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AUG 20 2015

WATER RESOURCES
WESTERN REGIONSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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MAR 28 2018

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.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
55-4017	Yes ☒	Yes ☐		Yes ☐	Yes ☐
55-4017	Yes ☐	Yes ☐		Yes ☐	Yes ☐
55-13966	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Mungan Ranches
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Bruce Ranch LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

P.O. Box 94
Mailing address
208 583 2340
Telephone

Jordan Valley
City
OR
State
47910
ZIP

bruce0002@hotm.com
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: 4/22/2013

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):
- ☒ \$25 per undivided water right.
 - ☐ \$100 per split water right.
 - ☐ 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.

SUPPORT DATA

IN FILE # 55-4017

8. Signature: Gosh Bruce
Signature of new owner/claimant
- Mungan Ranches
Title, if applicable
- 8-18-15
Date

- Signature: [Signature]
Signature of new owner/claimant
- [Signature]
Title, if applicable
- [Signature]
Date

For IDWR Office Use Only:

Received by [Signature] Date 8/24/15 Receipt No. W043432 Receipt Amt. \$75.00

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

Name on W-9 X Approved by [Signature] Processed by di Date 4-10-18



Pioneer Title Co.

WARRANTY DEED

100 10th Avenue South
Nampa, ID 83651

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

File No. 527029 *BATG*

WARRANTY DEED

For Value Received

Morgan Properties, L.P., an Idaho limited partnership

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Bruce Ranch, LLC, an Idaho limited liability company

hereinafter referred to as Grantee, whose current address is P.O. Box 94 Jordan Valley, OR 97910

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: April 22, 2013

Morgan Properties LP

By: *David Rutan*

David Rutan, general partner

State of Idaho, County of Canyon

On this 23rd day of April in the year of 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared David Rutan and Ann Black Rutan, known or identified to me to be the partner(s) in the partnership of Morgan Properties, LP, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he/she/they executed the same in said partnership name.

Residing at: *Blanca E. Acosta*

Blanca E. Acosta

Commission Expires: *Residing in Nampa, Idaho*

Residing in Nampa, Idaho
My Commission Expires 9/16/2017



EXHIBIT A

Parcel 1:

This parcel is a portion of Government Lot 3 of Section 18, Township 6 South, Range 5 West of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the northwest corner of Section 18 (NW Section corner, Section 18), a found G.L.O. brass cap monument; thence

South $00^{\circ}09'31''$ East along the west boundary of said Section 18 a distance of 2659.62 feet to the TRUE POINT OF BEGINNING, the northwest corner of Government Lot 3 (W1/4 corner, Section 18), ✓
from whence the southwest corner of Section 18 bears South $00^{\circ}09'31''$ East a distance of 2659.62 feet; thence

South $88^{\circ}55'46''$ East along the north boundary of Government Lot 3 a distance of 1325.65 feet to ✓
the northeast corner of Government Lot 3, witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North $88^{\circ}55'46''$ West a distance of 685.65 feet; thence

South $00^{\circ}00'44''$ East along the east boundary of Government Lot 3 a distance of 786.92 feet to a point witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North $88^{\circ}11'29''$ East a distance of 0.43 feet; thence

South $88^{\circ}11'29''$ West a distance of 1191.37 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352; thence

South $55^{\circ}10'48''$ West a distance of 161.03 feet to a point on the west boundary of Government Lot 3; thence

North $00^{\circ}09'31''$ West along the west boundary of Government Lot 3 a distance of 941.24 feet to the TRUE POINT OF BEGINNING.

Parcel 2:

This parcel is a portion of the East Half of the Southeast Quarter of Section 13, Township 6 South, Range 6 West of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the northeast corner of Section 13 (NE Section corner, Section 13), a found G.L.O. brass cap monument; thence

South $00^{\circ}09'31''$ East along the east boundary of said Section 13 a distance of 2659.62 feet to the TRUE POINT OF BEGINNING, the northeast corner of the East Half of the Southeast Quarter (E1/4 corner, Section 13), from whence the southeast corner of Section 13 bears South $00^{\circ}09'31''$ East a distance of 2659.62 feet; thence continuing

South $00^{\circ}09'31''$ East along the east boundary of the East Half of the Southeast Quarter a distance of 941.24 feet; thence

South $55^{\circ}10'48''$ West a distance of 848.83 feet to a point on an existing fence line, a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352; thence traversing said fence line as follows:

North $09^{\circ}19'07''$ West a distance of 76.69 feet; thence

North $12^{\circ}49'21''$ West a distance of 54.21 feet; thence

North $22^{\circ}02'23''$ West a distance of 37.53 feet; thence

North $31^{\circ}45'51''$ West a distance of 73.82 feet; thence

North $33^{\circ}17'01''$ West a distance of 94.73 feet; thence

DR

R. B.

North 40°50'33" West a distance of 115.39 feet; thence
North 38°35'34" West a distance of 50.77 feet; thence
North 43°31'01" West a distance of 178.82 feet; thence
North 32°01'59" West a distance of 149.28 feet; thence
North 37°15'20" West a distance of 300.66 feet to a point on the west boundary of the East Half
of the Southeast Quarter witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352
bearing South 37°15'20" East a distance of 78.01 feet; thence

North 00°13'36" West along the west boundary of the East Half of the Southeast Quarter a
distance of 480.90 feet to the northwest corner of the East Half of the Southeast Quarter witnessed by a
5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 89°14'47" East a distance of
43.05 feet; thence

North 89°14'47" East along the north boundary of the East Half of the Southeast Quarter a
distance of 1317.07 feet to the TRUE POINT OF BEGINNING.

RESERVING THEREFROM a permanent easement across the easterly boundary of said land for ingress
and egress and agricultural purposes.

TOGETHER WITH a permanent easement for access to an irrigation pump located South of the subject
property described above, for irrigation purposes.

RESERVING THEREFROM a permanent easement in the southeast corner of the above described
property for the grantors pivot to hit the existing backstop and reverse directions.

OR.
K B.



State of Idaho

DEPARTMENT OF WATER RESOURCES

322 East Front Street • P.O. Box 83720 • Boise, Idaho 83720-0098

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

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

April 11, 2018

MORGAN PROPERTIES LTD PARTNERSHIP
PO BOX 277
JORDAN VALLEY OR 97910

Re: Change in Water Right Ownership: 55-4017 (Split into **55-4017** and 55-13966)

Dear Water Right Holder:

We have received and processed a Change of Ownership for a portion of your original Water Right as referenced above. This change of ownership resulted in a split of your original water right.

When a portion of the original water right has been conveyed to another and the original right has been split, a new water right number is issued to the new owner representing their portion of the original water right. Each water right contains only the portion of the original right for each separate owner. The original water right number reflects your remaining portion of the water right after the change of ownership. Enclosed is a copy of this water right for your records. Please refer to your water right number when corresponding with our office.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing an ownership change notice the department does not review the history of water use to determine if the right has been forfeited 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.

If you have any questions concerning this ownership change or the enclosed information, please contact me at 208-287-4920.

Sincerely,

Debbi Judd
Technical Records Specialist

Enclosure



State of Idaho

DEPARTMENT OF WATER RESOURCES

322 East Front Street • P.O. Box 83720 • Boise, Idaho 83720-0098

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

C.L. "BUTCH" OTTIE
Governor

GARY SPACKMAN
Director

April 11, 2018

BRUCE RANCH LLC
PO BOX 94
JORDAN VALLEY OR 97910

Re: Change in Water Right Ownership: 55-4017 (Split into 55-4017 and **55-13966**)

Dear Water Right Holder:

The Department acknowledges the receipt of correspondence changing ownership of the above referenced water rights to you. The Department has modified its records based on the information received to reflect the change in ownership and has enclosed a computer-generated report for your records.

Your portion of these water rights has a specified point of diversion, nature of use and place of use. If you plan on changing the nature of use, place of use, or point of diversion under these rights, including adding a new point of diversion, then an Application for Transfer on your portion of these rights is required. Please contact this office for further information on the Application for Transfer form or you can find the forms at www.idwr.idaho.gov. If you do not plan on changing any items on your water rights, then no further action is required at this time.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing an ownership change notice the department does not review the history of water use to determine if the right has been forfeited 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.

Also note that as of July 1, 1996, water right owners are required to report any change of water right ownership and any change of mailing address of the owner of a water right, to the Department. Notice of the change must be provided to the Department within **120 days** of the change.

Please feel free to contact me at 208-287-4920 if you have any questions concerning the enclosed information or this letter.

Sincerely,

Debbi Judd
Technical Records Specialist

Enclosures

Jones, Chad

From: Jones, Chad
Sent: Friday, August 21, 2015 8:26 AM
To: 'Josh Bruce'
Subject: RE: Ownership Change Application

Josh,

I found the water right. It's number is 55-4017. Since this property and the water right have been split, IDWR would need an additional \$75 to process the split application. The \$25 submitted is the cost of any undivided water right, while \$100 is required for any splits. The \$25 you sent in will be applied to the total, but we need the balance before processing the application.

Thanks

Chad

From: Josh Bruce [<mailto:bruc0002@hotmail.com>]
Sent: Thursday, August 20, 2015 5:01 PM
To: Jones, Chad
Subject: Re: Ownership Change Application

No physical address on that property that was split off. There is one for that part of there ranch

Sent from my iPhone

On Aug 20, 2015, at 4:44 PM, Jones, Chad <Chad.Jones@idwr.idaho.gov> wrote:

Does the land have a physical address along with the legal description that is on the deed? I ask because Morgan Ranches has close to 40 water rights in our system and this would help narrow down other possibilities.

From: Josh Bruce [<mailto:bruc0002@hotmail.com>]
Sent: Thursday, August 20, 2015 4:40 PM
To: Jones, Chad
Subject: Re: Ownership Change Application

Yes we bought it in 2013.

Sent from my iPhone

On Aug 20, 2015, at 4:35 PM, Jones, Chad <Chad.Jones@idwr.idaho.gov> wrote:

I forgot about the conversation. I'll look into it tomorrow. If the land is being split, it may affect the water right also needing to be split, but I will let you know.

Chad

From: Josh Bruce [<mailto:bruc0002@hotmail.com>]
Sent: Thursday, August 20, 2015 4:34 PM

To: Jones, Chad

Subject: Re: Ownership Change Application

I don't know the water right number. You told me I didn't need since you had them plotted on the lands. I sent the deed and that has a property description.

Let me know if I need to find it. The water right is held by Morgan ranches, who bought it from Steve Maheur, who bought it from Raymond Gluch. The land is 57 acres split off and now owned by Bruce Ranch LLC.

Thanks

Josh

Sent from my iPad

On Aug 20, 2015, at 1:33 PM, "Jones, Chad" <Chad.Jones@idwr.idaho.gov> wrote:

IDWR received the Ownership Change application today for Bruce Ranch LLC. However, there is no Water Right number listed on the application. Please let me know the number, otherwise I cannot process the application.

Please send it to my email address or you can call 208-334-2190 and let us know.

Thank You,

Chad Jones

Office Specialist II

Idaho Dept. of Water Resources - Western Region

chad.jones@idwr.idaho.gov

(208)334-2190