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JUL 24 2017

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

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Department of Water Resources
Eastern Region

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 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?
72-4163	Yes ☐	Yes ☐	not updated 72-16637	Yes ☒	Yes ☐
72-16735	Yes ☐	Yes ☐	updated 72-16639	Yes ☒	Yes ☐
72-16742	Yes ☐	Yes ☐		Yes ☐	Yes ☐
not updated { 72-16633	Yes ☒	Yes ☐		Yes ☐	Yes ☐
72-16635	Yes ☒	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Challis Creek Cattle Co. LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): John and/or Robin Keppner
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☒ and/or
- PO Box 1093 Challis ID 83226
Mailing address City State ZIP
- 208-879-4831 _____
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: 6-27-17
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 # 72-4163

8. Signature: John Keppner SELF 6-23-17
Signature of new owner/claimant Title, if applicable Date
- Signature: Robin Keppner SELF 6-23-17
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by: [Signature] Date 7/20/2017 Receipt No. E043208 Receipt Amt. \$475. - for this app

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 _____ Approved by _____ Processed by [Signature] Date 9-14-17

WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:355853

FOR VALUE RECEIVED

Challis Creek Cattle Company, L.L.C., an Idaho Limited Liability Company

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Raymond John Keppner and Robin Kay Keppner, husband and wife

whose current address is

**PO Box 1093
Challis, ID 83226**

the grantee(s), the following described premises, in Custer County, Idaho, TO WIT:

PARCEL "A"

A parcel of land located in the NW1/4 of Section 16, T. 14 N., R. 19 E., Boise Meridian, Custer County, Idaho, more particularly described as follows;

Commencing at the NW Corner of said Section 16 from which the NE Corner of said section bears S 89°29'05"E a distance of 5295.24 ft., the Basis of Bearing of this description, run thence S 00°11'04"W along the westerly boundary of said section a distance of 20.00 ft. to the POINT OF BEGINNING;

Thence S 89°29'05"E a distance of 930.19 ft. to a point on the westerly right-of-way of Challis Creek Road;

Thence S 07°58'14"E along said right-of-way a distance of 1318.40 ft. to a point on the centerline of Green Lane;

**Thence the following courses along said centerline;
N 89°53'50"W 1056.56 ft.; S 71°53'56"W 63.85 ft. to a point on the westerly boundary of said Section 16;**

Thence N 00°11'04"E along said boundary a distance of 1331.99 ft. to the POINT OF BEGINNING.

PARCEL "B"

A parcel of land located in the NW1/4 of Section 16, T. 14 N., R. 19 E., Boise Meridian, Custer County, Idaho, more particularly described as follows;

Commencing at the NW Corner of said Section from which the NE Corner of said section bears S 89°29'05"E a distance of 5295.24 ft., the Basis of Bearing of this description, run thence S 00°11'04"W along the westerly boundary of said Section 16 a distance of 1351.99 ft. to a point on the centerline of Green Lane and the POINT OF BEGINNING;

Thence the following courses along said centerline;
N 71°53'56"E 63.85 ft.; S 89°53'50"E 1056.56 ft. to a point on the westerly right-of-way of Challis Creek Road;

Thence the following courses along said right-of-way;
S 07°58'14"E 5.02 ft.; S 09°57'30"E 447.37 ft.; 876.74 ft. along a non-tangent curve to the right having a delta of 06°54'40", a radius of 7268.42 ft. and a chord bearing of
S 06°49'56"E for 876.21 ft.;

Thence N 89°30'58"W a distance of 503.72 ft.;

Thence N 89°34'42"W a distance of 800.01 ft. to the W 1/4 Corner of Section 16;

Thence N 00°11'04"E along the westerly boundary of said Section 16 a distance of 1287.54 ft. to the POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: June 23, 2017

Challis Creek Cattle Company, L.L.C.

By Bauchman Family Trust dated September 27, 2009, Member

Stephen G. Bauchman
Stephen G. Bauchman, Trustee

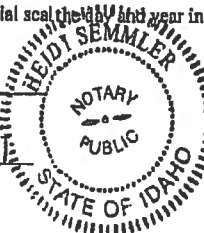
State of ID) ss.

County of Lemhi

On this 22nd day of June, 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared Stephen G. Bauchman known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Bauchman Family Trust, and acknowledged to me that he executed the same as Trustee.

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

Heidi Semmler
Notary Public for the State of ID
Residing at: Salmon
Commission Expires: 5/19/21





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 • Web Site: www.idwr.idaho.gov

GARY SPACKMAN
Director

C.L. "BUTCH" OTTER
Governor

September 14, 2017

R JOHN KEPPNER
ROBIN KEPPNER
PO BOX 1093
CHALLIS ID 83226

Re: Change of Ownership for Water Right/Permit No(s): 72-4163, 72-16735 & 72-16742

Dear Water Right Holder(s):

The Department acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records to reflect this change in ownership and has enclosed a computer-generated report for your records.

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 § 42-222 and §42-223, Idaho Code.

Please note, the ownership of water rights 72-16633, 72-16635, 72-16637 & 72-16639 was not updated. The deeds you provided do not include land appurtenant to these water rights. Because the ownership of water rights 72-16633, 72-16635, 72-16637 & 72-16639 was not updated, a refund of \$400 has been requested and will be sent to Idaho AGCredit, FLCA from the Idaho State Controller's Office within 10 days.

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. Water right forms are available from any office of the Department, or at www.idwr.idaho.gov.

If you have any questions concerning the enclosed information, please feel free to contact me at (208) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist II

Enclosure(s)

c: Water District No. 72A
Idaho AgCredit, FLCA
Wells Fargo

Hersley, Jean

From: Wallace, Katie <katie.wallace@idahoagcredit.com>
Sent: Wednesday, September 13, 2017 3:11 PM
To: Hersley, Jean
Subject: RE: map of keppner property

Hi Jean,

Thank you for helping me understand this, I agree with your conclusion that the three rights are the only rights to be transferred. How would you like me to correct the transfer of ownership? And I am assuming you have a Notice of Secured Interest for all of the rights as well with a check?

Just let me know what would be the easiest and I will get it taken care of for you.

Thanks,



Katie Wallace

Idaho AgCredit
Blackfoot Branch Manager
PO Box 985
Blackfoot, ID 83221
Office: 208-785-1510
Cell: 208-709-3311
katie.wallace@idahoagcredit.com

From: Hersley, Jean [mailto:Jean.Hersley@idwr.idaho.gov]
Sent: Tuesday, September 12, 2017 8:49 AM
To: Wallace, Katie
Subject: RE: map of keppner property

If you look at the shape for water rights 72-16633, 72-16635, 72-16637 and 72-16639, the 3.7 acres located in T14N, R19E, Section 16 NWNW is for property owned by Peter Martens. The Keppner's own 30 acres in T14N, R19E, Section 16 NWNW but the 3.7 acres is not appurtenant to land owned by the Keppner's.

*Jean Hersley
Idaho Dept Water Resources
Technical Records Specialist II
208-287-4942*

From: Wallace, Katie [mailto:katie.wallace@idahoagcredit.com]
Sent: Monday, September 11, 2017 4:45 PM
To: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>
Subject: RE: map of keppner property

Hi Jean,

I have been looking in to this issue on the Keppner property to try to figure it out. The reason we listed water rights 72-16633, 72-16635, 72-16637 and 72-16639 is because they were listed in our appraisal that stating "only 3.7 acres lie in the subject place of use." So looking in to that further when I look at the place of use on all four water rights it shows 14N, 19E Section 16 NWNW for 3.7 acres, which is what is on our mortgage. What am I missing? Did you receive all of the mortgage or maybe you are missing a page? Sorry to confuse the issue even more, I just need to completely understand why the 3.7 acres would not be included.

Thank you for your help and walking me through this, I appreciate it very much.



Katie Wallace

Idaho AgCredit
Blackfoot Branch Manager
PO Box 985
Blackfoot, ID 83221
Office: 208-785-1510
Cell: 208-709-3311
katie.wallace@idahoagcredit.com

From: Hersley, Jean [<mailto:Jean.Hersley@idwr.idaho.gov>]
Sent: Monday, September 11, 2017 2:08 PM
To: Wallace, Katie
Subject: map of keppner property

Katie,

Here is the map of the Keppner property in pink and the questionable water rights(72-16633, 72-16635, 72-16637 and 72-16639) in blue. The deeds provided convey land appurtenant to water rights 72-4163, 72-13735 and 72-16742. Please let me know if you have any additional questions. Thank you.

Jean Hersley
Idaho Dept Water Resources
Technical Records Specialist II
208-287-4942

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GARY SPACKMAN
Director

C.L. "BUTCH" OTTER
Governor

August 29, 2017

JOHN KEPPNER
ROBIN KEPPNER
PO BOX 1093
CHALLIS ID 83226

RE: Notice of Change in Water Right Ownership No(s). 72-4163, 72-16735, 72-16742, 72-16633, 72-16635, 72-16637, 72-16639

Dear Property Owner(s):

The Department of Water Resources acknowledges receipt of the request for a Notice of Change in Water Right Ownership water rights 72-4163, 72-13735, 72-16742, 72-16633, 72-16635, 72-16637 and 72-16639. After reviewing your request, the Department will need additional information before processing your request.

The information needed is additional deeds that convey land appurtenant to water rights 72-16633, 72-16635, 72-16637 and 72-16639. The deed you provided includes land appurtenant to water rights 72-4163, 72-13735 and 72-16742.

I have enclosed a map that shows the property (in pink) conveyed in the deeds provided and the place of use (outlined in blue) for water rights 72-16633, 72-16635, 72-16637 and 72-16639 for your information.

Please provide the requested information by emailing it to jean.hersley@idwr.idaho.gov , fax to (208) 287-6700 or sending the information to the address listed on this letterhead.

The Department cannot process the ownership change without proper information. We will hold any action on your notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days the Department return the Notice of Change in Water Right Ownership and documents unprocessed.

Please feel free to contact me at (208) 287-4942 if you have any questions regarding this matter.

Sincerely,

A handwritten signature in cursive script that reads "Jean Hersley".

Jean Hersley
Technical Records Specialist II

Enclosure