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JAN 30 1996
WATER RESOURCES DEPT.
SALEM, OREGON

January 29, 1996

Water Resources Department
Commerce Building
158 12th Street N.E.
Salem, Oregon 97310

Re: Water Right Ownership Update Forms

Ladies and Gentlemen:

Enclosed for filing are two Water Right Ownership Update Forms in connection with a property transfer from Douglas D. McCoy and Shizue McCoy to Clear Creek Rainbow Ranch, Inc.

Please contact me if you have any questions.

Very truly yours,


Beth Janssen Gilbert

BJZ/kjk
Enclosures
11954-1\113973
01/29/96 (9:23am)

Oregon Water Resources Department
Water Right Ownership Update Form

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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: DOUGLAS D. McCOY and SHIZUE McCOY
Street Address: 18820 S. RIDGE ROAD
City: OREGON CITY State: OREGON Zip: 97045
Phone: (503) 631-7258

Property Buyer Information:

Name: CLEAR CREEK RAINBOW RANCH, INC.
Street Address: 18820 S. RIDGE ROAD
City: OREGON CITY State: OREGON Zip: 97045
Phone: (503) 631-7258

Property Description (attach additional pages if necessary):

County: CLACKAMAS Township: 3 SOUTH Range: 3 EAST Section: 10
Tax lot number(s): 05501, 05401, 05301, 01101

Meets & bounds description (or attach copy of property deed & tax-lot map with the parcels highlighted):
SEE ATTACHED

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

Application #: S-53721 Permit #: S-40344 Certificate #: 57482

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

Name of individual completing this form: BETH J. ZILBERT
Phone: (503) 221-1440

Signature: Beth J. Zilbert
Date: 1/29/96

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"A tract of land located in the Oran Mattoon Donation Land Claim No. 45 in the NW 1/4 of Section 10 of Township 3 South, Range 3 East of the Willamette Meridian in Clackamas County Oregon.

Beginning at a 1/2 inch dia. iron pipe in the Westerly boundary of Lot 12 of the plat of West Cederhurst No. 1, a recorded subdivision in Clackamas County, Oregon, said iron pipe bears S.10°50'W---181.86 feet from the most Northwesterly corner of the said lot 12. Thence s.73°15'45"W.---197.17 feet to an iron pipe at angle point No. 1; thence S.25°27'40"W---109.55 feet to an iron pipe at angle point No. 2; Thence S.30°29'30"W.---95.74 feet to an iron pipe at angle point No. 3; Thence S.28°19'25"W.---102.42 feet to an iron pipe at angle point No. 4; Thence S.2°42'15"W.---106.80 feet to an iron pipe at angel point No.5; Thence S.50°12'20"E.---253.57 feet to an iron pipe at angel point No. 6; Thence S80°12'30"E.---253.57 feet to an iron pipe at angel point No. 7; Thence N88°47'15"E.---126.41 feet to an iron pipe at angle point No. 8; Thence N51°20'00"E.---159.45 feet to an iron pipe at angel point No. 9; ThenceN26°56'20"E.---275 feet, more or less, to the center of Clear Creek. Thence downstream along the centerline of said stream to a point that bears S.63°07'15"E. from the point of beginning. Thence N.63°07'15"W. 190 feet, more or less, to the place of beginning. together with a 20 ft. wide pipeline easement located 10 feet on each side of the following described centerline: Beginning at a point N51°20'00"E. 36.75 feet from the above mentioned angle point No.8. Thence S.49°46'15"E---130 feet to a point. Thence S.3°47'15"3.---260 feet, more or less to the center of Clear Creek.

Also together with an easement for ingress and egress described as: That easement conveyed to Douglas D. McCoy Jr. and Schizue S. McCoy, Husband and wife, by that instrument dated May 23, 1961, and recorded in the Clackamas County Deed records. Also a 30 foot wide strip over and across existing constructed roads to the above described parcel."