500 GALLONS PER MINUTE, BEING 1700 GPM FROM WELL 1; 1700 GPM FROM WELL 2; AND 1100 GPM FROM WELL 3, or its equivalent in case of rotation, measured at the point of diversion from the wells.

The wells are located as follows:

WELL 1 - NW 1/4 SE 1/4, SECTION 22, T 35 S, R 12 E, W.M.; 2374 FEET NORTH AND 1329 FEET WEST FROM THE NE CORNER OF SECTION 27.

WELL 2 - SW 1/4 NW 1/4, SECTION 26, T 35 S, R 12 E, W.M.; 1559 FEET SOUTH AND 155 FEET EAST FROM THE NE CORNER OF SECTION 27.

WELL 3 - NW 1/4 NW 1/4, SECTION 27, T 35 S, R 12 E, W.M.; 1134 FEET SOUTH AND 3974 FEET WEST FROM THE NE CORNER OF SECTION 27.

The use shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use to which this right is appurtenant is as follows:

N 1/2 SE 1/4
SECTION 22

SW 1/4 NW 1/4
SECTION 26

W 1/2 NW 1/4
SECTION 27

TOWNSHIP 35 SOUTH, RANGE 12 EAST, W.M.

The use of water shall be limited when it interferes with the prior SURFACE AND GROUNDWATER rights of others.

The wells shall be maintained in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon.

The user shall install and maintain a weir, meter or other suitable measuring device and shall keep a complete record of the amount of ground water withdrawn.

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SEE NEXT PAGE

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G-11717.BWB

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If the Water Resources Department determines that the well or wells are improperly constructed, the well or wells shall be repaired to state standards. The well owner can provide either evidence to the Water Resources Department that the well or wells meet state standards or the owner can provide another satisfactory alternative.

This use may be regulated if analysis of data available discloses that the appropriation will measurably reduce the surface water flows necessary to maintain the free-flowing character of a scenic waterway in quantities necessary for recreation, fish and wildlife in effect as of the priority date of this right or as those quantities may be subsequently reduced.

The right to use water for the above purpose is restricted to beneficial use on the lands or place of use described.

WITNESS the signature of the Water Resources Director, affixed MARCH 13, 1996.

15 | **Steven P. Applegate**

Martha O. Pagel

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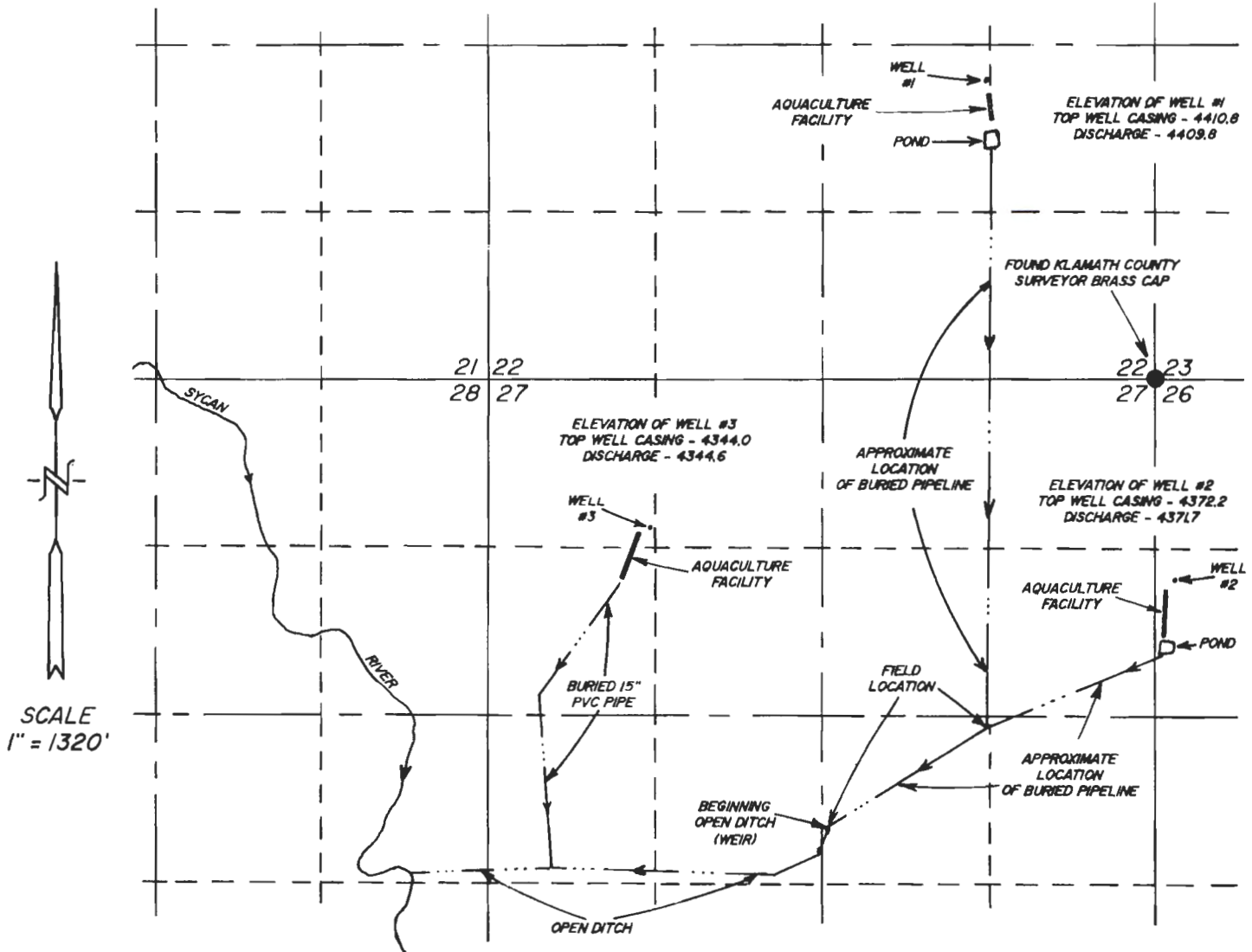
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Recorded in State Record of Water Right Certificates numbered 72180.

G-11717.BWB

FINAL PROOF SURVEY

UNDER APPLICATION #G-11717 PERMIT #G-10815
 SITUATED IN THE N1/2 SE1/4 OF SECTION 22, THE SW1/4 NW1/4
 OF SECTION 26, AND THE W1/2 NW1/4 OF SECTION 27,
 T35S, R12EWM, KLAMATH COUNTY, OREGON
 JANUARY 1992



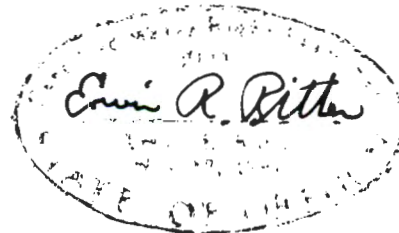
PERMIT #G-10815 WAS FILED UNDER SYCAN RIVER RANCH, THIS MAP PREPARED FOR PRESENT OWNER - BEN ARSHI.

MAP PREPARED FROM SPODUE MOUNTAIN 7.5 MINUTE QUADRANGLE MAP AND FIELD SURVEY.

LOCATIONS OF WELLS AS PER FIELD SURVEY

- WELL #1 - 2374 FEET NORTH AND 1329 FEET WEST
- WELL #2 - 1559 FEET SOUTH AND 155 FEET EAST
- WELL #3 - 1134 FEET SOUTH AND 3974 FEET WEST

ALL FROM THE NORTHEAST CORNER OF SECTION 27



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TRU-LINE SURVEYING
 2333 SUMMERS LANE
 KLAMATH FALLS, OR, 97603

THE PURPOSE OF THIS MAP IS TO IDENTIFY THE LOCATION OF THE WATER RIGHT. IT IS NOT INTENDED TO PROVIDE INFORMATION RELATIVE TO THE LOCATION OF PROPERTY OWNERSHIP BOUNDARY LINES.

18 2332410-ALF

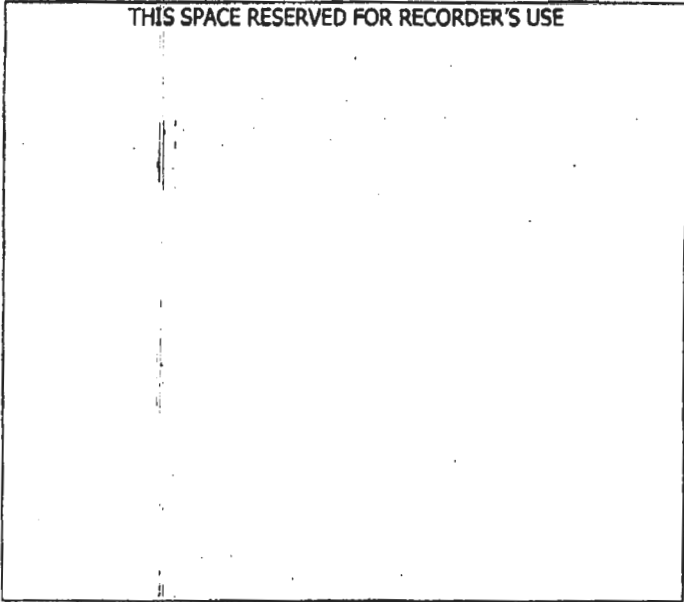
2014-012894
Klamath County, Oregon
12/15/2014 11:13:39 AM
Fee: \$67.00



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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wa. w



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 4422.51 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.

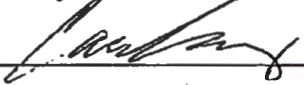
The true consideration for this conveyance is **\$4,000,000.00**. (Here comply with requirements of ORS 93.030)

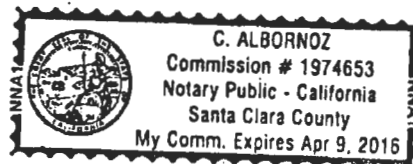
State of California)
County of TEHAMA)

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

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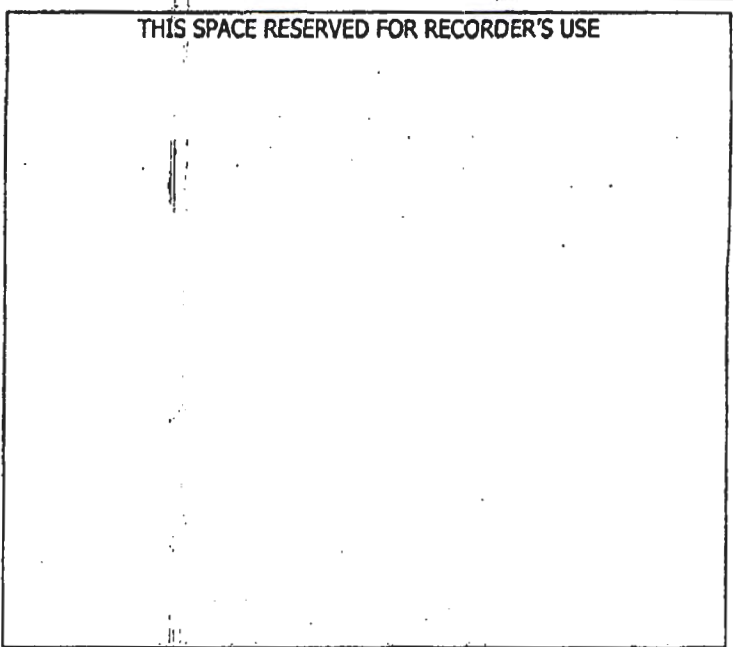
2014-012894
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Section 22: All

* 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 S-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.
02.00

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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:

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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

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 11 day of Dec, 2014.

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

Rodney R Cornelsen
Rodney R Cornelsen, Trustee

STATE OF _____)
)ss.
County of _____)

This instrument was acknowledged before me on this _____ day of _____, 20____ by Rodney R Cornelsen as Trustee of Rodney R. Cornelsen 2002 Revocable Trust under instrument dated July, 11, 2002, on behalf of the .

See Attached Acknowledgment

Notary Public for _____
My commission expires: _____

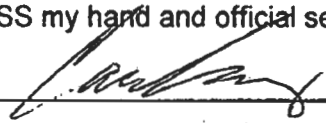
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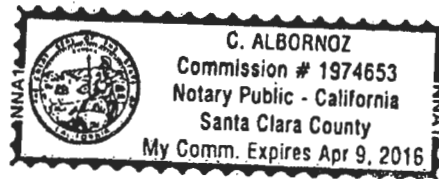
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County of TEHAMA)

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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 _____			

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