



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): International Paper Company
First Last

Mailing Address: 1940 Madison Rd
Oakland OR 97462
City State Zip

Phone: _____
Home Work Other

RECEIVED BY OWRD

PROPERTY BUYER INFORMATION

Applicant(s): Umpqua Acres LLC
First Last

Mailing Address: PO Box 873
Paonia CO 81428
City State Zip

Phone: 208 691-3014
Home Work Other

MAR 07 2016

SALEM, OR

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Douglas Township: (see attached map) Range: _____ Section: _____

Tax Lot Number(s): _____

Street address of water right property: 1940 Madison Rd, Oakland, OR, 97462

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

Application # 5-69399 Permit #: 50226 Certificate or Page #: 72382

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

Name of individual completing this form: ADAM GALL Phone: 208-691-3014

Signature: [Signature] Date: 2-19-16

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

STATE OF OREGON
COUNTY OF DOUGLAS
CERTIFICATE OF WATER RIGHT

RECEIVED BY OWRD

THIS CERTIFICATE ISSUED TO

MAR 07 2016

INTERNATIONAL PAPER COMPANY
KELLOGG FOREST TREE NURSERY
1940 MADISON ROAD
OAKLAND, OREGON 97462

SALEM, OR

confirms the right to use the waters of the UMPQUA RIVER AND GALESVILLE RESERVOIR CONSTRUCTED UNDER PERMIT R-9964, for THE PURPOSE OF COMMERCIAL NURSERY USE TO INCLUDE IRRIGATION OF 121.2 ACRES. DURING THE PERIOD OCTOBER 1 THROUGH MARCH 31 OF EACH YEAR WHEN WATER CAN BE PUT TO BENEFICIAL USE FOR IMMEDIATE CROP GROWTH OR TO RAISE THE SOIL MOISTURE CONTENT TO BE UTILIZED BY PLANT GROWTH AND TO INCLUDE USE FOR REDUCING PLANT MOISTURE STRESS, REMOVE FERTILIZER FROM FOLIAGE AND TEMPERATURE CONTROL.

This right was perfected under Permit 50226. The date of priority is OCTOBER 9, 1987. The amount of water to which this right is entitled is limited to an amount actually beneficially used and shall not exceed 9.81 CUBIC FEET PER SECOND, or its equivalent in case of rotation, measured at the point of diversion from the source.

The points of diversion are located as follows:

POD 1 - SE 1/4 SE 1/4, SECTION 30, T 23 S, R 7 W, W.M.; 60 FEET NORTH AND 410 FEET WEST FROM THE SE CORNER OF SECTION 30.

POD 2 - NW 1/4 SW 1/4, SECTION 20, T 23 S, R 7 W, W.M.; 2080 FEET NORTH AND 700 FEET WEST FROM THE NE CORNER OF DLC 42.

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:

NE 1/4 SE 1/4 4.9 ACRES
SE 1/4 SE 1/4 18.5 ACRES
BOTH AS PROJECTED WITHIN DLC 43
SECTION 19

NE 1/4 SW 1/4 2.0 ACRES
NW 1/4 SW 1/4 18.6 ACRES
SW 1/4 SW 1/4 7.7 ACRES
ALL AS PROJECTED WITHIN DLC 43
SECTION 20

NW 1/4 SW 1/4 4.6 ACRES
SW 1/4 SW 1/4 31.0 ACRES
BOTH AS PROJECTED WITHIN DLC 41
SECTION 29

NE 1/4 SE 1/4 0.6 ACRE
SE 1/4 SE 1/4 3.8 ACRES
BOTH AS PROJECTED WITHIN DLC 41
SECTION 30
TOWNSHIP 23 SOUTH, RANGE 7 WEST, W.M.

SEE NEXT PAGE

NE 1/4 SE 1/4 1.7 ACRES
SE 1/4 SE 1/4 9.0 ACRES
BOTH AS PROJECTED WITHIN DLC 42
SECTION 30

NE 1/4 NE 1/4 0.3 ACRE
AS PROJECTED WITHIN DLC 41
SECTION 31

NW 1/4 NW 1/4 18.5 ACRES
AS PROJECTED WITHIN DLC 41
SECTION 32
TOWNSHIP 23 SOUTH, RANGE 7 W, W.M.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described. The use confirmed herein may be made only at times when sufficient water is available to satisfy all prior rights, including rights for maintaining instream flows.

WITNESS the signature of the Water Resources Director, affixed JUNE 17, 1996.

ls Steven P. Applegate
Martha O. Pagel

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Recorded in State Record of Water Right Certificates numbered 72382.

T23S, R7W.WM

SCALE 1" = 1320'



USES ALSO INCLUDE:
PROMOTE ROOT GROWTH
REDUCE PLANT MOISTURE
STRESS
REMOVE FERTILIZER FROM
FOILAGE
TEMPERATURE CONTROL

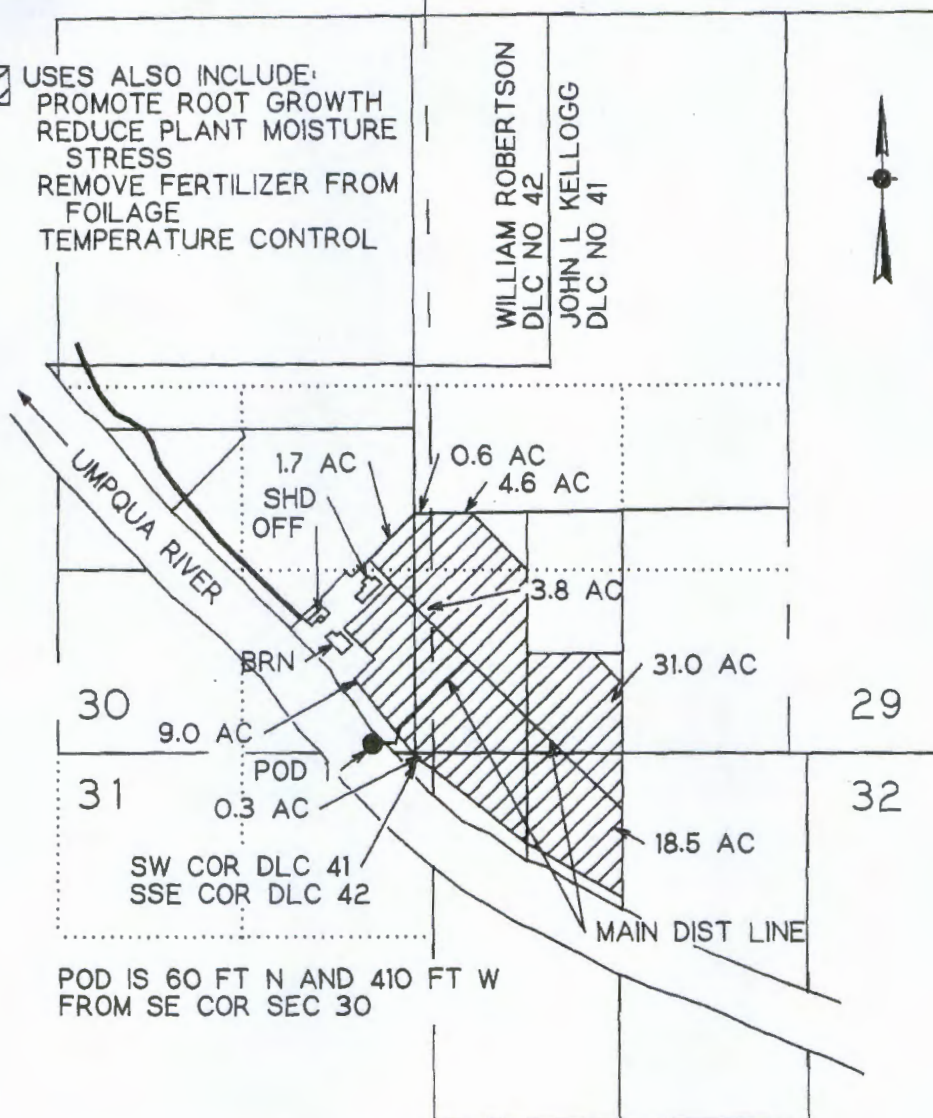
WILLIAM ROBERTSON
DLC NO 42
JOHN L KELLOGG
DLC NO 41



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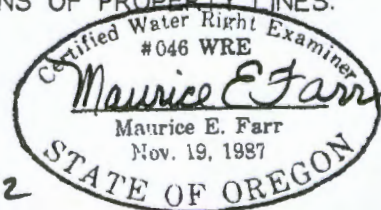


FINAL PROOF SURVEY
UNDER

Application No. 69399 Permit No. 50226

IN NAME OF
INTERNATIONAL PAPER
KELLOGG FOREST TREE NURSERY
Surveyed July 28, 1992 by M E Farr

THIS IS A LOCATION MAP FOR A FINAL PROOF SURVEY BY INTERNATIONAL PAPER. THIS MAP IS FOR THE PURPOSE OF IDENTIFYING THE LOCATION OF THE WATER RIGHT ONLY AND IS NOT INTENDED TO PROVIDE LEGAL DIMENSIONS OR LOCATIONS OF PROPERTY LINES.



8-92

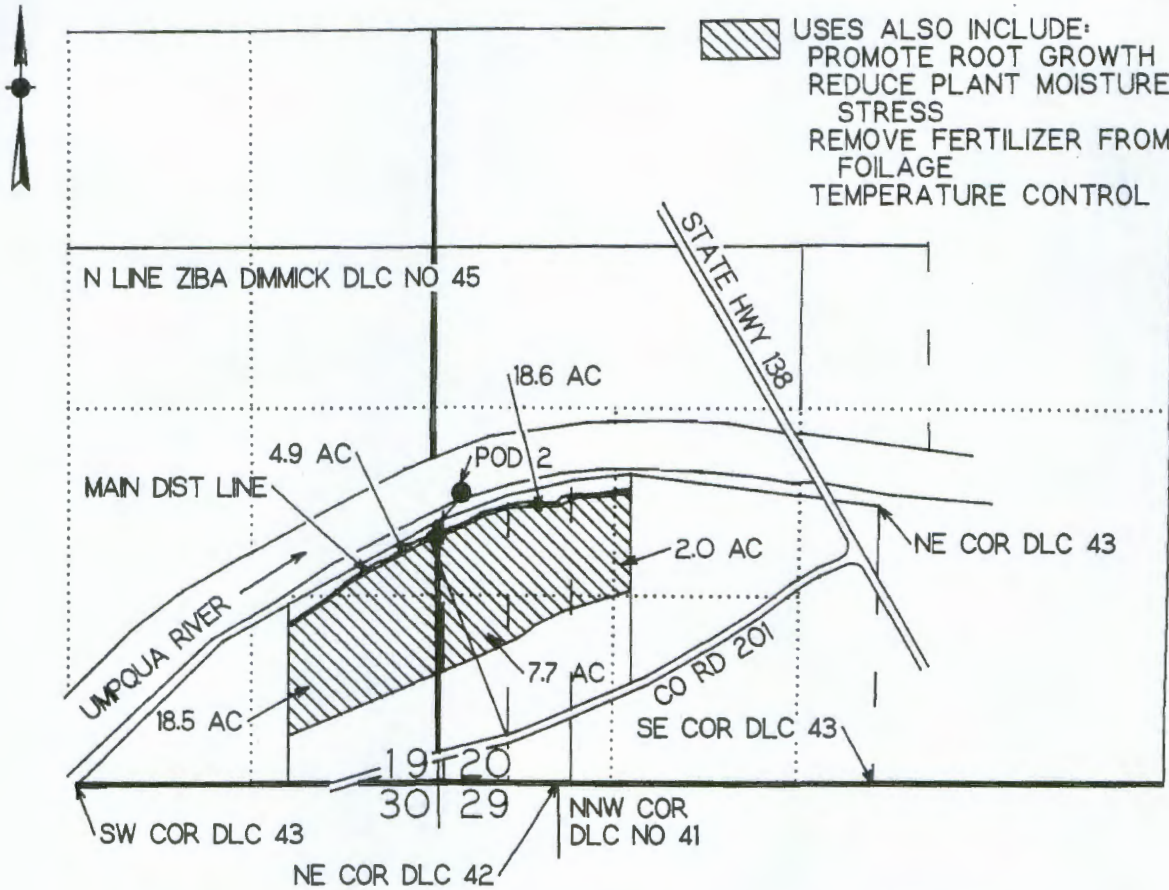
RECEIVED BY OWRD

T23S, R7W, WM

MAR 07 2016

SCALE 1" = 1320'

SALEM OR



POD IS 2080 FT N AND 700 FT W FROM NE COR JOHN J KELLOGG DLC NO 42

FINAL PROOF SURVEY

UNDER

Application No. 69399 Permit No. 50226

IN NAME OF

INTERNATIONAL PAPER

KELLOGG FOREST TREE NURSERY

Surveyed July 28, 1992 by M E Farr

THIS IS A LOCATION MAP FOR A FINAL PROOF SURVEY BY INTERNATIONAL PAPER. THIS MAP IS FOR THE PURPOSE OF IDENTIFYING THE LOCATION OF THE WATER RIGHT ONLY AND IS NOT INTENDED TO PROVIDE LEGAL DIMENSIONS OR LOCATIONS OF PROPERTY LINES.

Certified to be a true and correct copy of the original as shown to me by the surveyor.

Maurice E. Farr

Maurice E. Farr
Nov. 19, 1987

STATE OF OREGON

8-92

ANDREW J. KAMPE &
DIANE R. KAMPE, Trustees
2189 Pursima Creek Road
Half Moon Bay, CA 94019
Grantor's Name and Address

UMPOUA ACRES, LLC
2189 Pursima Creek Road
Half Moon Bay, CA 94019
Grantee's Name and Address

After recording, return to:

Carr, McClellan, Ingersoll, Thompson &
Horn
216 Park Road
Burlingame, CA 94010

Until requested otherwise, send all tax statements to:

UMPOUA ACRES, LLC
2189 Pursima Creek Road
Half Moon Bay, CA 94019

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK

2006-007804



\$31.00

DEED-WD Cnt=1 Stn=13 03/27/2006 11:21:47 AM
\$15.00 \$11.00 \$5.00 MAILDESK

RECEIVED BY OWRD

MAR 07 2015

SALEM, OH

STATUTORY WARRANTY DEED

ANDREW J. KAMPE and DIANE R. KAMPE, Trustees of the Kampe Family Trust, dated November 22, 2004, Grantors,
convey to UMPOUA ACRES, LLC, a Delaware limited Liability Company, Grantees,
the following real property free of liens and encumbrances, except as specifically set forth herein:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART OF HERETO

EXCEPTIONS of record on file with the County of Douglas.

The true consideration for this conveyance is \$ NONE (Here, comply with the requirements of ORS 93.030.)

DATED March 16, 2006

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Andrew J. Kampe TTE
Andrew J. Kampe, Trustee

Diane R. Kampe TTE
Diane R. Kampe, Trustee

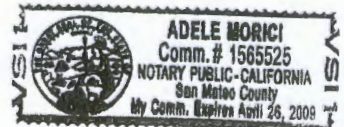
STATE OF CALIFORNIA
COUNTY OF SAN MATEO

Adele Morici

On 3/16, 2006, before me, _____ Notary Public, personally appeared ANDREW J. KAMPE and DIANE R. KAMPE, personally known to me (or 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.

WITNESS my hand and official seal.

Signature Adele Morici (SEAL)



MAR 07 2016

SALEM, OR

EXHIBIT A

The following described property in Township 23 South, Range 7 West of the Willamette Meridian, Douglas County, Oregon:

BEGINNING at a point 12.50 chains East and 31.51 chains South of the Northwest exterior corner of the J.J. Kellogg Donation Land Claim No. 41, Township 23 South, Range 7 West of the Willamette Meridian; running thence South 20.53 chains to the right bank of the Umpqua River; thence following the meanders of the right bank upstream, South 63° 45' East 11.71 chains; thence North 25.93 chains; thence South 88° 45' West 10.55 chains to the place of beginning, all being located in Sections 29 and 32, Township 23 South, Range 7 West, Willamette Meridian, Douglas County, Oregon.

ALSO a tract of land the boundaries of which are described as follows: BEGINNING at a point on the meander line of the right bank of the Umpqua River, which is South 53° 20' East 320.0 feet from the Southeast corner of the Wm. Robertson Donation Land Claim No. 42, Township 23 South, Range 7 West, Willamette Meridian; thence North 44° 05' East 603.1 feet to a point; thence North 46° 33' West 361.1 feet to a point, North 44° 48' West 877.8 feet to a point, North 44° 39' East 198.0 feet to a point, South 44° 59' East 846.9 feet to a point, South 46° 46' East 394.1 feet to a point, South 996.46 feet to a point on the meander line of the right bank of the Umpqua River; thence following along said meander line, downstream, North 53° 20' West 708.5 feet to the place of beginning, all the above in the Wm. Robertson Donation Land Claim No. 42 and the John J. Kellogg Donation Land Claim No. 41, Township 23 South, Range 7 West, Willamette Meridian, Douglas County, Oregon or in Section 29, 30 and 32, said Township and Range.

ALSO a tract of land the boundaries of which are described as follows: BEGINNING at a point which is 1410.7 feet North and 90.2 feet East of the Southeast corner of the Wm. Robertson Donation Land Claim No. 42, Township 23 South, Range 7 West, Willamette Meridian; thence South 44° 48' East 848.6 feet to a point, South 46° 31' East 188.4 feet to a point, South 298.8 feet to a point, North 46° 46' West 394.1 feet to a point, North 44° 59' West 846.9 feet to a point, North 44° 39' East 220.5 feet to the place of beginning, all the above being in the Wm. Robertson Donation Land Claim No. 42 and the John J. Kellogg Donation Land Claim No. 41, Township 23 South, Range 7 West, Willamette Meridian, Douglas County, Oregon or in Sections 29 and 30, said Township and Range.

ALSO BEGINNING at a point on the meander line of the right bank of the Umpqua River which is North 39° West 72 feet from the Southeast corner of the Wm. Robertson Donation Land Claim No. 42, Township 23 South, Range 7 West, Willamette Meridian; thence following downstream along said meander line, North 39° West 951.0 feet to a point and North 45° West 1504.8 feet to a point; thence North 44° 55' East 703.4 feet to a 1/2 inch iron pipe, North 14° 01' West 58.7 feet to a point on the property line between the Fred Bullock and George Madison properties; thence East 1225.4 feet to a point; thence South 603.5 feet to a point, East 825.0 feet to a point, South 1129.84 feet to a point, North 46° 31' West 188.4 feet to a point, North 44° 48' West 846.6 feet to a point, South 44° 39' West 418.5 feet to a point, South 44° 48' East 846.6 feet to a point, and South 44° 05' West 631.9 feet to the place of beginning, all the above being in the Wm. Robertson Donation Land Claim No. 42 and the John J. Kellogg Donation Land Claim No. 41, Township 23 South, Range 7 West, Willamette Meridian, Douglas County, Oregon or in Sections 29 and 30, said Township and Range.

ALSO a tract of land, the boundaries of which are described as follows: BEGINNING at the Southeast corner of the Wm. Robertson Donation Land Claim No. 42, Township 23 South, Range 7 West, Willamette Meridian, on the meander line of the right bank of the Umpqua River; thence following along said meander line, downstream, North 39° West 72.0 feet to a point, North 44° 05' East 631.9 feet to a point, South 44° 48' East

31.2 feet to a point, South 46° 33' East 361.1 feet to a point, South 44° 05' West 603.1 feet to a point on the meander line of the right bank of the Umpqua River; thence following said meander line, downstream, North 53° 20' West 320.0 feet to the place of beginning, all the above being in the Wm. Robertson Donation Land Claim No. 42 and the John J. Kellogg Donation Land Claim No. 41, Township 23 South, Range 7 West, Willamette Meridian, Douglas County, Oregon or in Sections 29, 30, 31 and 32, said Township and Range.

EXCEPTING THEREFROM the following: BEGINNING at a point on the meander line of the right bank of the Umpqua River from which the Southeast corner of the Wm. Robertson Donation Land Claim No. 42, Township 23 South, Range 7 West, Willamette Meridian, bears South 40° 21' 55" East 1326.14 feet; thence North 45° 00' West 1200.6 feet along the meander line on said right bank; thence North 44° 55' East 703.4 feet to a point; thence North 14° 01' West 58.7 feet to an iron post; thence East 1225.40 feet to a point; thence South 603.5 feet to a point; thence South 44° 35' West 635.61 feet to a point; thence North 44° 35' West 50.62 feet to a point; thence South 44° 30' West 538.16 feet to the place of beginning.

T23S, R07W, S32, TL'S 600 & 600
T23S, R07W, S29, TL'S 500 & 700

Order No. 56558

26329.00001\BGLIB1\1274017.1

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MAR 07 2016

SALEM, OR

END OF DOCUMENT