

Engineers

Planners

Surveyors

Testing

Letter of Transmittal

Jerry Sa Permit S 725 Sur	uter	-	Date:	August 19, 2015 Certificate of Wate Ownership Update	_
We are sendin	g you:			•	
☑ Attached☑ Shop Draw☑ Specification	vings 🔲 🗆	Under separate cover v Prints		ne following items: ☐ Samples ☐ Sign & Return	☐ Pay Requests ☐ Other
Copies/Pgs	Date	Description			
1	8/19/15		nt Ownership U	Jpdate Cert. 50290 w/l	FP Map
1	8/19/15	Cert. of Water Righ	nt Ownership I	Jpdate Cert. 72180 w/l	FP Map
1	8/19/15	Cert. of Water Righ	nt Ownership U	Jpdate Cert. 38344 w/l	FP Map
1	8/19/15	Cert. of Water Righ	nt Ownership U	Jpdate Cert. 34991 w/l	FP Map
1	2/6/15	Copy of Statutory	Warranty Deed	proving new ownershi	p of properties
	ral se			Approved as submitted Approved as noted Returned for correction	
Vickie Ream Administrative	e Assistant				
CC:	Connie Mon 3282-01	telli		RE	CEIVED BY OWRD
Delivered via:	US Mail				AUG 21 2015
					SALEM OR



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.

Applicant(s): Rodney		Cornelsen		
	First		Last	
Mailing Address: PO Box	k 248			
Beatty	O	OR .	97621	
City		State	Zip	
Phone:				
Н	ome	Work	Other	
	PROPERTY B	BUYER INFORMATION		
Applicant(s): Connie		Montelli		
	First		Last	
Mailing Address: 4570	County Road 306			
		A	95963	
Phone: 707-570-9856		State	Zip	
Hom	e	Work	Other	
PROI	PERTY DESCRIPTION	N (attach additional pages	if necessary):	
County: Klamath	Township:35S	Range: 12E	Section: Index	
Tax Lot Number(s): 530	0; 5400; 5500		RECEIVED BY (
Street address of water rig	tht property:		AUG 2 1 201	
Water Right Information (attach copy of water right	permit or certificate & final p	roof map):	
Application #	Permit #	Certifi	cate or Page #: 38344 ALEM, OF	
Will all the lands associate	ed with this water right b	be owned by the buyer?	Yes C No	
Name of individual comp	leting this form: Vickie	Ream (Adkins Consu	lt.) Phone: 541-884-4666	
		lowsulfing Date:		
-8	Evgus	leing UP)		

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

SP*45635-118 Permit A-4M-7-70

STATE OF OREGON

COUNTY OF KLAMATH

CERTIFICATE OF WATER RIGHT

This Is to Certify, that estate of goldon G. Strathearn

of P. O. Box 411, Simi , State of California , has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of Well No. 2

a tributary of Sycan River (Sprague River) supplemental irrigation of 113.0 acres

for the purpose of

under Permit No. G-2554 of the State Engineer, 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 December 19, 1963

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 1.41 cubic feet per second

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the SWA NWA, Section 26, T. 35 S., R. 12 E., W. M. Well located: 270 feet South and 180 feet East from NW Corner, SWA NWA, Section

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:

37.2 acres NEX SEX 37.8 acres NW. SE% 38.0 acres SW% SE% Section 27 T. 35 S., R. 12 E., W. M.

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AUG 21 2015

SALEM, OR

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

WITNESS the signature of the State Engineer, affixed

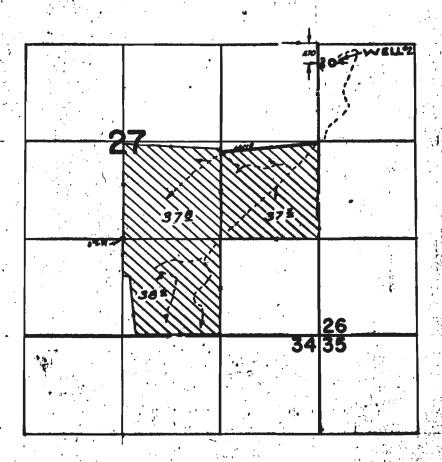
this date. June 26, 1973

Charter 1. AHARITA

State Engineer

Recorded in State Record of Water Right Certificates, Volume 30 , page 303hh

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



FINAL PROOF SURVEY

Application No. G. 2254
IN NAME OF
ESTATE OF
GORDON G. STRATHEARN

Surveyed Mar. In. 19.20, by R. Musican.

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AUG 21 2015

18 2332410-ALF

2014-012894

Klamath County, Oregon

12/15/2014 11:13:39 AM

Fee: \$57.00



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 THIS SPACE RESERVED FOR RECORDER'S USE

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 Williamette 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 SE 1/4 SE 1/4

Section 28: N 1/2 NE 1/4

Consideration # 4, 000,000.00

AUG 21 2015

۴. 62. 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: Tebruary 5, 2015 LINDA SMITH, Klamath County Clerk By: Rochello M. Dany Deputy

Kochelle M. Long

APN: R289574

Statutory Warranty Deed - continued

File No.: 7021-2332410 (ALF)

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:

 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)

Page 2 of 3

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AUG 21 2015

File No.: 7021-2332410 (ALF)

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 // day of Dec			20/5/			
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	:		•			
Rodney R Cornelsen, Trustee of the Rod	dnev	f				
R. Cornelsen 2002 Revocable Trust und						
instrument dated July, 11, 2002		`				
End wer of carelee	:		•	V		
Rodney R Corne sen, Trustee	**					
topone, to be to b						
•						
CTATE OF						
STATE OF)					
Country of)ss. =					
County of	-)					
This instrument was acknowledged before me	a on this	day	ı of		20	
by Rodney R Cornelsen as Trustee of Rodney	R. Corne	elsen 2002	2 Revocab	le Trust und	er instrumen	- t dated
July, 11, 2002, on behalf of the .	,					
- " ! ! ! -						
See A Hached						
Acknowledgment	Notary Pu	iblic for				
10101000105		ission exp				
	۱, ۱	•				

Page 3 of 3

RECEIVED BY OWRD

AUG 21 2015

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.
C. ALBORNOZ Commission # 1974653
Notary Public - California
Santa Clara County
My Comm. Expires Apr 9, 2016
• •
and the second s
Title of Document WARAANTY SEED
Date of Document 11 DEC. 2014 No. of Pages 3
Other signatures not acknowledged

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AUG 21 2015

2014-012894

Klamath County, Oregon 12/15/2014 11:13:39 AM

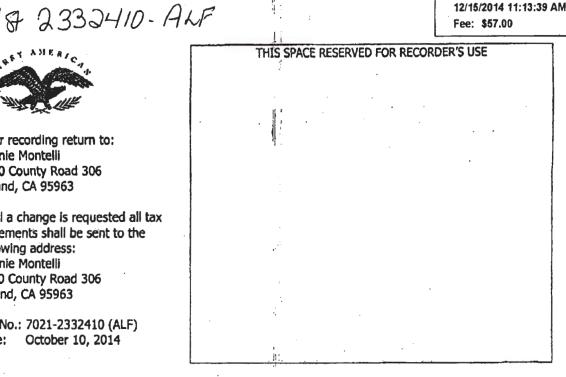
Fee: \$57.00



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

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



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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: N 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. ISU 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 !/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

Page 1 of 3

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File No.: 7021-2332410 (ALF)

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Dated this // day of Dec			20 <u>/4</u> .			
Rodney R Cornelsen, Trustee of the Ro R. Cornelsen 2002 Revocable Trust und instrument dated July, 11, 2002 Rodney R Cornelsen, Trustee						
STATE OF	_) _)ss. : : : _)	•				
This instrument was acknowledged before makes by Rodney R Cornelsen as Trustee of Rodne July, 11, 2002, on behalf of the .				rust under Ir	20 istrument da	ated
See A Hached Acknowledgment	Notary Pub My commis		res:			

Page 3 of 3

RECEIVED BY OWRD

AUG 21 2015

,	• ,		ļ			
State of California County of TEHAMI	.)					
On 12-11-14 personally appeared	RODNEY	, before me,	C. ALBO	RNOZ	, a Notary	Public, who
proved to me on the to the within instrume authorized capacity(is entity upon behalf of the capacity).	pasis of satisfact nt and acknowless), and that by	edged to me his/her /thei r	that he/she/ signature(s)	they executed on the instrum	the same in I	nis/her/their
I certify under PENAL paragraph is true and		RY under the	laws of the	State of Califo	rnia that the f	oregoing
WITNESS my hand a	ind official seal		1	C. A	LBORNOZ	
	lay		I VIVI	Commissi Notary Put Santa C	on # 1974653 blic - California lara County pires Apr 9, 2016	
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Title of Document	WARRANTY	BEED	í 			
Date of Document_	II DEC.	2014	No. of	Pages 3		
Other signatures not	acknowiladae	d	,			

RECEIVED BY OWRD .

AUG 21 2015

EXHIBIT A

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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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