

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.

- Flaine A		LLER INFORMATIO Meadors	
Applicant(s): Elaine A.	First	ivicadors	RECEIVED BY OWRD
Mailing Address: Unknown			DEF OWRD
			MAR 1 4 2016
City		State	Zip
Phone:		Work	SALEM, OR
none			
_	PROPERTY BU	YER INFORMATIO	N
Applicant(s): Crosby Land	Co., LLC		
FIRE			Last
Mailing Address: 8648 Cr	osby Rd. NE		
Woodburn	OR		97071
Phone: 503-982-5166		State	Zip
Phone: Home		Work	Other
PDODE	DTV DESCRIPTION	(attach additional pag	
County: Marion	Township: 4S	Range: 1W	Section: 29, 30
Tax Lot Number(s): TL130	00-1500, 41W 29	B and TL400 for	41W 29
Street address of water right	property: 10604-106	14 Wiseacre Lane	NE, Aurora, OR 97002
Water Right Information (atta	ch copy of water right pe	rmit or certificate & fina	l proof map):
Application #: S-24089	Permit #: S-18	8969 Cert	tificate or Page #: 22655
Will all the lands associated	with this water right be	owned by the buyer?	
Name of individual completi	ng this form: Kevin Cro	sby, Member Crosby L	and Co. Phone: 503-982-51
Signature:		Date:	2-25-16
Plansh ha sura to	ttach a conv of your	nronerty deed or lead	al description of the property.

STATE OF OREGON

COUNTY OF MARION

CERTIFICATE OF WATER RIGHT

This Is to Certify, That . O. C. LESTER, JR.

of Route 1, Box 326, Aurora , 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 Senecal Creek

a tributary of ... Deer Creek

for the purpose of

irrigation

under Permit No. 18969 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 September 8, 1949

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 0.17 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 EASE, as projected within Larrison DLC #58,

Section 30, Township & South, Range 1 West, W. H.

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 acreor its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2½ 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:

8.6 acres in the SW1NW2
2.1 acres in the NW1SW1
Section 29
2.0 acres in the NE4SE2
0.1 acres in the SE4NE3
Section 30

Township & South, Range 1 West, W. M. all as projected within J. Larrison DIC #58

Lend on which water is to be used is part of that described as follows: Part of Tracts 15, 16, 17, & 18 Wise Acres Subdivision HECEIVED BY OWA

MAR 1 4 2016

SALEM, DE

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 12th

day of June

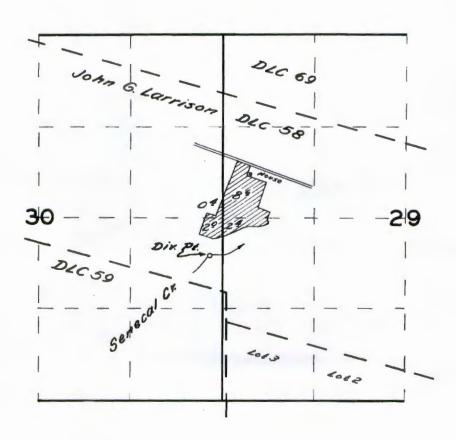
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LETIS A. STANLEY

State Engineer

Recorded in State Record of Water Right Certificates, Volume 16 , page 22655.

T. 4 S. R. I W.W.M.



FINAL PROOF SURVEY

UNDER

Application No. 24089. Permit No. 18960. IN NAME OF

O.C. LESTER JR

Surveyed Sapt 24 19.56, by M. Bish

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MAR 1 4 2016

SALEM, OR

RECORDING REQUESTED BY:

GRANTOR: Elaine A. Meadors 10604 Wiseacre Lane NE Aurora, OR 97002

GRANTEE: Crosby Land Co. 8648 Crosby Road NE Woodburn, OR 97071

SEND TAX STATEMENTS TO: Crosby Land Co. 8648 Crosby Road NE Woodburn, OR 97071

AFTER RECORDING RETURN TO: Crosby Land Co. 8648 Crosby Road NE Woodburn, OR 97071

Escrow No: 471814032395-TTMIDWIL20

R64831,R64832,R64833 R64834,R64835,R64836 Various tax lots Woodburn, OR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM

(INDIVIDUAL or CORPORATION)

Elaine A. Meadors

Grantor, conveys and specially warrants to

Crosby Land Co., LLC an Oregon Limited Liability Company

Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

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

The true consideration for this conveyance is \$475,000.00.

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.

471814032395-TTMIDWIL20 Deed (Special Warranty - Statutory Form) RECEIVED BY OWRD

MAR 1 4 2016

DATED: 10-2214

State of OREGON

COUNTY of Marion

This instrument was acknowledged before me on October 27, 2014

by Elaine A Neadors

My commission expires: _

, Notary Public - State of Oregon

OFFICIAL SEAL
LAURA ANN THIES
NOTARY PUBLIC - OREGON
COMMISSION NO. 475983
MY COMMISSION EXPIRES MARCH 13, 2017

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EXHIBIT "A"

LEGAL DESCRIBTION:

Parcel 1:

Lots 1, 2 and 3 in Tract 16, WISEACRES, Marion County, Oregon, as said Lots are shown and designated on the plat of Subdivision of Lots 13, 14, 15,16, 17 and 18, WISEACRES, now on file and of record in the office of the Recorder of Conveyances for Marion County, Oregon.

SAVE AND EXCEPT: A parcel of land lying in Section 29, Township 4 South, Range 1 West, Willamette Meridian, Marion County, Oregon, and being a portion of that property deeded to Christian D. Erb and Fannie Erb by deed recorded in Volume 156, Page 587 and Volume 158, Page 138 of the Deed Records for Marion County, Oregon, the said parcel being that portion of said property included in a strip of land 60 feet in width, 30 feet on each side as measured at right angles and contiguous to the following described centerline:

Beginning at an iron pipe on the centerline of Market Road No. 65 which is 1362.9 feet South 74° 54' East and 604.42 feet South 29° 41' West of the Northwest comer of the John G. Larrison Donation Land Claim No. 58 and situated in Section 30, Township 4 South, Range 1 West, Williamette Meridian, in Marlon County, Oregon; thence South 70° 46' East between the Lots 1, 4,5, 8, 9, 12 and 13 on the North and Lots 2, 3, 6, 7, 10, 11 and 14 on the South of WISEACRES, a subdivision recorded in Volume 5, Page 25, Record of Town Plats for Marion County, 3694.32 feet to a 1 1/2 inch iron pipe over an iron rod; said point being North 19° 15' East 20.0 feet and South 70° 46' East 20.0 feet from the Northeast corner of Lot 14 of said WISEACRES; thence South 70° 47' 20" East, between the Lots 17 and 18 on the North and Lot 16 on the on the South, 2129.02 feet to an iron pipe and terminus on the West bank of Seneschal Creek.

Parcel 2:

Lots 4 and 5, Tract 15; Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, Tract 16, of the SUBDIVISION OF LOTS 13, 14, 15, 16, 17 and 18 WISEACRES Marion County, Oregon. (See Volume 8, Page 110, Record of Town Plats for said County and State.

Subject to and excepting:

The Land has been classified as Farm Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets and highways

Any adverse claim based upon the assertion that:

a) Some portion of said Land has been created by artificial means, or has accreted to such portion so created. b) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of Semeschal Creek or has been formed by accretion to any such portion

Rights and easements for navigation and fishery which may exist over that portion of said Land lying

beneath the waters of Semeschal Creek.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

Granted to: United States of America Purpose: transmission line

Recording Date: October 10, 1956

Recording No: Volume 493, Page 253 Affects: Parcels 1 and 2

471814032395-TTMIDWIL20 Deed (Warranty-Statutory)

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MAR 1 4 2016

SALEM, OR