

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 PALOUSE RIVER BASIN WATER SYSTEM

CIVIL CASE NUMBER: 59576

Claim ID: 87-11271Date Received: 6-25-19Receipt No: N035102Claim Fee: 2500 By: ja

RECEIVED

JUN 25 2019

IDWR/NORTH

NOTICE OF CLAIM TO A WATER RIGHT

ACQUIRED UNDER STATE LAW

For Domestic and/or Stockwater Purposes

Where Daily Use is less than 13,000 gallons per day

Please type or print clearly

1. Name of claimant(s) PAUL KOEPL SHIRLEY E KOEPL Phone (208) 883-1481Mailing address 1100 DAVIS RD VIOLA ID 83872
Street or Box City State Zip

Email address (optional) _____

2. Date of priority: (Only one per claim) 09/16/1931 (Explain priority date selected in Remarks)
Month/Day/Year (YYYY)3. Source of water supply (Check one) Ground Water (✓) or Other () (a) _____
which is tributary to (b) _____4. Location of point of diversion is: Township 41N, Range 05W, Section 35,
SE 1/4 of NE 1/4, or Govt. Lot _____ BM, County of LATAH;Parcel no. RP41N05W351810

Additional points of diversion, if any: _____

If available, GPS coordinates: _____

5. Description of diverting works (wells, pumps, spring boxes, pipelines, etc.) including the dates of any changes or enlargements in use, the dimensions of the diversion works as constructed and as enlarged and the depth of each well.

6. Water is claimed for the following: (limited to domestic and/or stockwater uses - see page 1 of the instructions)

For DOMESTIC purposes from 1/1 to 12/31 amount 0.01
Month/Day Month/Day cfs (✓) or AFY ()

For _____ purposes from _____ to _____ amount _____

7. Total quantity claimed 0.01 cfs (✓) or AFY ()8. Non-irrigation uses. Describe fully. (Domestic: give number of homes; Stockwater: list number and kind)
1 HOME

9. Location of place of use is: Township 41N, Range 05W, Section 35,
SE 1/4 of NE 1/4, Govt. Lot _____ BM, Parcel no. _____
If different than shown in Item 4
for (check one) **Domestic** (✓) **Stock** () **Domestic and Stock** ()

Additional places of use, if any _____

10. In which county(ies) are lands listed above as place of use located? LATAH

11. Do you own the property listed above as place of use? Yes (✓) No ()
If the answer is No, describe in Remarks below the authority you have to claim this water right.

12. Describe any other water rights used at the same place and for the same purposes as described above.
_____ or None (✓)

13. Remarks (include an explanation of the priority date selected):

The document (Item #3) is of a resident of our homestead giving legal deed to his daughter of 1/2 of the property on which he resides.

14. Basis of claim (check one) **Beneficial Use** (✓) **Posted Notice** () **License** () **Permit** () **Decree** ()
Court _____ Decree Date _____ Plaintiff v. Defendant _____
If applicable provide IDWR Water Right Number _____

15. **Signature(s)**

- (a.) By signing below, I/We acknowledge that I/We have received, read and understand the form entitled "How you will receive notices in the Palouse River Basin Water System Adjudication."
(b.) I/We do () do not () wish to receive and pay a small annual fee for monthly copies of the docket sheet.

Number of attachments: _____

For Individuals: I/We do solemnly swear or affirm under penalty of perjury that the statements contained in the foregoing document are true and correct.

Signature of Claimant(s) *Paul Koepf* Date: 06/23/19
Shirley Jane Koepf Date: 06/23/19

For Organizations: I do solemnly swear or affirm under penalty of perjury that I am, and that I have signed the foregoing document in the space below as the

_____ of _____
Agent's title (Please print) Name of organization (Please print)
and that the statements contained in the foregoing document are true and correct.

Signature of Authorized Agent _____ Date _____

Printed Name of Authorized Agent _____

16. **Notice of Appearance:**

Notice is hereby given that I, (please print) _____, will be acting as attorney at law of behalf on the claimant signing above, and that all notices required by law to be mailed by the director to the claimant signing above should be mailed to me at the address listed below.

Signature _____ Date _____

Address _____

Name of claimant(s) PAUL KOEPL Claim ID _____

To Senior Water Resource Agent;
Linda A. Werner;

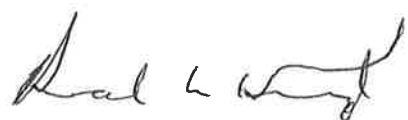
Here are the things that I got while trying
to get a history of the residence water use

- 1) A photograph of the house that was constructed
at our present residence site, but moved in the
1970s. It was built in 1899 on what is now
our property. (The photograph Item # 1)
→ I believe the effective year was when the well
was drilled on our property.
- 2) The Mobile Home placed on our current property,
that was connected to the pre existing well is
marked (Item # 2). It was placed there in 1973
- 3) A record of the sale or transfer of the property
with this residence, but including more acreage
marked Item # 3
- 4) A photograph of the current residence at
1100 Davis Rd Viola ID 83872

The paperwork I found is only presentation but not full proof that a residence was here in 1899. Only verbal statements of elderly neighbors tell the early happenings.

That the current house was placed in 1973 and that people are proven to reside on the property 40 years before that are documented facts.

Paul L. Koeps



RP 41N05W341960 A

45-00

* Item # 1

WILLIAMS, LORRIE R
& WILLIAMS, MICHAEL E
1135 FLANNIGAN CRK ROAD
VIOLA ID 83872

1.61 AC TAX #5771
34 41 5

Property Address 1135 Flannigan Creek Rd.
83872

Inspected By MV Date 5-13-02 Rev Yr 02
Computed By GC Date 4-24-12 Rev Yr 12
Certified Appraiser RWLK Date 2/6/17 Rev Yr 17
Assessor _____ Date _____ Rev Yr _____
Reinspection _____ Date _____ Rev Yr _____

IDAHO RESIDENTIAL PROPERTY RECORD

Sheet No. ____ of ____

MISCELLANEOUS DATA

Class X3
Use Code 3417
Units 1
Market Grade 34
Year Built 1899
Year Remodeled 1971
Effective Age 1949
Effective Year 1950
Shape Code A
Date Occupied _____

VALUES SUMMARY

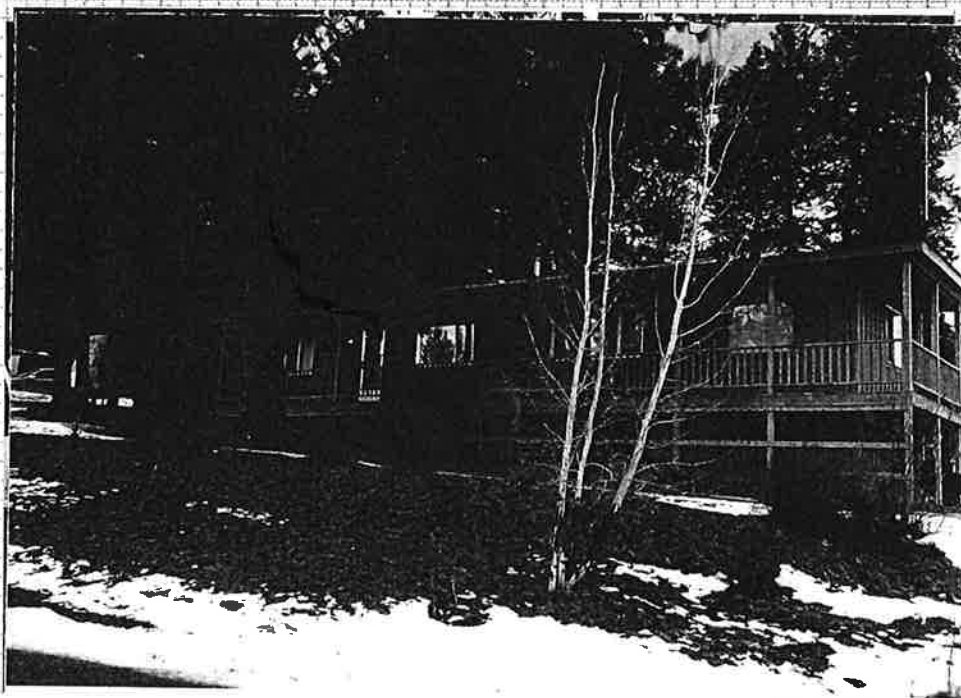
	YEAR	YEAR
Residence	\$ _____	\$ _____
Garage	\$ _____	\$ _____
Carport	\$ _____	\$ _____
Other	\$ _____	\$ _____
Total Improve.	\$ _____	\$ _____
Land	\$ _____	\$ _____
MARKET VALUE	\$ _____	\$ _____

YES	NO
☐	☐
☐	☐
☐	☐

Prebuilt _____
Building Permit _____
Under Construct. _____

PURCHASE INFORMATION

Price _____ Date _____
Price _____ Date _____
Asking _____ Date _____
Rent _____ Per _____ Date _____



2/6/17

LAND INFORMATION

01 NEIGHBORHOOD			02 OFF-SITE IMPROVEMENTS		03 TOPOGRAPHY	04 WATER FRONT PROPERTY		05 ON-SITE UTILITIES	
01 Urban	06 Stable		01 None	04 Asphalt/Conc.	01 Low	01 Lake	6 Beach:	01 Electricity	05 Public Water
02 Suburban	07 Improving		02 Public Access	05 Gravel/Dirt	02 Level	02 River/Creek	None P F A G E	02 Gas	06 Private Well
03 Rural	08 Declining		03 Private Access	06 Sidewalks	03 Moderate Slope	03 Accretion	7 Grade:	03 Underground Elect/Telephone	07 Public Sewer
04 Recreational				07 Curb/Gutters	04 Steep Slope	04 Bluff Land	P F A G E	04 Cable TV	08 Septic System
90			90		90	05 Flood Plain	90	90	

06 SUBJECT DIMENSIONS		07 SITE INFORMATION			08 REMARKS	
Frontage		01 Location	P F A G E			
Depth		02 Amenities	P F A G E			
Other	1.61 AC	03 Landscaping	P F A G E			
		04 View	P F A G E			
		05 Detriments	Few Many None			
		06 Zoned				

09 COMPOSITE ADJUSTMENT							10 SITE ADJUSTMENTS						
CAT	LOC	CLASS	TYPE	UNIT	QTY	COST	BASE VALUE	01 Location	10 Access	20 View	30 Topography	40 Width	TOTAL
12	13	0133-11	SI	1.320				50 Depth	60 Plottage	70 Beach	80 Corner	90	EXT. VALUE
12	AUT	0	IMP	SI									
19	RD		RD	AC	.290								

APPRaiser: MV APPRAISAL DATE: 5-13-02 REVIEW YR 02
REINSPECTED APPR. GC DATE 4-27-12 REVIEW YR 12

LAND VALUE \$ _____

IDAHO RESIDENTIAL PROPERTY RECORD
Inquiry

Screen 1

Parcel No RP 41N05W341960 A Sheet No 1 of 1
Property address 1135 FLANNIGAN CRK RD 83872
Other improvements only?
Inspected by RWLK Date 2/06/2017 Review year 2017
Purchase price Date
Monthly rent Date
Multiple addresses/rents? N
Class 3 Manual used 3
Use code 3417 2005 Oregon Manual
No of units 1 Sketch stored
Market grade 3 Photo stored
Year built 1899 HO applies
Year remodeled 1971 Exempt sheet
Eff age/year / 1950 Prebuilt
Shape code A Building permit
Date occupied Under construction

Land data to view? Y

F2=Start F3=Exit F4=Inv F5=OI

6/10/19

PA0410 - PARCEL MASTER INQUIRY

12:10:54

PARCEL: RP 41N05W341960 A

F12=RC F14=HO
F24=LD

LEGAL DESCRIPTION

WILLIAMS, LORRIE R
& WILLIAMS, MICHAEL E1.61 AC TAX #5771
34 41 51135 FLANNIGAN CREEK RDCODE AREA 45-0000 OWNER CD _____
PARC TYPE _____ LOC CODE 2810
EFFDATE 9161999 EXPDATE _____
PREV PARCEL RP41N05W341950AVIOLA ID 83872
1135 FLANNIGAN CRK RD 83872

CAT	RY	QUANTITY	UN	VALUE	HO MRKT	HO EXMP	CB MRKT	OTHER
12	2017	1320	AC	51300	51300	24197		
19	2017	290	AC					
32	2017			2500				
34	2017			160713	160713	75803		
TOTALS		1610		214513	212013	100000		

ENTER NEXT PARCEL NUMBER RP _____ A

FKeys: F3=Exit F6=Nm F7=LG
F8=CT F13=TM F18=HS F20=SrcH

MH 41N05W351810 A

45-0000

DIRKS, HAROLD OR/
& DIRKS, EMMA G
C/O PAUL KOEPL
1100 DAVIS RD
MOSCOW

MO

ID 83843

1973 HEARTHSIDE 56 (60) X 24
SER #3126
TI #C655683
35 41 5

Item #2

IDAHO MANUFACTURED HOUSING PROPERTY RECORD

Sheet No. of

Manufactured By

Year

Built

Trade Name

Width

Length

Serial No.

Class

5

Market

Grade

X3

Use Code

4625

Year Remodeled

Effective Age

Effective Year

Date Occupied

Purchase Price

Date

\$

\$

Asking

Rent Per

VALUES SUMMARY

Year

Year

Mobile Home

\$

\$

Garage

\$

\$

Carport

\$

\$

Other Improvements

\$

\$

Total Improvements

\$

\$

Land

\$

\$

TOTAL MARKET VALUE

\$

\$

DECAL NO.

19

DECAL NO.

19

DECAL NO.

19

DECAL NO.

19

DECAL NO.

19

Property Address

1100 Davis Rd.

83842

Inspected By

MV

Date

5-13-02

Rev Yr

02

Computed By

GC

Date

4-23-12

Rev Yr

12

Certified Appraiser

LKAH

Date

3/21/17

Rev Yr

17

Assessor

Date

Rev Yr

Reinspection

Date

Rev Yr



LAND INFORMATION

NEW OWNER ADDRESS IN DIFFERENT COUNTY

VIN: 3126V

TITLE: C655683

YEAR MAKE BOD LEN WID DESC

OTHER DATA

1973 TRLR HS 60 24 MBL HM

HEATHSIDE

DM: UNLISTED TRAILER MFR.

PREVIOUS OWNER: BLAIR, DONALD R

CURRENT OWNER(S): NEW OWNER IN BOUNDARY

COUNTY

DIRKS, HAROLD

OR

DIRKS, EMMA G

6342 S MAIN SP # D-5

BONNERS FERRY, ID 83805

LIENHOLDER:

REC: 01/12/2004 CMT: HEATHSIDE

01 NEIGHBORHOOD		02 OFF-SITE II	
01 Urban	06 Stable	01 None	02 Public Access
02 Suburban	07 Improving	02 Public Access	03 Private Access
03 Rural	08 Declining	03 Private Access	04 Recreational
04 Recreational		04 Recreational	05 Detached
05 Detached		05 Detached	06 Zoned
06 Zoned		06 Zoned	
06 SUBJECT DIMENSIONS		07	
Frontage	01 Location	02 Amenities	
Depth	02 Amenities	03 Landscaping	
Other	03 Landscaping	04 View	
	04 View	05 Detachment	
	05 Detachment	06 Zoned	
09 COMPOSITE ADJUSTMENT			
CAT	LOC	CLASS	TYPE UNIT QTY
APPRaiser		APPRAISAL DATE	
REINSPECTED APPR		DATE	

MH 41N05W351810

This is the date I entered as Priority date.

Instrument Number 120933 ✓

THIS INSTRUMENT, Made the Sixteenth day of September in the year of our Lord one thousand nine hundred and Thirty-one, between William Gebser of the County of Latah, State of Idaho, the party of the first part, and Lizzie L. Gebser of the County of Latah, State of Idaho, the party of the second part, WITNESSETH:

That the said party of the first part, for and in consideration of the duty which the said party of the first part has and bears unto the said party of the second part, as also for the better maintenance, support, protection, and livelihood of the said party of the second part, does by these presents give, grant, alien, and confirm unto the said party of the second part, and to her heirs and assigns forever, all the following described real estate, situated in the County of Latah, State of Idaho, to-wit:

An undivided one-half ($\frac{1}{2}$) interest in and to:

The Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-five (25), and also twenty (20) acres in the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Thirty-five (35), Township Forty-one (41) North, Range Five (5) West of the Boise Meridian, more particularly described as follows: - Commencing at the Northeast corner of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-five (35), Township Forty-one (41) North, Range Five (5) West of the Boise Meridian; running thence South eighty (80) rods; thence West eighty (80) rods to the Southwest corner of said forty acre tract; thence Northeast to the place of beginning, all located in Township Forty-one (41) North, Range Five (5) West of the Boise Meridian, and containing in all one hundred eighty (180) acres, more or less,

TOGETHER, with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and the rents and profits thereof shall be applied to the sole and separate use.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances unto the said party of the second part, her heirs and assigns forever, as the separate property of the said party and not in anywise community property.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

William Gebser

(Seal)
(Seal)

STATE OF IDAHO,)
County of Latah) ss.

On this Sixteenth day of September, in the year 1931, before me George Anderson, a Notary Public, in and for the said State, personally appeared William Gebser, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

George Anderson
Notary Public for the State of Idaho,
Residing at Potlatch, Idaho.

Filed for record June 20, 1933, at 10:57 o'clock A. M.
Request of LIZZIE L. GEBSER. FEE \$1.00.

HARRY A. THATCHER,
RECORDER,
BY *Bessie Duback* DEPUTY.

Address
KOEPL, PAUL
1100 DAVIS ROAD

VIOLA ID,83872

Legal
5.1 AC TAX #2613 E 1/2 NE
35 41 5
MH

19 Deeds for Parcel: RP41N05W351810A

Monday, June 10, 2019 3:33 PM

Deed Number	Deed Type	Deed Date	Deed Description
6/432			
91/502			
96/315			
120/589			
134/606			
276385	WD	08/01/1966	James W Hughes to Larry N Howell
276386	WD	08/12/1968	Larry N Howell to Robert A Smith
275894	WD	08/24/1968	Robert Smith to Mary A Cook and Lenore K Hoover
272513	Grant Deed	06/06/1974	S Geneva Farnam & Lyle Howell Trustees to Charles L Hughes, Stephanie Hughes Hume, S Geneva Farnam, William M Hughes, Jamie J Howell
	Contract	04/20/1981	Mary Cook & Lenore K Hoover to Charles Beyer & Bronwen Miller, hw
415594	WD	04/20/1981	Mary Cook & Lenore K Hoover to Charles Beyer and Bronwen Miller, hw
344380	Deed and Seller's Assignment of Real Estate Contract	04/20/1981	Mary Cook & Lenore K Hoover to Metropolitan Co. Inc
344381	Notice of Real Estate Contract	04/20/1981	Mary Cook & Lenore K Hoover to Charles Beyer and Bronwen Miller, hw
392834	Deed and Seller's Assignment of Real Estate Contract	11/02/1992	Metropolitan Mortgage and Securities Co to Western Life Assurance
415114	WD	09/15/1995	Charles Beyer and Bronwen Miller to Donald R Blair and Sandra Kay Blair hw
415593	QC	09/29/1995	Western United Life Assurance Company to Charles Beyer and Bronwen Miller, hw
483279	WD	12/09/2003	Donald R Blair and Sandra K Blair hw to Harold K Dirks and Emma G Dirks hw
495914	QC	02/11/2004	Harold K Dirks and Emma G Dirks hw to Harold K Dirks and Emma G Dirks Living Trust Trustees Harold Keith Dirks and Emma Grace Dirks
484655	QC	02/11/2004	Harold K Dirks and Emma G Dirks h/w to Paul Kopel and Shirley Faye Koepf h/s

MH 41N05W351810 A

45-0000

DIRKS, HAROLD OR/
& DIRKS, EMMA G
C/O PAUL KOEPL
1100 DAVIS RD
MOSCOW

MO Item #4

ID 83843

1973 HEARTHSIDE 56 (60) X 24
SER #3126
TI #C655683
35 41 5

IDAHO MANUFACTURED HOUSING PROPERTY RECORD

Sheet No. of

Manufactured By

Year Built 1973

Trade Name

Heartside

Width 24

Length 56

Serial No

Class 5

Market Grade 43

Use Code 4625

Year Remodeled

Effective Age

Effective Year

Date Occupied

Purchase Price

Date

\$

\$

Asking

Rent Per

VALUES SUMMARY

Year

Year

Mobile Home

\$

\$

Garage

\$

\$

Carport

\$

\$

Other Improvements

\$

\$

Total Improvements

\$

\$

Land

\$

\$

TOTAL MARKET VALUE

\$

\$

DECAL NO.
19DECAL NO.
19DECAL NO.
19DECAL NO.
19DECAL NO.
19

Property Address

1100 Davis Rd.

83843

Inspected By

MV

Date

5-13-02

Rev Yr

02

Computed By

GC

Date

4-23-12

Rev Yr

12

Certified Appraiser

LKAP

Date

3/2/17

Rev Yr

17

Assessor

Date

Rev Yr

Reinspection

Date

Rev Yr



3/2/17

LAND INFORMATION

NEW OWNER ADDRESS IN DIFFERENT COUNTY

VIN: 3126

TITLE: C655683

YEAR MAKE BOD LEN WID DESC

OTHER DATA

1973 TRLR HS 60 24 MBL HM HEATHSIDE

DM: UNLISTED TRAILER MFR.

PREVIOUS OWNER: BLAIR, DONALD R

CURRENT OWNER(S): NEW OWNER IN BOUNDARY COUNTY

DIRKS, HAROLD

OR

DIRKS, EMMA G

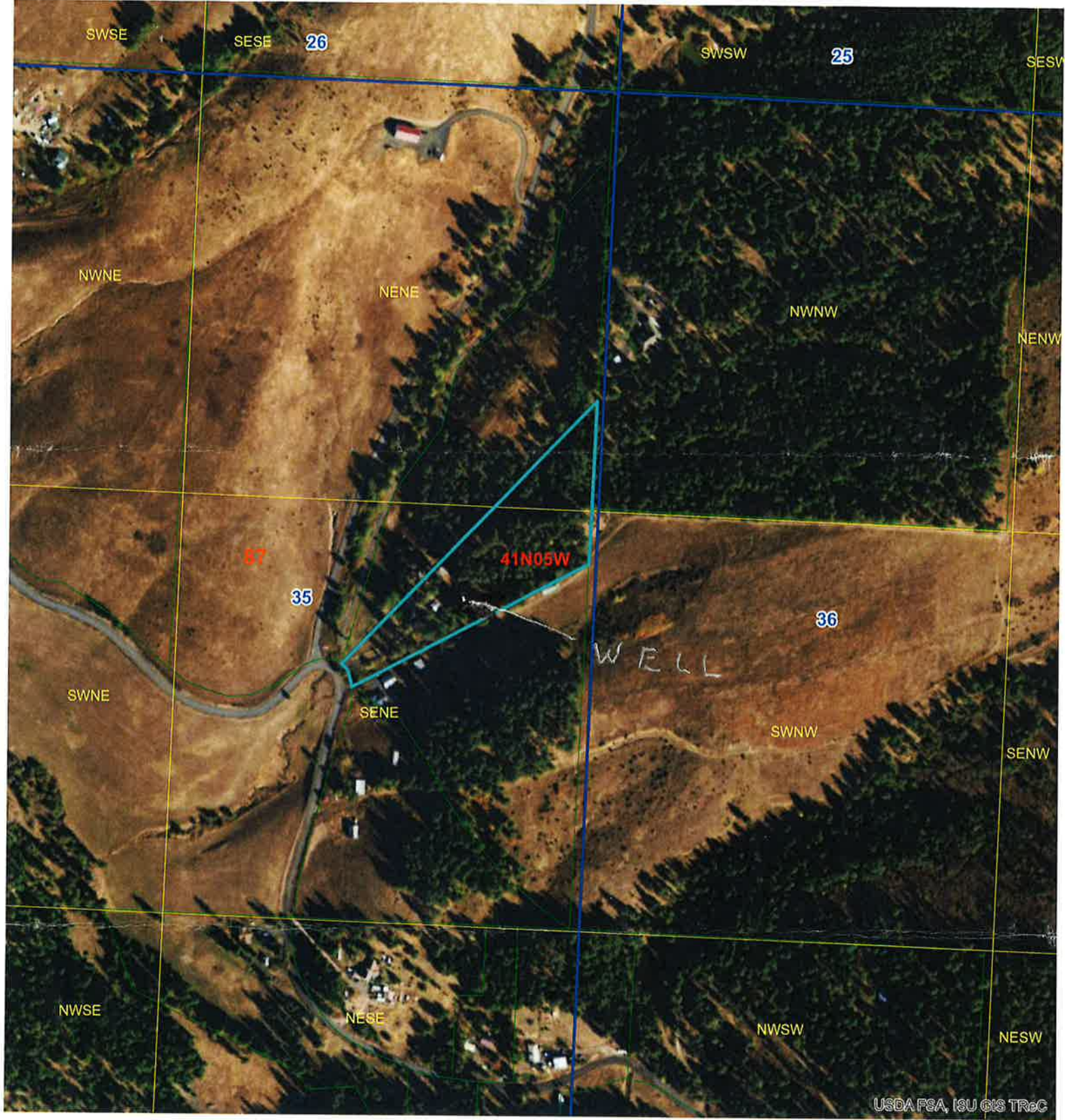
6342 S MAIN SP # D-5

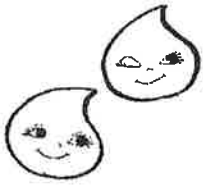
BONNERS FERRY, ID 83805

LIENHOLDER:

REC: 01/12/2004 CMT: HEATHSIDE

MH 41N05W351810



**TPM WATER SYSTEMS**

Paul, Cathy, & Ed Shafer
1223 Burrell Avenue
Lewiston ID 83501-5509
208-746-0500 fax 208-746-5600

INVOICE

JOB #

30953

DATE	9/26/2003
HOME PH#	
WORK PH#	208-882-5531
ALT PH#	
FAX #	
PROJECT	
TERMS:	Net 30 Days
DUE DATE	10/26/2003

Moscow Realty
Moscow ID 83843
ATTN:Karen

MASTER COPY**PAID**10-2-03

QUAN	DESCRIPTION	RATE	AMOUNT
	1100 Davis Road (Don Blair property) 09-23-03 Flow test and equipment inspection for property sale. Well produces 1.5 gallons per minute. Initial storage was ~315 gallons. The system appears to be quite useable, as is, for a two or three person family (assuming minimal irrigation). If a large family, or more irrigation (or fire protection) is desired, a properly setup reservoir system would provide ~2200 gallons per day of usable water. The existing equipment appears to be in good working condition at this time (pump and related equipment inside the well was replaced in July of 2002). Flow Test- ID Ed/Cody Taxable Materials Surcharge <i>Harold Links Paid to have this done.</i>	6.00%	150.00 0.00
Serving the people of Idaho and Washington with Professional Water Well service since 1972		Total	\$150.00

Please PAY from this Invoice. Due to rising costs for mailing, STATEMENTS will NOT be sent unless your account becomes overdue. OVERDUE accounts will be charged a \$25 Late Fee, plus 1.5% /mo. interest on the past due amount.

Thank You - We appreciate your business!



State of Idaho

DEPARTMENT OF WATER RESOURCES

Northern Region • 7600 N. Mineral Drive, Suite 100 • Coeur d'Alene, Idaho 83815-7763

Phone: (208) 762-2800 • Fax: (208) 762-2819 • Website: www.idwr.idaho.gov

BRAD LITTLE
Governor

GARY SPACKMAN
Director

May 24, 2019

PAUL KOEPL
1100 DAVIS RD
VIOLA ID 83872

RE: Palouse River Basin Adjudication (PRBA) Notice of Claim to a Water Right

Dear Mr. Koepf:

In regard to our phone conversation of Friday, May 24, 2019; enclosed is the following:

- a. Partially Completed Notice of Claim to a Water Right w/Instructions
- b. Map

Please note:

Under item one you may want to add your spouses' name. I left item two blank as this is where you fill in the priority date (first usage date). This is based on when the home was first connected to its water source. Please complete item five - a brief description of your water diversion works; under water quantity, item six, I put 0.01 cfs as this is equal to approximately 4 gallons per minute; number eight I indicated the usage was for 1 home. If you're watering a lawn/or garden, please advise here and also if there are any stock you may include the number of stock too.

Please review the legal descriptions under items four and nine for accuracy and plot the well location and place of use on the enclosed map. If there is anything you don't agree with, just cross out the incorrect data and add in the new. Sign and initial any changes you make plus be sure to sign under item 15 and return to us at the address listed above as soon as possible. The deadline for filing is August 30, 2019, fee is \$25.00.

Feel free to contact me if you have any questions. I can be reached at (208) 762-2800.

Sincerely,

Linda A. Werner
Senior Water Resource Agent

Enclosures