



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

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Applicant(s): Ted Nyquist
First Last
 Mailing Address: 2163 NW 2nd St.
McMinnville OR 97128
City State Zip
 Phone: 971-237-1101
Home Work Other

PROPERTY BUYER INFORMATION

Applicant(s): Matthew + Nichole Lenker
First Last
 Mailing Address: 15101 SW Hidden Hills Rd
McMinnville OR 97128
City State Zip
 Phone: 971-237-1606 971-241-7099 Lenkerfam@icloud.com
Home Work Other

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Wamhill Township: McMinnville Range: _____ Section: 14, T4S, R5W, WM
 Tax Lot Number(s): 2451402100

Street address of water right property: Route 2, Box 329 McMinnville OR (15101 SW Hidden Hills Rd)

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

Application #: 55155 Permit #: 41458 Certificate or Page #: 57759

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

Name of individual completing this form: Nichole Lenker Phone: 971-237-1606

Signature: Nichole Lenker Date: 6/4/19

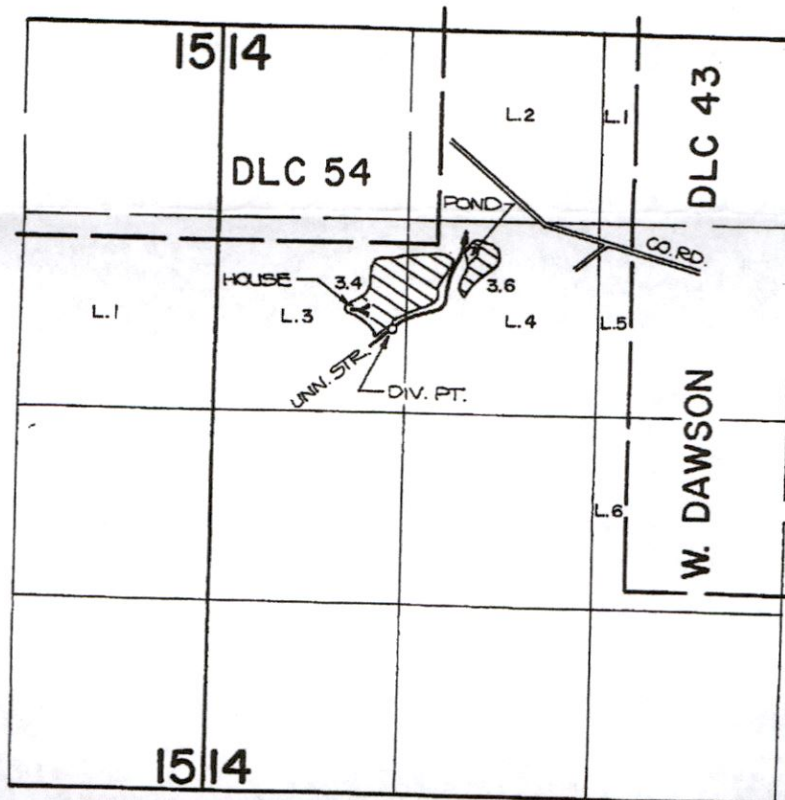
Please be sure to attach a copy of your property deed or legal description of the property.

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T.4S., R.5W., W.M.



DIV. PT. LOCATION: 2060 FT. S. AND 1210 FT. E. FROM THE N.W. CORNER OF SECTION 14.



SCALE: 4" = 1 MILE

FINAL PROOF SURVEY
UNDER

Application No. 55155... Permit No. 41458...
IN NAME OF

.....HARRY B. CURE.....

Surveyed SEPT. 19, 1984., by *P. Pagten*.....

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STATE OF OREGON
COUNTY OF YAMHILL

CERTIFICATE OF WATER RIGHT

THIS IS TO CERTIFY, that HARRY B. CURE,
of ROUTE 2, BOX 329, MCMINNVILLE, OREGON 97128, has a right to the use
of the waters of AN UNNAMED STREAM, A TRIBUTARY OF BAKER CREEK, for
the purpose of IRRIGATION OF 7.0 ACRES.

The right has been perfected under Permit 41458. The date of priority
is JANUARY 26, 1977. The right is limited to not more than 0.09 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:

LOT 3 (SW1/4 NW1/4), SECTION 14, T4S, R5W, WM;
2060 FEET SOUTH & 1210 FEET EAST FROM NW CORNER SECTION 14.

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 acre, or its
equivalent for each acre irrigated and shall be further limited to a
diversion of not to exceed 2.5 acre-feet per acre for each acre
irrigated during the irrigation season of each year.

The right 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, and to which such
right is appurtenant, is as follows:

3.4 ACRES LOT 3 (SW1/4 NW1/4)
3.6 ACRES LOT 4 (SE1/4 NW1/4)
SECTION 14
TOWNSHIP 4 SOUTH, RANGE 5 WEST, W.M.

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 right
is subject to minimum flows established by the Water Resources
Commission with an effective date prior to this right.

WITNESS the signature of the Water Resources Director,
affixed this date OCTOBER 10, 1988.

William H. Young
Water Resources Director

Recorded in State Record of Water Right Certificates numbered 57759

55155

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Exhibit "A" (continued)

feet from the Southeast corner of the John F. Johnson
Donation Land Claim No. 54, and being the TRUE POINT OF
BEGINNING of the line described herein; thence South 81° 26'
East to the Westerly boundary line of Hidden Hills Road.

Tax Lot No. 4514-2100

YCT&E 135025

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EXHIBIT "A"

PARCEL I:

A tract of land in Section 14, Township 4 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

BEGINNING at the most Easterly Southeast corner of the John F. Johnson Donation Land Claim in Township 4 South, Range 5 West of the Willamette Meridian; thence West along the South line of the Johnson Donation Land Claim, 1490 feet, more or less, to the West line of Section 14, Township 4 South, Range 5 West of the Willamette Meridian; thence South along the Section line, 500 feet; thence South 75° East 1470 feet, more or less, to the most Westerly corner of a five acre tract conveyed to Roy A. Butchart, et ux., by Deed recorded November 15, 1968 in Film Volume 73, Page 550, Deed Records; thence along the five acre tract, North 58° 01' 15" East 586.64 feet and South 71° 58' 20" East 213.27 feet to an iron pipe; thence leaving said five acre tract, North 09° 47' East 561.05 feet to an iron rod; thence North 55° 17' East 150 feet more or less, to the center of Baker Creek; thence Westerly along the center of Baker Creek, 1000.00 feet, more or less, to the East line of the Johnson Donation Land Claim; thence South 02° 46' East 350 feet more or less to the Point of Beginning.

PARCEL II:

A tract of land in Section 14, Township 4 South, Range 5 West of the Willamette Meridian, located in Yamhill County, Oregon and being a portion of the premises conveyed by Barney S. Saunders and Sandra L. Saunders to Richard E. Berry and Catherine C. Berry by Deed dated December 13, 1982 and recorded December 14, 1982 in Film Volume 173, Page 1850 Deed Records of Yamhill County, Oregon and being more particularly described as follows, to-wit:

All that portion of said real premises described above lying Westerly of the Westerly margin of Hidden Hills Road and Northerly of the following described line:

BEGINNING at a point South 1048.74 feet and East 524.88 feet from the Easterly Southeast corner of the John F. Johnson Donation Land Claim No. 54 in said Township and Range; thence North 14° 7-1/2' East 419.5 feet to an iron pipe; said pipe being the most Easterly Southeast corner of that tract conveyed to S.C.S. Enterprises, Inc., an Oregon corporation, by Deed recorded April 15, 1971 in Film Volume 83, Page 1139, Deed Records; thence North 09° 47' East 561.05 feet to an iron rod; thence North 55° 17' East 13.96 feet to an iron rod, said iron rod lying South 81.08 feet and East 734.06

(continued on Page 3)

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WARRANTY DEED

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BROOKS CAPPS and PATRICIA L. CAPPS

hereinafter called grantor, does hereby grant, sell and convey unto

THEODORE T. NYQUIST and CAMILLE R. NYQUIST, husband and wife

hereinafter called grantee, and grantee's heirs, successors and assigns, the following described real property with the tenements, hereditaments and appurtenances thereunto belonging, situated in Yamhill County, Oregon:

Legal description on attached Exhibit "A"

Said grantor hereby covenants that grantor is owner of the above described property free of all encumbrances except those as shown on Yamhill County Title & Escrow Report No. 135025 - and that grantor will warrant and defend the same against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The property described herein has been assessed under farm and/or forest tax deferral. Disqualification may result in additional taxes and interest being levied.

THE TRUE CONSIDERATION PAID FOR THIS TRANSFER IS \$398,500.00

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.

In Witness Whereof, grantor executed this instrument dated May 12, 1995

Brooks Capps
BROOKS CAPPS

Patricia L. Capps
PATRICIA L. CAPPS

STATE OF Michigan, COUNTY OF Leelanau, ss.

This instrument was acknowledged before me on May 12, 1995
BROOKS CAPPS - PATRICIA L. CAPPS

[Signature]
Notary Public for Leelanau
My Commission Expires:



WARRANTY DEED

BROOKS CAPPS
PATRICIA L. CAPPS
GRANTOR

THEODORE T. NYQUIST
CAMILLE R. NYQUIST
GRANTEE

Recorded in Official Yamhill County Records
CHARLES STERN, COUNTY CLERK

45.00

INDEXED

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1 0 D08 3 15.00 10.00 20.00 0.00 0.00 0.00

SEND RECORDED DEED & TAX STATEMENTS TO
THEODORE T. NYQUIST
CAMILLE R. NYQUIST
15101 SW HIDDEN HILLS ROAD
McMINNVILLE, OR 97128

YAMHILL COUNTY TITLE & ESCROW, INC. 135025

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