



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

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### PROPERTY BUYER INFORMATION

Applicant(s): Virpqua Acres LLC  
First Last

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

Phone: 208-691-3014  
Home Work Other

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

County: Douglas Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section: \_\_\_\_\_  
 Tax Lot Number(s): (see attached map)  
 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 #: S69056 Permit #: 49989 Certificate or Page #: 67770

Will all the lands associated with this water right be owned by the buyer?  Yes  No 208-691-3014

Name of individual completing this form: ANAM 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

THIS CERTIFICATE ISSUED TO

INTERNATIONAL PAPER COMPANY  
1940 MADISON ROAD  
OAKLAND, OREGON 97462

confirms the right to use the waters of THE UMPQUA RIVER, a tributary of THE PACIFIC OCEAN, for TEMPERATURE CONTROL, FROST PROTECTION AND COOLING ON 69.5 ACRES.

This right was perfected under Permit 49989. The date of priority is APRIL 15, 1987. This right is limited to 4.9 CUBIC FOOT PER SECOND or its equivalent in case of rotation, measured at the point of diversion from the source.

The point of diversion is located as follows:

SE 1/4 SE 1/4, AS PROJECTED WITHIN DLC 42, SECTION 30, T 23 S, R 7 W, W.M.; 60 FEET NORTH AND 410 FEET WEST FROM THE SOUTHEAST CORNER OF SECTION 30.

THE WATER USER SHALL RECORD AND SUBMIT ANNUALLY TO THE WATER RESOURCES DEPARTMENT ALL PERTINENT DATA PERTAINING TO USE OF WATER FOR TEMPERATURE CONTROL ON FORMS FURNISHED.

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:

NW 1/4 SW 1/4 4.3 ACRES  
SW 1/4 SW 1/4 30.3 ACRES  
AS PROJECTED WITHIN DLC 41  
SECTION 29

NE 1/4 SE 1/4 0.6 ACRES  
SE 1/4 SE 1/4 1.9 ACRES  
AS PROJECTED WITHIN DLC 41  
NE 1/4 SE 1/4 1.5 ACRES  
SE 1/4 SE 1/4 13.0 ACRES  
AS PROJECTED WITHIN DLC 42  
SECTION 30

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

NW 1/4 NW 1/4 17.6 ACRES  
AS PROJECTED WITHIN DLC 41  
SECTION 32

TOWNSHIP 23 SOUTH, RANGE 7 WEST, W.M.

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SEE NEXT PAGE

69056.BXB

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 SEPTEMBER 8, 1992.

/s/ MARTHA O. PAGEL

Martha O. Pagel

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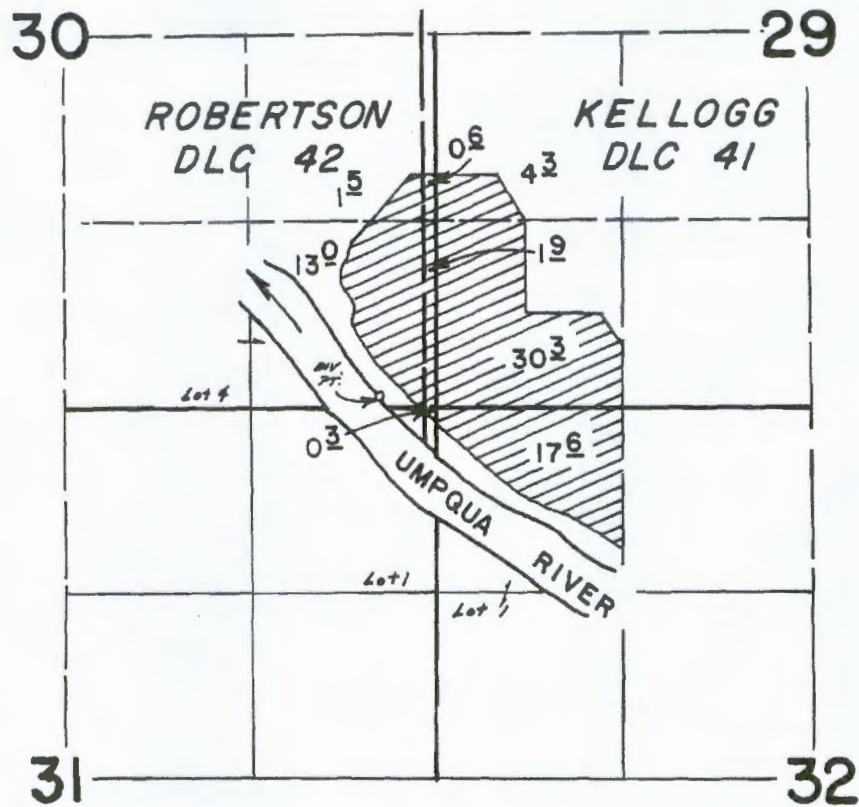
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Recorded in State Record of Water Right Certificates numbered 67770.

69056.BXB

T. 23 S., R. 7 W., W.M.



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Scale 1" = 1320'

DIV. PT. : 60' N. & 410' W of SE COR. Sec. 30.

**FINAL PROOF SURVEY**  
UNDER

Application No. 69056 Permit No. 49989...  
IN NAME OF

*INTERNATIONAL PAPER COMPANY*

Surveyed Aug. 15, 1991., by B.S. JAMES...

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

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**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

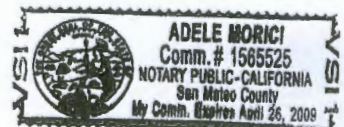
STATE OF CALIFORNIA  
COUNTY OF SAN MATEO

**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)



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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 ½ 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

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