



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301
(503) 986-0900
www.wrd.state.or.us

Ownership Update For Certificated Rights Only

NO FEES ARE REQUIRED TO SUBMIT THIS FORM

NOTICE: A certificate of water right typically stays with the land. In order to track water right ownership, the Department requests that this form be submitted to the Department. **To update multiple rights, a separate form is required for each right.**

If you have any questions about this form, please contact your local watermaster, or call the Water Resources Department at (503) 986-0900.

This form is not for Applications, Permits, Transfers, Groundwater Registrations, or Limited Licenses. To notify the Department of changes in ownership to these types of authorizations, an Assignment is required.

Current Landowner Information

Name: ENDS IN E, INC., a California corporation
Mailing Address: 5570 Sanchez Drive, Suite 230
City: San Jose State: CA Zip: 95123
Phone (~~xxxx~~): 408/221-1122 (Work) Dennis Bridgeman Other: _____

Property Description

County: LAKE Township: T 40S Range: R19 Section: 21

Taxlot Number(s): _____

Street Address of water right property: 15128 Westside Road, Lakeview, OR 97630

Water Right Information: Application: S-27931 Permit: - Certificate #: 26950

Are all the lands associated with this water right owned by the requester? Yes No If No, include a map showing the portion of the right involved.

Name of individual completing this form: Ace Felder Phone: (541) 219-0096

Signature of requestor:  Date: 3/29/19

The Department does not change names on certificates. This form will be placed in the file for future reference only. The Department does not provide acknowledgement that this form has been received.

LAKE COUNTY, OREGON **2019-000482**
D-WDEED 03/29/2019 02:27:00 PM
Cnt=1 Pgs=7
\$35.00 \$11.00 \$10.00 \$60.00 **\$116.00**

I, Stacie Geaney, County Clerk for Lake County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Stacie Geaney - County Clerk

Until a change is requested, all tax statements shall be sent to:

Ends In E, Inc.,
a California corporation,
5570 Sanchez Drive, Suite 230
San Jose, California 95123

After recording return to:

AmeriTitle - Lakeview
405 First Street North
Lakeview, OR 97630

WARRANTY DEED

Ace Felder and Rosa Felder, Grantors, convey and warrant to, Ends in E, Inc., a California Corporation, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

**That Real Property Described on Exhibit A attached hereto
and by this reference incorporated herewith.**

**Those Exceptions Described on Exhibit B attached hereto
and by this reference incorporated herein.**

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.

The true consideration for this conveyance is \$3,900,000.00, and other property included in the \$3,900,000.00.

WARRANTY DEED (ACE FELDER AND ROSA FELDER to ENDS IN E, INC.) - Page 1
438018.0/d2/19-Oct-15/scd

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Printed this day of March, 1914

[Handwritten signature]

Notary Public

WARRANTY DEED FOR REAL ESTATE
IN THE COUNTY OF ... STATE OF ...
GIVEN UNDER HAND AND SEAL OF SAID COUNTY
THIS ... DAY OF ... 1914

Given and Delivered

[Handwritten signature]

WARRANTY DEED FOR REAL ESTATE IN THE COUNTY OF ... STATE OF ...
GIVEN UNDER HAND AND SEAL OF SAID COUNTY THIS ... DAY OF ... 1914

[Handwritten signature]

Notary Public

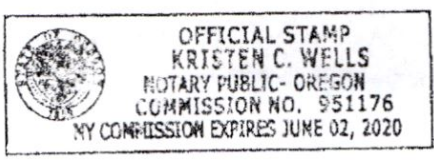
Dated this 27 day of March, 2019.

[Signature]
Ace Felder

[Signature]
Rosa Felder

State of Oregon)
County of Yamhill) ss

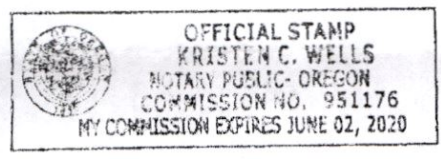
The foregoing instrument was acknowledged before me this 27 day of March, 2019, by Ace Felder.



[Signature]
Notary Public for
My commission expires: 6-2-2020

State of Oregon)
County of Yamhill) ss

The foregoing instrument was acknowledged before me this 27 day of March, 2019, by Rosa Felder.



[Signature]
Notary Public for
My commission expires: 6-2-2020

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Exhibit 'A'
(Legal Description)

Tract 1:

Parcel 2 of Partition Plat 2007-B-153, located in the W ½ of Section 1 and located within the NW ¼, The N ½ SW ¼ and the NW ¼ SE ¼ of Section 12, Township 41 South, Range 17 East of the Willamette Meridian Lake County, Oregon.

Tract 2:

Township 41 South, Range 18 East of the Willamette Meridian, Lake County, Oregon
Section 5: SW¼ NE¼.

Tract 3:

Township 41 South, Range 18 East of the Willamette Meridian,
Section 9: SW¼ SW¼.

Tract 4:

A parcel of land located within the NE¼ of Section 17, Township 40 South, Range 19 East of the Willamette Meridian, Lake County, Oregon being more particularly described as follows:

That part of the NE¼ in Section 17, Township 40 South, Range 19 East of the Willamette Meridian, lying North and West of the Northerly and Westerly margins of the existing Lake County Road # 1-11, which is described in Deed Book 110 at Page 205,

EXCEPTING THEREFROM

Beginning at the center of Section 17, Township 40 South, Range 19 East of the Willamette Meridian,
Thence North along the center line of said Section 17 for 770 feet;
Thence East at 580.8 feet;
Thence South at 770 feet;
Thence West at 580.8 feet to the point of beginning,

ALSO EXCEPTING THEREFROM

Beginning at a point that bears South 01°26'59" East at 648.81 feet from the Northeast corner of Section 17, Township 40 South, Range 19 East of the Willamette Meridian,
Thence North 89°38'39" West at 55.05 feet to the true point of beginning, said point is on the West line of Lake County Road #1-11;
Thence North 89°38'44" West at 120.55 feet;
Thence North 89°48'49" West at 404.97 feet;
Thence South 00°06'25" West at 407.70 feet;
Thence South 87°08'47" East at 529.52 feet to the West line of Lake County Road #1-11;
Thence North 00°20'38" West at 432.00 feet to the true point of beginning.

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Exhibit 'A'
(Legal Description - Continued)

Tract 5:

Township 40 South, Range 19 East of the Willamette Meridian, Lake County, Oregon

Section 16: The NE 1/4, EXCEPTING THEREFROM The tract reserved by Raymond A. Johnson and Ardelle Johnson by deed recorded August 22, 1957 in Book 121 page 275. Lake County Deed records

The SE 1/4

Tract 6

Township 40 South, Range 19 East of the Willamette Meridian, Lake County, Oregon

Section 16: The W 1/2 SW 1/4

Section 21: The NE 1/4; The N 1/2 NW 1/4

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Exhibit 'B'
(Exceptions)

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
4. Any encroachment (of existing improvements located on the subject Land onto adjoining Land or of existing improvements located on adjoining Land onto the subject Land encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. The 2018-2019 Taxes: A lien not yet due or payable.
6. Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use the property will be subject to additional taxes or penalties and interest.
7. Special Assessment disclosed by the Lake tax rolls:
For: Lakeview Water Users, Incorporated
8. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.

SPECIAL EXCEPTIONS FOR TRACT 1:

9. Easement for ingress and egress, being 30 feet in width as shown on the Partition Plat No. 2007-B-153.
10. The herein described property, in part, is classified as either Class 2 or Class 3 Forestland as documented by Order,
Recorded: November 2, 2011
Instrument No.: 2011-001507

SPECIAL EXCEPTIONS FOR TRACTS 2 AND 3:

11. Right of way for roads and highways and all of the coal, oil, gas and minerals on, in or under the land, including the terms and provisions contained therein, in deed from Lake County, Oregon, a Municipal corporation.
Recorded: November 8, 1949
Book: 107, Page 93

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WARRANTY

The hereby described work is warranted to be free from defects in material and workmanship for a period of one year from the date of completion of the work. This warranty is limited to the work described in the contract and does not cover any damage to the property or any other work not described in the contract.

An account shall be kept of the work done and the materials used, and the same shall be open to the inspection of the owner at all times. The contractor shall be responsible for the safety of the work and the property of the owner. The contractor shall not be liable for any damage to the property of the owner caused by the work or the materials used.

The contractor shall be responsible for the safety of the work and the property of the owner. The contractor shall not be liable for any damage to the property of the owner caused by the work or the materials used.

WARRANTY DEED AND RECORDS AND RECORDS WILL BE KEPT - Page 2
4-20-2018 10:00 AM

EXHIBIT 'B'
(Exceptions – Continued)

12. The herein described property, in part, is classified as either Class 2 or Class 3 Forestland as documented by Order,
Recorded: November 2, 2011
Instrument No.: 2011-00157

SPECIAL EXCEPTIONS FOR TRACT 4:

13. Right of way for roads and highways and all of the coal, oil, gas and minerals on, in or under the land, including the terms and provisions contained therein, in deed from Lake County, Oregon, a Municipal corporation.
Recorded: November 8, 1935
Book: 76, Page 533
14. Right of way for roads and highways and all of the coal, oil, gas and minerals on, in or under the land, including the terms and provisions contained therein, in deed from Lake County, Oregon, a Municipal corporation.
Recorded: May 24, 1981
Book: 110, Page 205
15. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Centurytel of Eastern Oregon, Inc dba Centurytel
Recorded: August 2, 2000
Book: 248, Page: 303

SPECIAL EXCEPTIONS FOR TRACTS 5 AND 6

16. Reservation of one-half of all oil, gas, coal and minerals, including the terms and provisions contained therein, in deed from Harry A. Hunter Estate, Incorporated and Hewitt Land Company, a corporation.
Recorded: December 21, 1942
Book: 88, Page 47
17. Reservation of one-half of the oil, gas, minerals, including the terms and provisions contained therein, in deed from A.L. Travis and Hannah O. Travis.
Recorded: October 25, 1949
Book: 107, Page 23
18. Right of way for roads and highways and all of the coal, oil, gas and minerals on, in or under the land, including the terms and provisions contained therein, in deed from Lake County, Oregon, a Municipal Corporation.
Recorded: June 14, 1949
Book: 106, Page 110

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19. Reservation of one-half of the coal, oil, gas and minerals, including the terms and provisions contained therein, in deed from Favell-Utely Realty Company, a corporation.
Recorded: February 16, 1949
Book: 105, Page 253