

 **TICOR TITLE INSURANCE**

2029 N.E. 39th
PORTLAND, OREGON 97212
(503) 219-2100

October 17, 1997

RECEIVED

OCT 20 1997
WATER RESOURCES DEPT.
SALEM, OREGON

State of Oregon
Water Resources Department
ATTN: WATER RIGHTS SECTION
158 12th St. NE
Salem, OR 97310

Gentlemen:

Enclosed please find four Oregon Water Resources Department Water Right Ownership Update forms. They have been signed by both the Seller and new Buyer for the Property. Two apply to application #R-37129 and two apply to application #R37130.

Sincerely,

TICOR TITLE INSURANCE COMPANY


CORINNE V. AKERILL
Sr. Escrow Officer

LR

OCT 20 1997

WATER RESOURCES DEPT.
SALEM, OREGON

Oregon Water Resources Department
Water Right Ownership Update Form

NOTICE TO SELLERS & BUYERS:

By law, all water belongs to the public [ORS 537.110]. In almost every instance, a permit ("water right") from the Water Resources Department is needed before using, diverting, or storing any water [ORS 537.130]. However, most domestic wells do not require water rights. A water right stays with the land. In order to keep track of water right ownership, ORS 537.330 requires persons selling property that has a water right to: 1) provide evidence of the water right to the buyer and 2) notify the Water Resources Department of the water right involved with the real estate transaction. Sellers are exempted from this requirement if the water uses are served by a water district or a city.

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 378-8455.

Note: Please type or print legibly when filling in the following information. Use additional paper if necessary.

Property Seller Information:

Name: Karl E. Craine and Diana L. Craine
Street Address: 2 Jefferson Parkway B-10
City: Lake Oswego State: Oregon Zip: 97035
Phone: 503-620-1088

Property Buyer Information:

Name: Sidney Friedman and Patricia Seitz
Street Address: 14286 Old Morres Valley Road
City: Yamhill State: OR Zip: 97148
Phone: 503-538-6785

Property Description (attach additional pages if necessary):

County: Yamhill Township: 3 S Range: 5W Section: 9 & 10
Tax lot number(s): R3509-00500 Account 101954

Meets & bounds description (or attach copy of property deed & tax-lot map with the parcels highlighted):
See attached Exhibit "A"

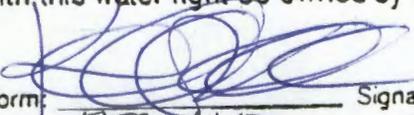
Water Right Information (attach copy of water right permit or certificate & final proof map if available):

Application #: R-37129 Permit #: R-2696 Certificate #: Volume 17 Page 117

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

Name of individual completing this form:

Phone: 503-6442

Signature: 

Date: 10/9/97

Karl E. Craine

Diana L. Craine

OCT 20 1997

WATER RESOURCES DEPT.
SALEM, OREGON**LEGAL DESCRIPTION**

-----PARCEL 1: Parcel 1 of Minor Partition Plat No. 92-60 recorded AUGUST 20, 1992 in Film 3, Page 266, Records of Plats of Yamhill County, Oregon.

PARCEL 2: All that part of the following described premises lying East of the centerline of the existing 50 foot wide Private Easement:

A tract of land in Sections 9 and 10, Township 3 South, Range 5 West, in the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

BEGINNING at an iron pipe at the Southwest corner of the George Woods Donation Land Claim No. 51; thence North $88^{\circ}40'51''$ West 2634.43 feet along the North line of the Maria Shull Donation Land Claim to the Northwest corner of said Shull Donation Land Claim and the centerline of Old Moores Valley Road; thence Southerly along said centerline of Old Moores Valley Road to the intersection with the centerline of an existing access roadway, said centerline intersection bears South $22^{\circ}02'50''$ West 2873.94 feet from the Southwest corner of the George Woods Donation Land Claim; thence Easterly and Northerly along the centerline of said roadway the following courses. North $89^{\circ}38'33''$ East 795.00 feet to the beginning of a curve concave to the North having a radius of 81.79 feet; thence Northerly 99.79 feet along said curve (chord = North $54^{\circ}41'23''$ East 93.72 feet); thence North $19^{\circ}44'12''$ East 89.49 feet; thence North $05^{\circ}27'31''$ East 242.44 feet; thence North $13^{\circ}13'32''$ East 230.90 feet; thence North $11^{\circ}09'28''$ West 142.55 feet; thence North $24^{\circ}15'51''$ East 95.71 feet; thence leaving the centerline of said road South $87^{\circ}50'39''$ East 28.09 feet to an iron rod; thence South $87^{\circ}50'39''$ East 207.35 feet to an iron rod; thence North $11^{\circ}28'12''$ East 98.80 feet to an iron rod; thence North $12^{\circ}49'32''$ West 176.02 feet to an iron rod; thence North $34^{\circ}30'19''$ West 232.54 feet to an iron rod; thence North $32^{\circ}49'33''$ West 145.05 feet to an iron rod and the centerline of said road; thence continuing along said centerline of road North $39^{\circ}47'09''$ West 120.26 feet; thence North $04^{\circ}56'50''$ West 101.09 feet; thence North $32^{\circ}12'36''$ East 147.45 feet; thence North $06^{\circ}52'04''$ West 174.40 feet; thence North $00^{\circ}23'08''$ East 118.66 feet; thence North $43^{\circ}24'55''$ East 62.43 feet; thence North $06^{\circ}29'50''$ East 602.91 feet to the point of beginning.

TOGETHER WITH an easement for roadway purposes over and on the existing 50-foot wide Private Easement disclosed in Partition Plat 92-60, recorded August 20, 1992, in Film 3, Page 266, Plat records of Yamhill County, Oregon.

ALSO, TOGETHER WITH an easement, including the terms and provisions thereof, to maintain and develop an existing spring and pipeline, being a 10-foot strip of land, the centerline of which is more particularly described as follows:

BEGINNING at an iron pipe and brass cap at the Southwest corner of the George Woods Donation Land Claim No. 51 located in Section 10, Township 3 south, Range 5 West, Willamette Meridian in Yamhill County, Oregon; thence South $06^{\circ}29'50''$ West 602.91 feet; thence South $43^{\circ}24'55''$ West 62.43 feet; thence South $00^{\circ}23'08''$ West 118.66 feet; thence South $06^{\circ}52'04''$ East 174.40 feet; thence South $32^{\circ}23'36''$ West 147.45 feet; thence South $04^{\circ}56'50''$ East 101.09 feet; thence South $39^{\circ}47'09''$ East 120.26 feet; thence South $09^{\circ}14'04''$ West 44.92 feet to an existing water line and the True Point of Beginning; thence South $54^{\circ}08'$ East 186.7 feet; thence South $59^{\circ}53'$ East 166.6 feet; thence South $66^{\circ}11'$ East 170.2 feet; thence South $64^{\circ}06'$ East 172.5 feet; thence South $79^{\circ}08'$ East 212.1 feet; thence South $89^{\circ}10'$ East 220.6 feet; thence North $68^{\circ}24'$ East 175.2 feet to an existing spring.-----

Order No. 79263

OCT 20 1997

WATER RESOURCES DEPT.
SALEM, OREGON

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If you have any questions about this form or water right requirements, please contact your local watermaster or call the Water Resources Department at 378-3455.

Note: Please type or print legibly when filling in the following information. Use additional paper if necessary.

Property Seller Information:

Name: Karl E. Craine and Diana L. Craine
Street Address: 2 Jefferson Parkway B-10
City: Lake Oswego State: OR Oregon Zip: 97035
Phone: 503-620-1088

Property Buyer Information:

Name: Sidney Friedman and Patricia Seitz
Street Address: 14286 Old Morris Valley Road
City: Yamhill State: OR Zip: 97148
Phone: 503-538-6785

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

Application #: R-37129 Permit #: R-2696 Certificate #: Volume 17 Page 117
Will all the lands associated with this water right be owned by the buyer? Yes No

Name of individual completing this form: [Signature] Signature: [Signature]
Phone: 852-6442 Date: 10/15/97

OR:

[Signature] 538-6785
Sidney Friedman
[Signature]
Patricia Seitz 10/15/97

LEGAL DESCRIPTION

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