

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:

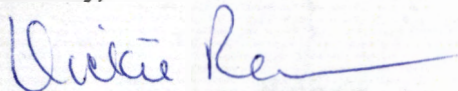
- Attached Under separate cover via _____ the following items:
 Shop Drawings Prints Plans Samples Pay Requests
 Specifications Submittals Change orders Sign & Return Other

Copies/Pgs	Date	Description
1	8/19/15	Cert. of Water Right Ownership Update Cert. 50290 w/FP Map
1	8/19/15	Cert. of Water Right Ownership Update Cert. 72180 w/FP Map
1	8/19/15	Cert. of Water Right Ownership Update Cert. 38344 w/FP Map
1	8/19/15	Cert. of Water Right Ownership Update Cert. 3499i w/FP Map
1	2/6/15	Copy of Statutory Warranty Deed proving new ownership of properties

These are transmitted as checked below:

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

Sincerely,



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
 Tax Lot Number(s): 5300

Street address of water right property: _____

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

Application #: G-2108 Permit #: _____ Certificate or Page #: 34991

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 GORDON G. STRATHEARN

of 5944 Cheyne Street, Klamath Falls, State of Oregon, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of one well

a tributary of Sycan River (Sprague River) for the purpose of irrigation of 171.1 acres

under Permit No. G-1946 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 August 29, 1961

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 0.98 cubic foot 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 NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 27, T. 35 S., R. 12 E., W. M. Well located 40 feet North and 1950 feet East from NW Corner, SW $\frac{1}{4}$ SE $\frac{1}{4}$, 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:

2.8 acres SW $\frac{1}{4}$ SW $\frac{1}{4}$
 38.7 acres SE $\frac{1}{4}$ SW $\frac{1}{4}$
 37.2 acres NE $\frac{1}{4}$ SE $\frac{1}{4}$
 37.8 acres NW $\frac{1}{4}$ SE $\frac{1}{4}$
 39.8 acres SW $\frac{1}{4}$ SE $\frac{1}{4}$
 14.8 acres SE $\frac{1}{4}$ SE $\frac{1}{4}$
 Section 27
 T. 35 S., R. 12 E., W. M.

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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 State Engineer, affixed

this date. June 28, 1968

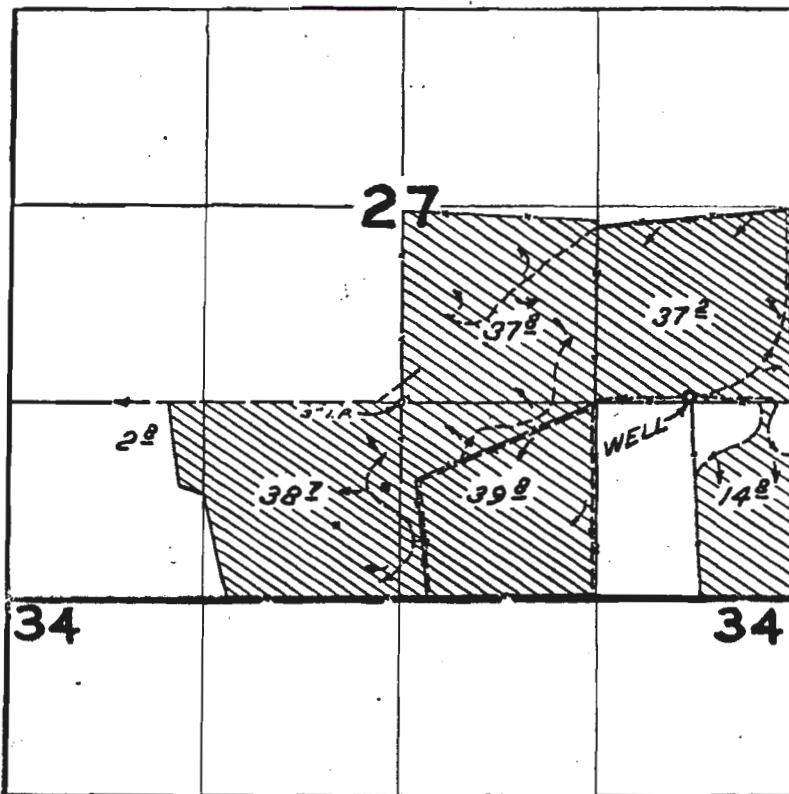
CHRIS L. WHEELER

State Engineer

G-1946
34991

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

Sycan River to Sycan Marsh Wells



WELL LOCATED 1950 FT. E. & 40 FT. N. FROM NW COR SW 1/4 SE 1/4

FINAL PROOF SURVEY UNDER

Application No. G-2108 Permit No. G-1946
IN NAME OF

GORDON G. STRATHEARN

Surveyed JUN. 26 1967, by V. GARNER

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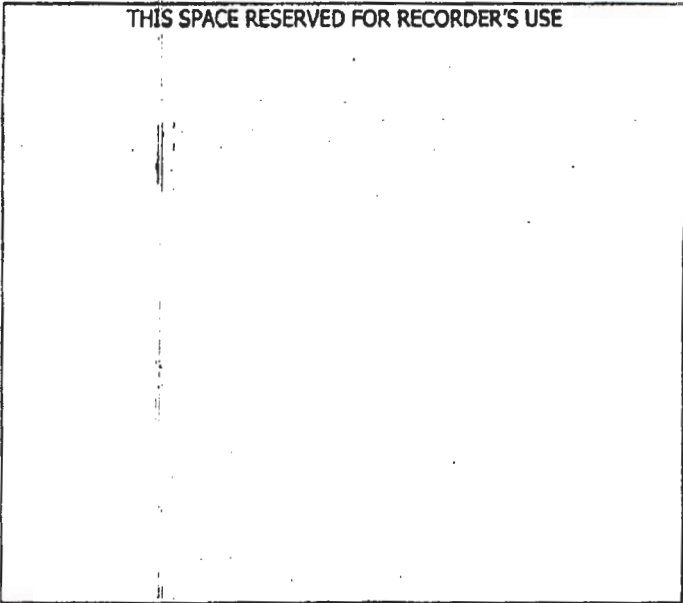
2014-012894
Klamath County, Oregon
12/16/2014 11:13:39 AM
Fee: \$57.00



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



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.
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 4422.31 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 & Westvoid, 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)

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 A Hached Acknowledgment

Notary Public for _____
My commission expires:

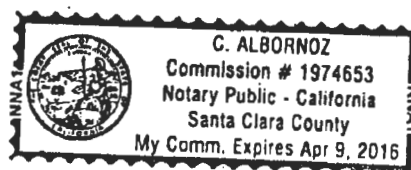
State of California)
County of TEHAMA)

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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SALEM, OR

18 2332410-ALF

2014-012894

Klamath County, Oregon

12/15/2014 11:13:39 AM

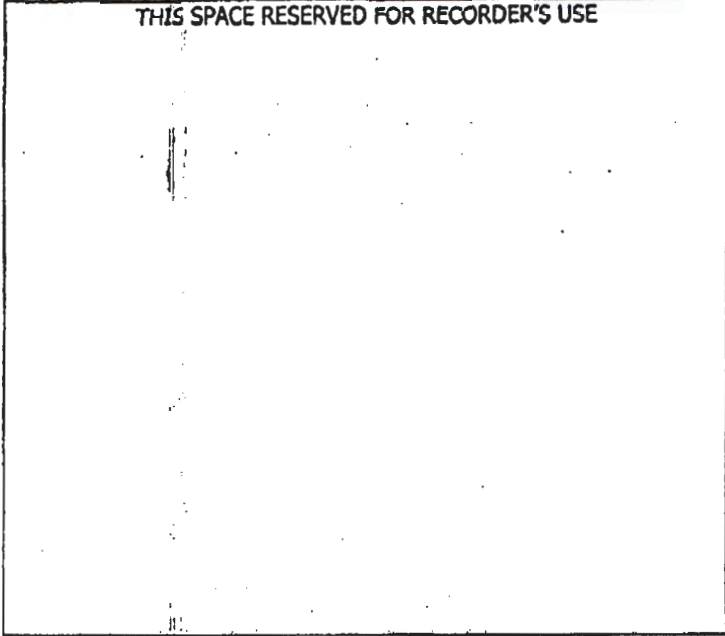
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Orland, CA 95963

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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 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.
Wd. W

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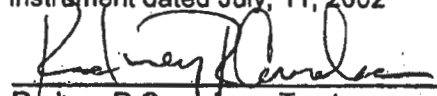
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The true consideration for this conveyance is **\$4,000,000.00**. (Here comply with requirements of ORS 93.030)

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, 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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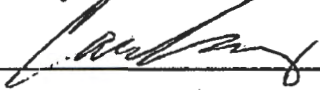
SALEM, OR

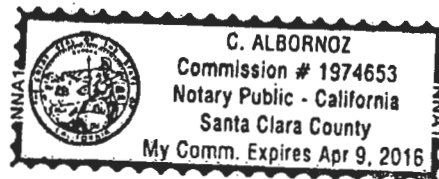
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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.





Title of Document WARRANTY DEED

Date of Document 11 DEC. 2014 No. of Pages 3

Other signatures not acknowledged _____

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SALEM, OR

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