



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301
(503) 986-0900
www.oregon.gov/OWRD

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:	Michael Royal Von Pinnon				
Mailing Address:	P.O. Box 518				
City:	Rainier	State:	OR	Zip:	97048
Phone:	503-437-0133	Email:	rpi.rainier@gmail.com		

Property Information					
County:	Columbia	Township:	6N	Range:	2W Section: 16
Tax Lot #:	1300 (North 1/2 Lot 91 Beaver Homes Section 3)				
Street Address of Water Right:	30758 Beaver Homes Rd Rainier OR 97048				
Water Right Information					
Application:	S 28685				
Permit:	S 22586				
Certificate:	22974				
Are all the lands associated with this water right owned by the requestor? ☒ Yes ☐ No					
(If no, include a map showing the portion of the water right involved)					

Signature and Date	
Name of individual completing form:	Michael Royal Von Pinnon
Signature of requestor:	<i>[Signature]</i> Date: 11/10/20
Phone or email:	503-437-0133 rpi.rainier@gmail.com

The Department does not change names on water right certificates. This form will be placed in the file for future reference only. If mailed, the Department will not provide acknowledgement of receipt.

This form can be mailed to the address above or sent via email to wrd_dl_customerservice@oregon.gov

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

5400 SW Meadows Road, Suite 100
Lake Oswego, OR 97035

GRANTOR'S NAME:

Secretary of Housing and Urban Development, his/her successors
and assigns

GRANTEE'S NAME:

Michael Royal VonPinnon

AFTER RECORDING RETURN TO:

Michael Royal VonPinnon
PO BOX 518
Rainier, OR 97048

SEND TAX STATEMENTS TO:

Michael Royal VonPinnon
PO BOX 518
Rainier, OR 97048

30758 Beaver Homes Rd, Rainier, OR 97048

COLUMBIA COUNTY, OREGON

2020-11697

DEED-D

Cnt=1 Pgs=4 HUSERB

11/06/2020 02:18:08 PM

\$20.00 \$11.00 \$10.00 \$60.00 \$5.00

\$106.00

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon,
certify that the instrument identified herein was recorded in the Clerk
records.

Elizabeth E. Huser - County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Secretary of Housing and Urban Development, his/her successors and assigns. Grantor,
conveys and specially warrants to Michael Royal VonPinnon, Grantee, the following described real property free
and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to
grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed
recorded in Columbia County, Instrument No. 2012-004340, except as specifically set forth below:

The true consideration for this conveyance is One Hundred Ninety Thousand And No/100 Dollars (\$190,000.00).

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.

TIC01 Title 360420007705

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

5400 SW Meadows Road, Suite 100
Lake Oswego, OR 97035

GRANTOR'S NAME:

Secretary of Housing and Urban Development, his/her successors
and assigns

GRANTEE'S NAME:

Michael Royal VonPinnon

AFTER RECORDING RETURN TO:

Michael Royal VonPinnon
PO BOX 518
Rainier, OR 97048

SEND TAX STATEMENTS TO:

Michael Royal VonPinnon
PO BOX 518
Rainier, OR 97048

30758 Beaver Homes Rd, Rainier, OR 97048

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Secretary of Housing and Urban Development, his/her successors and assigns, Grantor,
conveys and specially warrants to Michael Royal VonPinnon, Grantee, the following described real property free
and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to
grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed
recorded in Columbia County, Instrument No. 2012-004340, except as specifically set forth below:

The true consideration for this conveyance is One Hundred Ninety Thousand And No/100 Dollars (\$190,000.00).

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.

TICOR Title 360420007705

SPECIAL WARRANTY DEED - STATUTORY FORM

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated 11/04/2020; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

The U.S. Department of Housing and Urban Development (HUD)

By: [Signature]

Print Name: _____

Print Title: _____

Johnny Tran
Authorized Agent

State of _____

County of _____

This instrument was acknowledged before me on _____

The U.S. Department of Housing and Urban Development (HUD)

By: _____

Print Name: _____

Print Title: _____

Notary Public - State of _____

My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

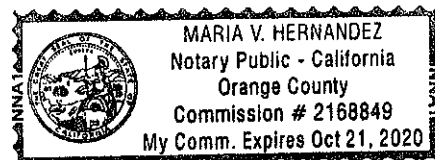
On 11/05/2020 before me, Maria V. Hernandez - Notary Public
(insert name and title of the officer)

personally appeared Johnny Tran,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Maria V. Hernandez (Seal)



"Extended via Executive Order"

EXHIBIT "A"
Legal Description

Parcel 1:

Beginning at the Northeast corner of Tract 91, Beaver Homes, Columbia County, Oregon, said corner being 1318.8 feet South and 660.7 feet West of the quarter corner between Sections 15 and 16, Township 6 North, Range 2 West, Willamette Meridian, in the County of Columbia and State of Oregon; thence along the North line of said Tract 91, South 89°35' West 630 feet to the Northwest corner of said Tract 91, which corner is in the center of the Columbia Road; thence along the center line of said Columbia Road as follows: South 20°12' West 57.5 feet; South 26°28' West 30 feet to the intersection with the West line of said Tract 91; thence along said West line South 0°56' East 579.9 feet; thence North 89°35' East 661.3 feet to a point on the East line of said Tract 91; thence along said East line North 0°59' West 660.3 feet to the point of beginning, All in Tract 91, Beaver Homes, Columbia County, Oregon.

Parcel 2:

All that portion of the following described tract lying Easterly of the centerline of F.B. Holbrook Road P-80, to-wit: Beginning at a point in the center of the Columbia Road, said point being the Northwest corner of Tract 92 and the Northeast corner of Tract 93, Beaver Homes, Columbia County, Oregon; thence from the point of beginning South 27°02' East 276.8 feet; South 32°49' East 32 feet; South 89°56' East 816.9 feet to the East line of Tract 92; thence North 0°56' West 1040 feet along line dividing Tracts 91 and 92 to the intersection of the center line of the Columbia Road; thence tracing the center line of said road South 26°28' West 494 feet; thence South 28°30' West 74.2 feet; thence South 30°13' West 150 feet; South 63°13' West 210 feet; South 84°02' West 440 feet to the point of beginning.