

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

SEP 02 2021

DEPARTMENT OF
WATER RESOURCES

Notice of Change in Water Right Ownership

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #6 of the instructions. DE

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
A63-03036	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Mortensen, Robert A and Constance S
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): A-BAR-M Estates, LLC, an ID LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- PO Box 2176 Tualatin OR 97062
Mailing address City State ZIP
(971)224-2244 janetm@gunnerllc.com; typollman@factoryhomesnw.com
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: 8/31/2021
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
 o \$25 per *undivided* water right.
 o \$100 per *split* water right.
 o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: [Signature] Managing Member 8/30/2021
Signature of new owner/claimant Title, if applicable Date

Signature: _____ Title, if applicable Date

For IDWR Office Use Only:

Received by Ku Date 9-2-21 Receipt No. C110830 Receipt Amt. \$25

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing aj W-9 received? Yes ☐ No ☒ Date 9/8/2021

Name on W-9 _____ Approved by _____ Processed by _____



AFTER RECORDING MAIL TO:

A-BAR-M Estates LLC
PO Box 2176
Tualatin, OR 97062

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

3

2021-061065 RECORDED 08/31/2021 11:55 AM CHRIS YAMAMOTO CANYON COUNTY RECORDER Pgs=3 HCRETAL \$15.00 TYPE: DEED FIRST AMERICAN TITLE AND ESCROW ELECTRONICALLY RECORDED

WARRANTY DEED

File No.: 4106-3778773 (RR)

Date: **August 31, 2021**

For Value Received, **Robert A. Mortensen and Constance S. Mortensen, husband and wife**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **A-BAR-M Estates LLC, an Idaho limited liability company** hereinafter referred to as Grantee, whose current address is **PO Box 2176, Tualatin, OR 97062** the following described premises, situated in **Canyon County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

See attached Exhibit "A"

APN: 18955500 0, 27314000 0, 27314010 0, 27315000 0

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

APN: 18955500 0, 27314000 0,
27314010 0, 27315000 0

Warranty Deed

File No.: 4106-3778773 (RR)

- continued

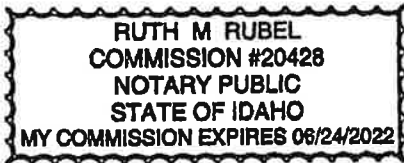
Date: 08/31/2021

Robert A. Mortensen
Robert A. Mortensen

Constance S. Mortensen
Constance S. Mortensen

STATE OF Idaho)
COUNTY OF Ada)
SS.

This record was acknowledged before me on August 30th, 2021 by **Robert A. Mortensen and Constance S. Mortensen.**



Ruth M. Rubel
Signature of Notary Public
My Commission Expires: 6-24-2022

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

PARCEL I:

Lot 7 of THORNBURGH-SNYDER SUBDIVISION of the South Half of the Southeast Quarter of Section 4, Township 5 North, Range 5 West of the Boise Meridian, according to the plat thereof filed in Book 1 of Plats at Page 30B, Records of Canyon County, Idaho;

EXCEPTING THEREFROM the following portion thereof, to-wit:

Beginning at the Southwest corner of said Lot 7 of THORNBURGH-SNYDER SUBDIVISION, aforesaid,
thence East 172 feet,
thence North 125 feet,
thence West 172 feet,
thence South 125 feet, to the point of beginning.

ALSO EXCEPTING THEREFROM:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 4, Township 5 North, Range 5 West of the Boise Meridian; running thence North 125 feet to the REAL POINT OF BEGINNING;
thence continuing North 75 feet;
thence East 125 feet;
thence South 75 feet;
thence West 125 feet to the place of beginning.

ALSO EXCEPTING THEREFROM all lots lying within A BAR M MH COMMUNITY, according to the plat thereof filed in Book 28 of Plats at Page 2, Records of Canyon County, Idaho.

PARCEL II:

All Lots in A BAR M MH COMMUNITY, according to the plat thereof filed in Book 28 of Plats at Page 2, Records of Canyon County, Idaho.

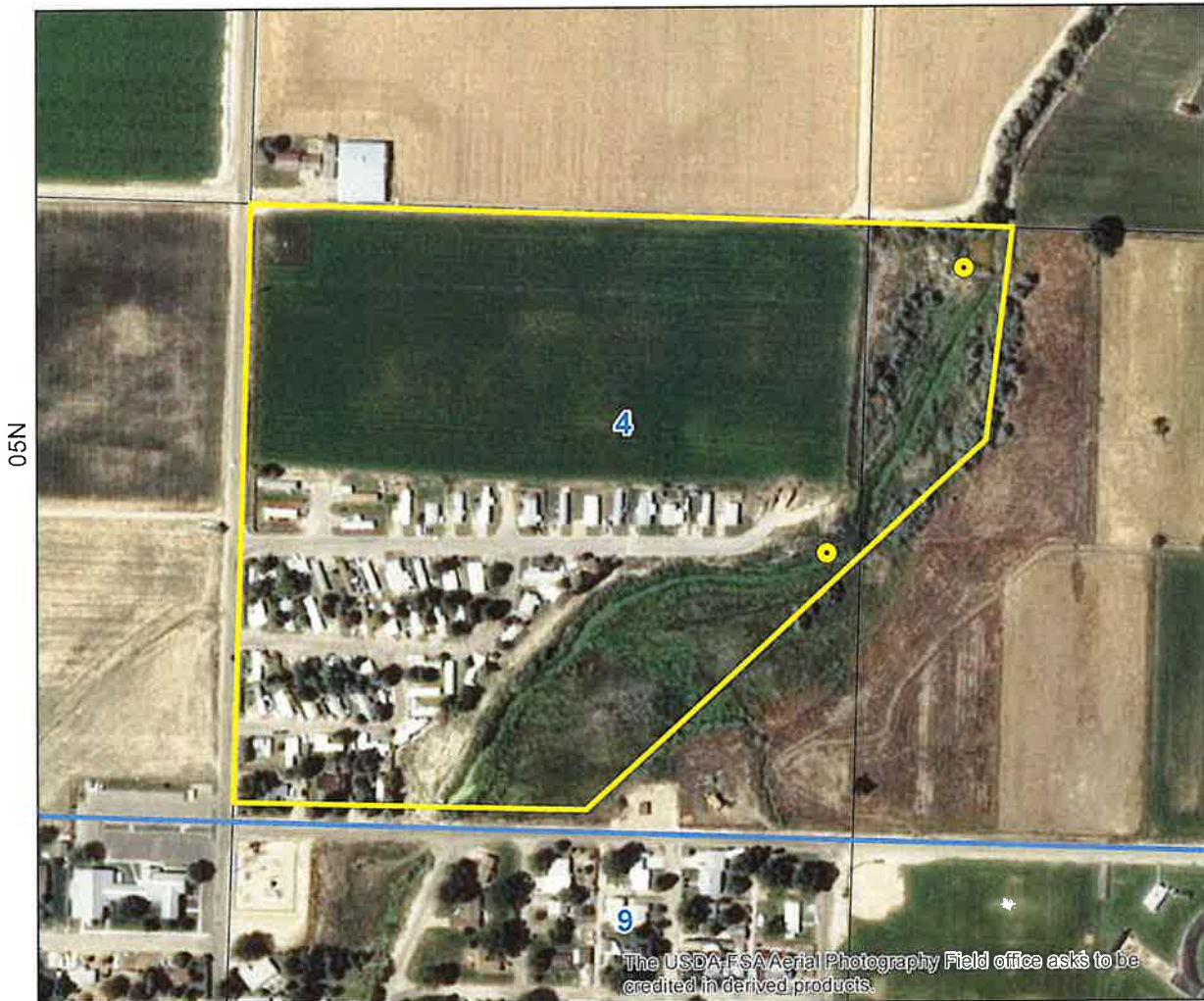
State of Idaho
Department of Water Resources

Water Right
63-3036

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

05W



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.05 0.1 0.2 Miles



IDAHO DEPARTMENT OF WATER RESOURCES

WATER RIGHT REPORT

8/16/2021

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 63-3036

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	CONSTANCE S MORTENSEN
Current Owner	ROBERT A MORTENSEN PO BOX 517 PARMA, ID 83660 2083225936
Original Owner	ARTHUR L MORTENSEN PARMA, ID 83660

Priority Date: 03/28/1955

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>
GROUND WATER	

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	03/01	11/15	0.72 CFS	162 AFA
Total Diversion			0.72 CFS	

Location of Point(s) of Diversion:

GROUND WATER	SWSE	Sec. 04	Township 05N	Range 05W	CANYON County
GROUND WATER	SESE	Sec. 04	Township 05N	Range 05W	CANYON County

Place(s) of use:

Place of Use Legal Description: IRRIGATION CANYON County

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>
05N	05W	4		SWSE	32		SESE	4						

Total Acres: 36

Conditions of Approval:

1. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

2. C03 Right includes accomplished change in point of diversion pursuant to Section 42-1425, Idaho Code.

Dates:

Licensed Date:

Decreed Date: 02/06/2009

Permit Proof Due Date:

Permit Proof Made Date:

Permit Approved Date:

Permit Moratorium Expiration Date:

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector: OR

Water District Number: TBD

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False



State of Idaho

DEPARTMENT OF WATER RESOURCES

322 E FRONT ST STE 648 PO BOX 83720 • BOISE, ID 83720-0098

Phone: (208)287-4800 • Fax: (208)287-6700 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

September 9, 2021

A BAR M ESTATES LLC AN ID LLC
PO BOX 2176
TUALATIN OR 97062-2176

Re: Change in Ownership for Water Right No: 63-3036

Dear Water Right Holder:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 287-4920 or debbi.judd@idwr.idaho.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Debbi Judd'.

Debbi Judd

Technical Records Specialist

Enclosures