

Wilderness to
Keepers to
Bailey T15PALE

SENW

NESW

NWSW

SESW

T15N, R02W, S01

1987 NAPP

Note To
Reviewer

May need to double-
check the POD's
for split info.
(Please!)

Denise
7/15/02

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO,
IN AND FOR THE COUNTY OF TWIN FALLS

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM

CIVIL CASE NUMBER: 39576

Ident. Number 67-14332
Date Received: 12/29/1989
Receipt No:
Received By:

**NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW**

1. Name of Claimant(s)

MIKE TISDALE
3661 E PECAN ST
BOISE ID USA 83716

Phone: (208)389-2190

REVA BAILEY
3661 E PECAN ST
BOISE ID USA 83716

Phone: (208)389-2190

2. Date of Priority: 05/19/1905

3. Source: JOHNSON CREEK Trib. to: WEISER RIVER

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4 Lot	County	Type
16N	02W	35	SE SE 1	ADAMS	
15N	02W	1	NW NW	ADAMS	

5. Description of diverting works:

CEMENT BASE IN CREEK, 18" CEMENT CULVERT TO DITCH SYSTEM.

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
IRRIGATION	04/01	11/01	0.2	

7. Total Quantity Appropriated is:
0.2 C.F.S.

8. Total consumptive use:

9. Non-irrigation uses:

10. Place of use:

Township	Range	Section	1/4 of 1/4 Lot	Use	Acres
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15N	02W	1	SE	NW	IRRIGATION	10
					Section Acres	10
					Total Acres	10

11. Place of use in counties: ADAMS

12. Do you own the property listed above as place of use? Yes

13. Other Water Rights Used:

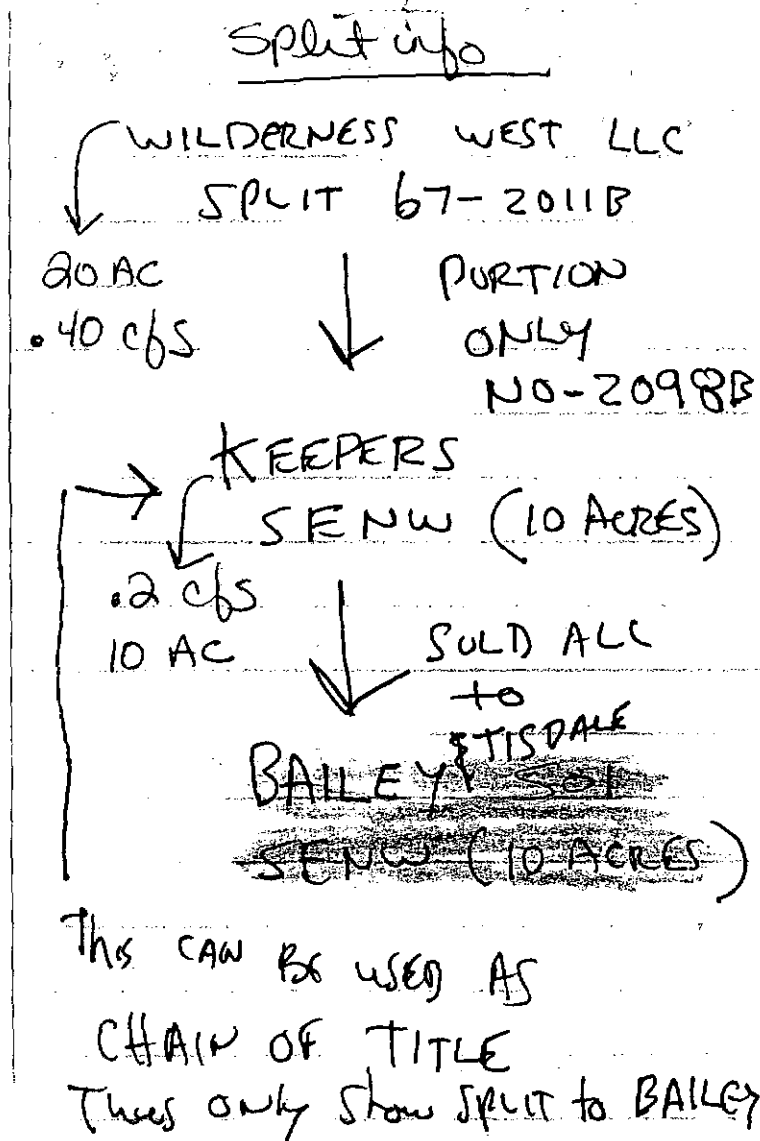
14. Remarks:

This claim is the result of a split due to change in ownership for a portion of 67-2011B. DH 7/15/2002

Ownership changed from Keepers to Bailey and Tisdale by DH 7/15/2002.

15. Basis of Claim: License

Split Info



67-2011B split to 67-14331 Wild. West
and 67-14332 Keepers.

Then : Keepers sold all 10 ac. to
Bailey / Tisdale.

67-14332 BAILEY SPLIT
TISDALE IDAHO DEPARTMENT OF WATER RESOURCES
ADJUDICATION CLAIM PROFILE REPORT

AJ5809NP
No. A67-02011B

DATE: 05/07/02
PAGE: 1

OWNER CODE	NAME & ADDRESS	PRIORITY DATE	WATER USE	USE PERIOD FROM TO	DIVERSION RATE	DIVERSION VOLUME
C	WILDERNESS WEST LLC PO BOX 18243 SEATTLE WA 98118	05/19/1905	IRRIGATION	04-01 11-01	~~1.2~~ CFS	2 cfs
TOTAL DIVERSION:					~~0.02~~ CFS	2 cfs

Water Source: JOHNSON CREEK Tributary to: WEISER RIVER Stage: LICENSE

Point(s) of Diversion: T15N R02W S01 NWNW
T16N R02W S35 Lot01(SESE) ADAMS County
ADAMS County

Place of use Legal Description for: IRRIGATION

			NE				NW				SW				SE				SUM		
T	R	S	NENE	NWNE	SWNE	SENE	NENW	NWNW	SWNW	SENW	NESW	NWSW	SWSW	SESW	NESE	NWSE	SWSE	SESE			
			Lt	Ac	Lt	Ac	Lt	Ac	Lt	Ac	Lt	Ac	Lt	Ac	Lt	Ac	Lt	Ac	Lt	Ac	
15N	02W	1								10											10
15N	02W	2																			0
16N	02W	35																			0
TOTAL ACRES																					10

POU County: ADAMS

Non-Irrigation Uses: INSTREAM STOCKWATER

Other Rights: 67-02098, 10/29/1914 - 1.2 CFS, 67-11396.

Remarks: GEN ACREAGE IS COVERED BY TWO WATER RIGHTS 67-02011 AND 67-02098 PAUS
ALSO APPLYING WITH "EXCESSIVE IRRIGATION FLOW" FROM FOR
ADDITIONAL WATER A67-11396 BECAUSE OF SOIL TEXTURE.

THIS CLAIM IS A RESULT OF A CHANGE IN OWNERSHIP FOR A PORTION OF
CLAIM NO. A67-02011. FEE PAID UNDER RECEIPT NO. W007300.
2/13/1998.

Dates: Exam Made Date:

Verified Date:

Objection Filed Date:

Misc: Water District Number: 67

Field Inspection Flag:
Presumption Flag:

Audit: 02/18/99 SBOCK

NOTES:
ORIGINAL LICENSE POU
WAS IN THE NWSW & SWSW
PER WATER RIGHTS RECORDS
IN COMPUTER

$$\text{PRO RATE CFS} \\ (10 \text{ ACRES}) (0.02 \text{ cfs}) = .2 \text{ CFS}$$

This land is suspect
because it is on the
other side Weiser River, Johnson
Creek water would have to be
piped over or exchanged...
but because it was claimed
we CAN SPLIT. A FIELD
EXAM WILL BE
NEEDED TO CLARIFY
IF THIS IS AN
ACCOMPLISHED CHG
IN POU.

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO,
IN AND FOR THE COUNTY OF TWIN FALLS

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM

CIVIL CASE NUMBER: 39576

Ident. Number 67-14332
Date Received: 12/29/1989
Receipt No:
Received By:

**NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW**

1. Name of Claimant(s)

RONALD G KEEPERS
109 W SUNNY SANDS RD
CATHLAMET WA USA 98612

Phone:

GLADYS D KEEPERS
109 W SUNNY SANDS RD
CATHLAMET WA USA 98612

Phone:

2. Date of Priority: 05/19/1905

3. Source: JOHNSON CREEK Trib. to: WEISER RIVER

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4 Lot	County	Type
16N	02W	35	SE SE 1	ADAMS	
15N	02W	1	NW NW	ADAMS	

5. Description of diverting works:

CEMENT BASE IN CREEK, 18" CEMENT CULVERT TO DITCH SYSTEM.

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
IRRIGATION	04/01	11/01	0.2	

7. Total Quantity Appropriated is:
0.2 C.F.S.

8. Total consumptive use:

9. Non-irrigation uses:

10. Place of use:

Township	Range	Section	1/4 of 1/4	Lot	Use	Acres
15N	02W	1	SE	NW	IRRIGATION	10
					Section Acres	10
					Total Acres	10

11. Place of use in counties: ADAMS

12. Do you own the property listed above as place of use? Yes

13. Other Water Rights Used:

14. Remarks:

This claim is the result of a split due to change in ownership for a portion of 67-2011B. DH 7/15/2002

15. Basis of Claim: License

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

Please print or type. Attach pages with additional information. Instructions are included at the end of this form.
Incomplete forms will be returned.

RECEIVED

MAY 29 2001

WATER RESOURCES
WESTERN REGION

1. Please list the water right number(s) and/or adjudication claim number(s) (if any) for each water right to be changed. List just the adjudication claim number if there is no corresponding water right record on file with the department. Indicate, by checking in the space provided (under the "split" heading), if the change in ownership is limited to a portion of a water right in which case division of the existing water right or adjudication claim record will be required.

Water Right No(s).	Adjudication Claim No(s).	Split	Water Right No(s).	Adjudication Claim No(s).	Split
<u>A67-02011 B</u>		—	<u>Split into</u>		—
<u>A67-02098 Dch</u>		—			—
		—			—
		—			—
		—	<u>67-14331 (Wild-west)</u>		—
		—	<u>67-14332 (keepers)</u>		—

2. The following **REQUIRED** information must be submitted with this form:

- A. The appropriate **FILING FEE**. See instructions for fee amounts. N/A
- B. A copy of the most recent **DEED, TITLE POLICY, CONTRACT OF SALE** or other legal document indicating your ownership of the property and water right(s) or claim(s) in question, **WITH ATTACHED LEGAL DESCRIPTION**.
- C. Either of the following (if necessary to clarify division of water rights or other complex property descriptions):
PLAT OF PROPERTY or **SURVEY MAP** clearly showing the location of the point(s) of diversion and place of use of your water right(s) and/or adjudication claim(s) (these are usually attached to your deed or on file with the county).
OR
If your water right(s) and/or adjudication claim(s) is for ten or more acres of irrigation, you must submit a USDA Farm Service Agency **AERIAL PHOTO** with the irrigated acres outlined and point(s) of diversion clearly marked. The **AERIAL PHOTO** should be submitted in place of the **PLAT OF PROPERTY** or **SURVEY MAP**.

3. Name and Address of Former Owner/Claimant(s) RONALD G. KEEPERS or GLADYS D. KEEPERS
109 W. SUNNY SANDS RD, CATHLAMET, WA 98612
4. New Owner/Claimant(s) MICHAEL D. TISDALE or REVA BAILEY
Name Connector (Check one): ☐ and ☒ or ☐ and/or
- New Mailing Address 3661 E. PECAN
- City, State and ZIP Code BOISE, ID 83716
- New Telephone Number (208) 389-2190
5. Date you acquired the property 5-18-01

6. If the change in ownership affects the entire water right for each water right or adjudication claim number listed in item 1, THEN SKIP THIS ITEM AND GO TO ITEM 7. If the change in ownership divides the water right(s) among multiple owners, you must describe, in detail, your portion of each water right after the change. Fill in the appropriate spaces in the box(es) below to describe your water right(s) after the change (one water right per box, you may copy this page as necessary). If your quantity of water is greater than a proportionate split, you must attach documentation to show justification for a larger amount. If you are not sure how to identify your portion of the original water right or adjudication claim records, please contact the nearest IDWR office for assistance.

DESCRIPTION OF YOUR PORTION OF WATER RIGHT (If the right(s) will not be split, skip this area and proceed to item 7)		
Water Right and/or Adjudication Claim Number _____		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	_____	_____
Stock	_____	_____
Domestic	_____	_____
Other _____	_____	_____
Total	_____	_____

DESCRIPTION OF YOUR PORTION OF WATER RIGHT (If the right(s) will not be split, skip this area and proceed to item 7)		
Water Right and/or Adjudication Claim Number _____		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	_____	_____
Stock	_____	_____
Domestic	_____	_____
Other _____	_____	_____
Total	_____	_____

7. Signature of New Owner(s) or Claimant(s)
(include title if applicable)

Michael D. Bailey
Bruce Bailey

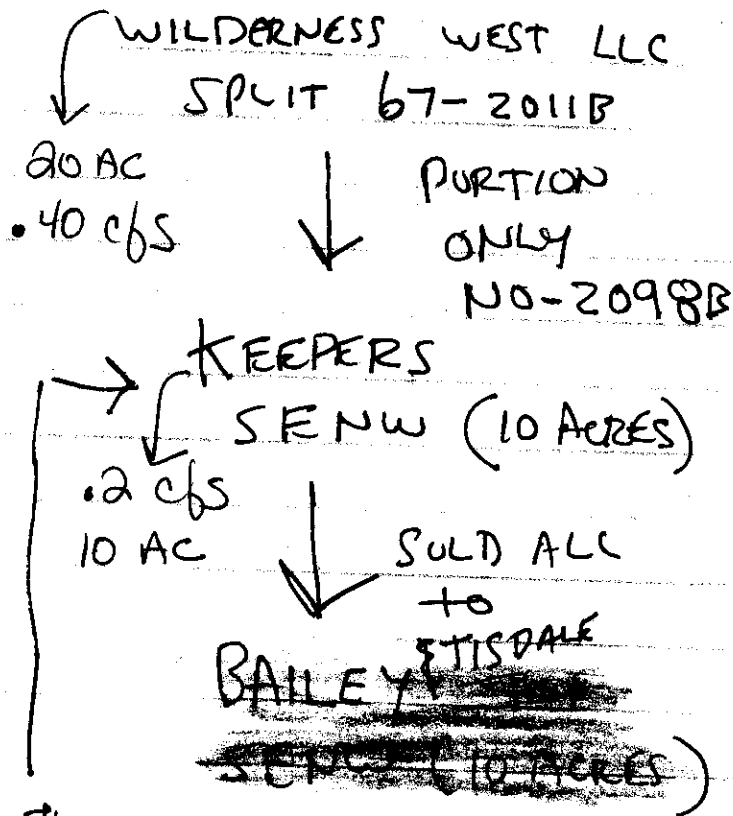
For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him/her for all matters related to your claims.

For Office Use Only

Received by _____ Date _____ Fee 0
 Received by _____ Date _____ Receipt No. _____
 Processed by _____ AJ Date _____ WR _____ Date _____

Split Info

Split info



This CAN BE USED AS
CHAIN OF TITLE
These only show split to BAILEY

67-2011B split to 67-14331 Wild. West
and 67-14332 Keepers.

Then: Keepers sold all 10 ac. to
Bailey / Tisdale.

INSTRUMENT NO. 99774
PAGE 1 OF 2

WARRANTY DEED

COPY

For Value Received, RONALD G. KEEPERS and GLADYS D. KEEPERS, husband and wife
the grantors, do hereby grant, bargain, sell and convey unto
MICHAEL D. TISDALE, a single man, and REVA BAILEY, a single woman
the grantees, whose current address is, 3661 E. Pecan, Boise, ID 83716
the following described premises, in Adams County, Idaho, to-wit:
SEE ATTACHED EXHIBIT 'A' WHICH IS MADE A PART HEREOF

TO HAVE AND TO HOLD THE said premises, with their appurtenances unto the said Grantees,
their heirs and assigns forever. And the said Grantors do hereby covenant to and with the
said Grantees, that they are the owners in fee simple of said premises; that they are free
from all encumbrances excepting for all easements of record, rights of way, matters
visible, and all matters of record and title and that they will warrant and defend the
same from all lawful claims whatsoever.

Date: May 18, 2001

Ronald G. Keepers Gladys D. Keepers
Ronald G. Keepers Gladys D. Keepers

STATE OF Washington
COUNTY OF Wanawana

On this 18th day of May, in the year of 2001, before me
a Notary Public in and for said State, personally appeared
RONALD G. KEEPERS and GLADYS D. KEEPERS
known or identified to me to be the persons whose names
are subscribed to the within instrument, and acknowledged
to me that they executed the same.

Renny Paulsen
Notary Public
Residing at Cathlamet
Commission expires: 4/13/02

STATE OF IDAHO, COUNTY OF ADAMS
I hereby certify that this instrument was filed for record
at the request of

at _____ minutes past _____ o'clock M.

office, and duly recorded in Book
of Deeds at page _____

Ex-Officio Recorder

By: _____ Deputy

Fees \$
Mail to:

#01-250

Instrument # 99774

COUNCIL, ADAMS, IDAHO

2001-05-18

11:35:00 No. of Pages: 2

Recorded for: TIMBERLINE TITLE & ESCROW

MICHAEL FISK

Fees: 6.00

Ex-Officio Recorder Deputy

Index to: DEED

Tract O, Cuddy Mountain Ranches

Township 15 North, Range 2 West, Boise Meridian, Adams County, Idaho

Section 1: A tract of land located in the S1/2NW1/4 and SW1/4 more particularly described as follows:

Beginning at the C-N 1/16 corner of Section 1, T15NR2WBM;
Thence South 00° 08' 19" West 3061.20 feet along the North-South Midsection line of Section 1 to a point on the thread of the Weiser River;

Thence upstream along said thread through the following four courses:

1. North 51° 51' 30" West 203.30 feet;
2. North 58° 57' 10" West 217.02 feet;
3. North 50° 47' 10" West 373.35 feet;
4. North 31° 24' 38" West 317.48 feet;

Thence North 90° 00' 00" West 857.68 feet;

Thence South 50° 40' 00" West 25.00 feet to a point on a nontangent curve with center being North 50° 40' 00" East 1000.00 feet radial distance;

Thence clockwise along said curve an arc distance of 372.34 feet (chord North 28° 40' 00" West 370.19 feet);

Thence North 18° 00' 00" West 361.24 feet;

Thence North 87° 18' 00" East 300.82 feet;

Thence North 45° 56' 00" East 715.63 feet to a point on the thread of the Weiser River;

Thence upstream along said thread through the following six courses:

1. North 05° 51' 12" West 59.31 feet;
2. North 24° 00' 42" East 516.49 feet;
3. North 64° 25' 31" East 187.38 feet;
4. North 44° 46' 04" East 294.72 feet;
5. North 34° 25' 53" East 310.79 feet;
6. North 64° 40' 57" East 162.40 feet to a point on the North line of the SE1/4NW1/4 of Section 1;

Thence North 88° 45' 08" East 256.34 feet along said North line to the REAL POINT OF BEGINNING.

EXCEPTING THEREFROM right-of-way of Friends of the Weiser River Trail (formerly Pacific and Idaho Northern Railway) in the SE1/4NW1/4 and E1/2SW1/4 of Section 1.

STATE OF IDAHO
IDAHO DEPARTMENT OF WATER RESOURCES
NOTICE OF CHANGE OF WATER RIGHT OWNERSHIP

RECEIVED
NOV 24 1998
WATER RESOURCES
WESTERN REGION

Please print or type. Attach pages with additional information. Instructions are on the back of this page.
Incomplete forms will be returned.

1. Water Right Number(s) A67-02011 & A67-02098
Adjudication Claim Number(s) _____
2. The following **REQUIRED** information must be submitted with this form.
 - A. A copy of the most recent DEED, TITLE POLICY, CONTRACT OF SALE, or other legal document indicating your ownership of the property and water rights or claims in question, WITH ATTACHED LEGAL DESCRIPTION.
AND
 - B. PLAT OF PROPERTY or SURVEY MAP for parcel of ten acres or less. (These are usually on file with the county.)
OR
 - C. For water rights or adjudication claims involving ten or more irrigated acres, a USDA Farm Service Agency (formerly ASCS) AERIAL PHOTO with irrigated acres outlined and point(s) of diversion clearly marked.
3. Name and Address of Former Owner/Claimant(s) i Wilderness West, LLC
P.O. Box 18213, Seattle, WA 98118
4. New Owner/Claimant(s) Ronald G. Keepers or Gladys D. Keepers
Name connector (Check one): [] AND, [X] OR, [] AND/OR
New Mailing Address 2301 Harrison Ave., Centralia, WA 98531
City, State and ZIP Code _____
New Telephone Number () _____ - _____
5. Date you acquired the property 9/4/98
6. If you have acquired only a portion of the former owner's property, IDWR may need to split the water right(s) or adjudication claim(s). If this applies, describe in detail your portion of each water right or adjudication claim in the spaces below. If necessary, attach additional pages.
*split of filings
Number of acres actually irrigated 1 to 3 Number and type of stock _____
Diversion rate in CFS _____ Number of homes n/a Other uses irrigation only
cubic feet per second
If a water right or adjudication claim is being split and you are not sure how to identify your portion of the original right or claim, please contact the nearest IDWR office for assistance.)
7. Signature of New Owner/Claimant(s)
Ronald G. Keepers Date 9-2-98
Gladys D. Keepers Date 9-2-98
8. (Corporations or other organizations must submit a list of directors/officers demonstrating authority to sign form.)
For Snake River Basin Adjudication Claims: If you are represented by an attorney and you want IDWR to correspond directly with your attorney for all matters related to your claims, please attach a Notice of Appearance completed by your attorney.

For Value Received, WILDERNESS WEST, LLC, a Washington limited liability company the grantor, does hereby grant, bargain, sell and convey unto RONALD G. KEEPERS and GLADYS D. KEEPERS, husband and wife

the grantees, whose current address is 2301 Harrison Ave., Centralia, WA 98531

the following described premises, in Adams County, Idaho, to-wit:

SEE ATTACHED EXHIBIT 'A' MADE A PART HEREOF

TO HAVE AND TO HOLD THE said premises, with their appurtenances unto the said Grantees their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees, that they are the owner in fee simple of said premises; that they are free from all encumbrances excepting for all easements of record, rights of way, matters visible, and all matters of record and title.

and that they will warrant and defend the same from all lawful claims whatsoever.

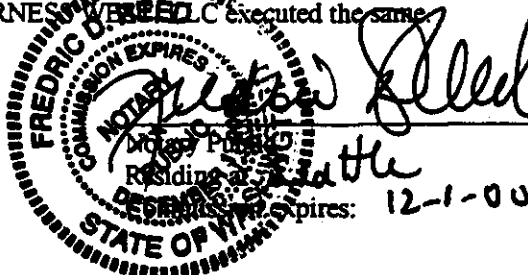
Date: August 31, 1998

WILDERNESS WEST, LLC, a Washington limited liability company

By: Eugene R. Cederstrand
Eugene R. Cederstrand
Managing Member

STATE OF Wash.)
COUNTY OF King) ss

On this 1st day of Sept, in the year of 1998, before me a Notary Public, personally appeared
EUGENE R. Cederstrand
known or identified to me to be the Managing Member of WILDERNESS WEST, LLC, who executed the within and foregoing instrument for and on behalf of said WILDERNESS WEST, LLC and acknowledged to me that the said WILDERNESS WEST, LLC executed the same.



STATE OF IDAHO, COUNTY OF ADAMS
I hereby certify that this instrument was filed for record at the request of Timberline Title & Escrow

at 12 minutes past 11 o'clock AM.
this 4 day of Sept, 1998, in my office, and duly recorded in Book of Deeds at page

MICHAEL FISK
Ex-Officio Recorder

By: Deputy Fisk
Deputy

Fees \$ 6.00
Mail to: Timberline Title & Escrow

INSTRUMENT NO. 94642
PAGE 2 OF 2
EXHIBIT 'A'

CUDDY MOUNTAIN RANCHES
TRACT O

Township 15 North, Range 2 West, Boise Meridian, Adams County, Idaho
Section 1: A tract of land located in the S1/2NW1/4 and SW1/4 more particularly described as follows:

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Thence South 00° 08'19" West 3061.20 feet along the North-South Midsection line of Section 1 to a point on the thread of the Weiser River;

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1. North 51° 51'30" West 203.30 feet;
2. North 58° 57'10" West 217.02 feet;
3. North 50° 47'10" West 373.35 feet;
4. North 31° 24'38" West 317.48 feet;

Thence North 90° 00'00" West 857.68 feet;

Thence South 50° 40'00" West 25.00 feet to a point on a nontangent curve with center being North 50° 40'00" East 1000.00 feet radial distance;

Thence clockwise along said curve an arc distance of 372.34 feet (chord North 28° 40'00" West 370.19 feet);

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Thence upstream along said thread through the following six courses:

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EXCEPTING THEREFROM right-of-way of Friends of the Weiser River Trail (formerly Pacific and Idaho Northern Railway) in the SE1/4NW1/4 and E1/2SW1/4 of Section 1.

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO,
IN AND FOR THE COUNTY OF TWIN FALLS

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM

CIVIL CASE NUMBER: 39576

Ident. Number 67-2011B
Date Received: 12/29/1989
Receipt No: X777777
Received By:

**NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW**

1. Name of Claimant(s)

WILDERNESS WEST LLC Phone:
PO BOX 18213
SEATTLE WA USA 98118

2. Date of Priority: 05/19/1905

3. Source: JOHNSON CREEK Trib. to: WEISER RIVER

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4 Lot	County	Type
16N	02W	35	SE SE	1	ADAMS
15N	02W	1	NW NW		ADAMS

5. Description of diverting works:

CEMENT BASE IN CREEK, 18" CEMENT CULVERT TO DITCH SYSTEM.

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
IRRIGATION	04/01	11/01	0.6	

7. Total Quantity Appropriated is:
0.6 C.F.S.

8. Total consumptive use:

9. Non-irrigation uses:

10. Place of use:

Township	Range	Section	1/4 of 1/4	Lot	Use	Acres
15N	02W	1	SE	NW	IRRIGATION	10
			SW	NW	IRRIGATION	5
					Section Acres	15
15N	02W	2	NE	NE	IRRIGATION	10
					Section Acres	10
16N	02W	35	SE	SE	IRRIGATION	5
					Section Acres	5
					Total Acres	30

11. Place of use in counties: ADAMS

12. Do you own the property listed above as place of use? Yes

13. Other Water Rights Used:

14. Remarks:

CORRECTED DATA ENTRY ERROR ON BASE CLAIM FROM 0.07 CFS TO 0.7 CFS, THUS, PRORATED AMOUNT ON THIS CLAIM HAS BEEN CORRECTED. RDH 5/7/02.

ACREAGE IS COVERED BY TWO WATER RIGHTS 67-02011 AND 67-02098 PLUS ALSO APPLYING WITH "EXCESSIVE IRRIGATION FLOW" FROM FOR ADDITIONAL WATER A67-11396 BECAUSE OF SOIL TEXTURE.

THIS CLAIM IS A RESULT OF A CHANGE IN OWNERSHIP FOR A PORTION OF CLAIM NO. A67-02011, FEE PAID UNDER RECEIPT NO. W007300.
2/17/99 SB.

15. Basis of Claim: License

Wilderness to
Keepers to
Bailey TISDALE

SESW

NESW

SESW

NWSW

SESW