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Documents
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FEB 04 1999
Department of Water Resources
Southern RegionSTATE OF IDAHO
IDAHO DEPARTMENT OF WATER RESOURCESRECEIVED
FEB 08 1999
Department of Water Resources

NOTICE OF CHANGE OF WATER RIGHT OWNERSHIP

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 No(s): 36-11582
Adjudication Claim No(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 attached to your deed or on file with the county.)
OR
 - C. For water rights or adjudication claims involving ten or more irrigated acres, a USDA Farm Service Agency AERIAL PHOTO with irrigated acres outlined and point(s) of diversion clearly marked.
3. Name and Address of Former Owner/Claimant Harry R. Isaak Trust
P.O. Box D, Rupert, ID 83350
4. New Owner/Claimant(s) Christiansen Realty, Inc., an Idaho Corp.
Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
New Mailing Address 111 Overland Avenue
City, State and ZIP Code Burley, ID 83318
New Telephone Number (208) 678-5585
5. Date you acquired the property January 20, 1999
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.
Number of acres you irrigate _____ Number and type of stock 10 Horses or Cows
Diversion rate in CFS .06 Number of homes 1 Other uses _____
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 or Claimant(s) Christiansen Realty, Inc.
By: Joy Christiansen Secretary
(Corporations or other organizations must submit a list of directors and/or officers demonstrating authority to sign form.)
8. For Snake River Basin Adjudication Claim: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him or her for all matters related to your claims..

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WARRANTY DEED

#31153MC

439415

For Value Received

MARTHA KIENZLE, formerly Martha Isaak, a widow

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

CHRISTIANSSEN REALTY, INC., an Idaho corporation

Address: 111 Overland Avenue, Burley, Idaho 83318

Hereinafter called the Grantee, the following described premises situated in **Minidoka** County, Idaho, to-wit:

PARCEL NO. 1:

**TOWNSHIP 10 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO**

Section 17: That part of Lot 5, ^{NENE} more particularly described as follows:

Beginning at a point which is 300.90 feet West of the Northeast Corner of said Section 17,
and Thence South 1042.0 feet to a point on the North bank of the Snake River which point
is the True Point of Beginning;
Thence North 200 feet to a point;
Thence East 200 feet to a point;
Thence South 200 feet more or less to the North bank of the Snake River;
Thence Northwesterly along the North bank of the Snake River approximately 200 feet to
the True Point of Beginning.

PARCEL NO. 2:

Access easement and right-of-way for the benefit of Parcel No. 1 as created by Quitclaim Deed recorded February 4, 1980 as Instrument No. 300219, records of Minidoka County, Idaho, described as follows:

**TOWNSHIP 10 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO**

Section 17: Easement and right-of-way from the Country road along the North boundary of said Section 17 described as follows:

Beginning at the Northeast corner of said Section 17; Thence West to a point which lies
adjacent to the B.P.A. power pole line which is the True Point of Beginning;
Thence West 20 feet;
Thence South approximately 900 feet to a point;
Thence West 100.90 feet to the East boundary of Parcel No. 1;
Thence North 20 feet to the Northeast corner of said tract of land;

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Thence East 80.90 feet to a point;
Thence North 880.0 feet more or less to the North boundary of said Section 17;
Thence East 20 feet along said North boundary of Section 17 to the True Point of Beginning.

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto.

SUBJECT TO:

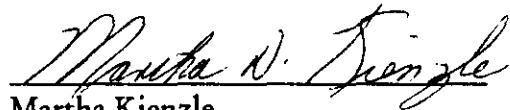
All reservations in patents or deeds in the chain of title.

Taxes for 1999 and subsequent years.

Assessments of the Minidoka Irrigation District and the rights and powers of said District as by law provided.

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee and to the successors heirs and assigns of the Grantee forever. The Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that they are free from all incumbrances except as above described and that Grantor will warrant and defend the same from all lawful claims whatsoever.

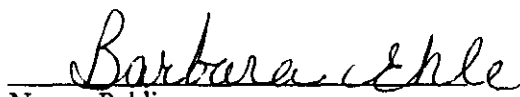
Dated: January 21, 1999

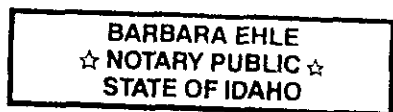


Martha Kienzle

STATE OF IDAHO)
) ss.
COUNTY OF Cassia)

On this 22 day of January, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared MARTHA KIENZLE, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.


Notary Public
Residing at: Burley, Idaho
My Commission expires: 6-12-2003



RESIDING AT BURLEY, ID
MY COMMISSION EXPIRES 6-12-2003

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'99 JAN 22 15 : 37
MINIDOKA COUNTY, IDAHO
DUANE SMITH, RECORDER
FEE 6 DEPUTY 25

RECORDED AT REQUEST OF
Land Title Bureau
FILM NO. _____

439415

WARRANTY DEED

#31148MC

439409

For Value Received

STEPHEN E. ISAAK and ALLISON ISAAK, his wife, and CHRISTINA R. ISAAK and RICHARD G. GILLIS, her husband

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

CHRISTIANSSEN REALTY, INC., an Idaho corporation

Address: 111 Overland Avenue, Burley, Idaho 83318

Hereinafter called the Grantee, the following described premises situated in **Minidoka** County, Idaho, to-wit:

**TOWNSHIP 10 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO**

Section 17: A part of Lot 5 more particularly described as follows:

Beginning at the Northeast section corner of Section 17;
Thence West along the North section line of said Section 17 a distance of 300.90 feet;
Thence South a distance of approximately 1042.0 feet to a point on the North bank of the Snake River;
Thence in a Southeasterly direction along the North bank of the Snake River a distance of approximately 311.0 feet;
Thence North along a Minidoka Irrigation District Wasteway a distance of approximately 1080.0 feet to the Point of Beginning.

SAVE AND EXCEPTING therefrom a tract of land described as follows:

Beginning at a point which is 300.90 feet West of the Northeast Corner of said Section 17, and Thence South 1042.0 feet to a point on the North bank of the Snake River which point is the True Point of Beginning;
Thence North 200 feet to a point;
Thence East 200 feet to a point;
Thence South 200 feet more or less to the North bank of the Snake River;
Thence Northwesterly along the North bank of the Snake River approximately 200 feet to the True Point of Beginning.

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto.

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SUBJECT TO:

All reservations in patents or deeds in the chain of title.

Taxes for 1999 and subsequent years.

Assessments of the Minidoka Irrigation District and the rights and powers of said District as by law provided.

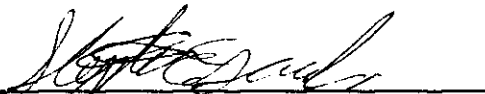
Contract and Grant of Elective Transmission Line Easement from Harry R. Isaak and Martha D. Isaak, husband and wife, to the United States of America, dated February 3, 1961, and recorded March 8, 1961 as Instrument No. 149099, records of Minidoka County, Idaho.

Easement and right-of-way granted to Martha Isaak, a single divorced woman, by Quitclaim Deed from Harry Isaak, a single divorced man, dated October 29, 1979 and recorded February 4, 1980 as Instrument No. 300219, records of Minidoka County, Idaho.

Easement For Construction and Maintenance of Irrigation Pipeline by an between Harry Isaak, a single man, Grantor, and Harlan B. Jensen, and James A. Graves, Grantee, dated December 8, 1981 and recorded December 11, 1981 as Instrument No. 319631, records of Minidoka County, Idaho.

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee and to the successors heirs and assigns of the Grantee forever. The Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that they are free from all incumbrances except as above described and that Grantor will warrant and defend the same from all lawful claims whatsoever.

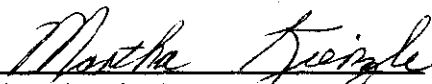
Dated: January 21, 1999



Stephen E. Isaak

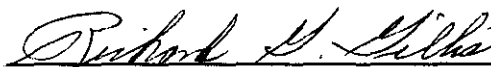


Christina R. Isaak

By: 
Martha Kienzle, her Attorney-in-Fact



Allison Isaak


Richard G. Gillis

By: 
Stephen E. Isaak, her Attorney-in-Fact

By: 
Martha Kienzle, his Attorney-in-Fact

STATE OF IDAHO
COUNTY OF Cassia

)
) ss.
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OCT 04 2002

99 JUN 22 15 : 14
MINIDOKA COUNTY, IDAHO
DUANE SMITH, RECORDER
FEE 2 DEPUTY 

RECORDED AT REQUEST OF
Land Title Bureau
FILM NO. _____

439409

On this 22 day of January, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared STEPHEN E. ISAAK, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

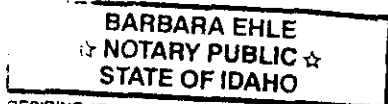


RESIDING AT BURLEY, ID
MY COMMISSION EXPIRES 6-12-2003

Barbara Ehle
Notary Public
Residing at: Burley, Idaho
My Commission expires: 6-12-2003

STATE OF IDAHO)
) ss.
COUNTY OF Cassia)

On this 22 day of January, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared STEPHEN E. ISAAK, known or identified to me to be the person whose name is subscribed to the within instrument, as the Attorney-In-Fact of ALLISON ISAAK and acknowledged to me that he subscribed the name of Allison Isaak thereto as principal, and his own name as Attorney-In-Fact.



RESIDING AT BURLEY, ID
MY COMMISSION EXPIRES 6-12-2003

Barbara Ehle
Notary Public
Residing at: Burley, Idaho
My Commission expires: 6-12-2003

STATE OF IDAHO)
) ss.
COUNTY OF Cassia)

On this 22 day of January, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared MARTHA KIENZLE, known or identified to me to be the person whose name is subscribed to the within instrument, as the Attorney-In-Fact of CHRISTINA R. ISAAK and RICHARD G. GILLIS and acknowledged to me that she subscribed the name of Christina R. Isaak and Richard G. Gillis thereto as principal, and her own name as Attorney-In-Fact.



RESIDING AT BURLEY, ID
MY COMMISSION EXPIRES 6-12-2003

Barbara Ehle
Notary Public
Residing at: Burley, Idaho
My Commission expires: 6-12-2003

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OCT 8 4 2002

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

In Re SRBA)
Case No. 39576)
_____)

PARTIAL DECREE PURSUANT TO
I.R.C.P. 54(b) FOR
Water Right 36-11582

1996 NOV 22 AM 9:34
DISTRICT COURT - SRBA
TWIN FALLS CO., IDAHO

FILED _____

NAME & ADDRESS: STEPHEN B ISAAK
CHRISTINA R ISAAK
RT 8 BOX 214
FLAGSTAFF AZ 86004

SOURCE: GROUNDWATER

QUANTITY: 0.06 CFS

THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000
GALLONS PER DAY.

PRIORITY DATE: 05/12/1959

POINT OF DIVERSION: T10S R23E S17 NENE

Within MINIDOKA County

PURPOSE AND
PERIOD OF USE:

PURPOSE OF USE
STOCKWATER
DOMESTIC 1 HOME

PERIOD OF USE
01-01 12-31
01-01 12-31

QUANTITY
0.02 CFS
0.04 CFS

PLACE OF USE: STOCKWATER Within MINIDOKA County
T10S R23E S17 NENE

DOMESTIC Within MINIDOKA County
T10S R23E S17 NENE

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A
DETERMINATION OF HISTORICAL BENEFICIAL USE.

DATED: NOV 22 1996



DANIEL C. HURLBUTT
PRESIDING JUDGE
Snake River Basin Adjudication

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MAY 22 1997

PARTIAL DECREE PURSUANT TO I.R.C.P. 54(b)
Water Right 36-11582

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OCT-29-1996

RULE 54(b) CERTIFICATE

With respect to the issues determined by the above judgment or order, it is hereby CERTIFIED, in accordance with Rule 54(b), I.R.C.P., that the court has determined that there is no just reason for delay of the entry of a final judgment and that the court has and does hereby direct that the above judgment or order shall be a final judgment upon which execution may issue and an appeal may be taken as provided by the Idaho Appellate Rules.

DATES: NOV 22 1996



DANIEL C. HURLBUTT
PRESIDING JUDGE
Snake River Basin Adjudication

MICROFILMED

MAY 22 1997



State of Idaho

DEPARTMENT OF WATER RESOURCES

1301 North Orchard Street, Boise, ID 83706 - P.O. Box 83720, Boise, ID 83720-0098

Phone: (208) 327-7900 Fax: (208) 327-7866 Web Site: www.idwr.state.id.us

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

October 4, 2002

CHRISTIANSEN REALTY INC
111 OVERLAND AVE
BURLEY ID 83318

RE: Change of Ownership for Water Right 36-11582

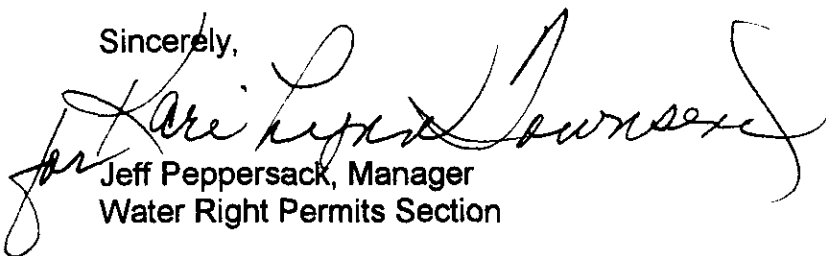
Dear Water Right Holder(s):

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

Please 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. Change reporting forms are available from any office of the department.

Please feel free to contact this office if you have any questions regarding this matter.

Sincerely,



Jeff Peppersack, Manager
Water Right Permits Section

JP:klt

Enclosure

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OCT 04 2002

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: A36-11582
Date Received: 8/02/1989
Receipt No: S008742
Received By: _____

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name: HARRY R. ISAAK TRUST
Address: P.O. BOX D
RUPERT, ID 83350
208-436-4774
2. Date of Priority: MAY 12, 1959
3. Source: GROUNDWATER Trib. to:
4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4	Lot	County
10S	23E	17		5	MINIDOKA
5. Description of diverting works:
40'X6" WELL, 5HP PUMP, PIPE
6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or)	A.F.A.
DOMESTIC	01/01	12/31	0.040		
STOCKWATER	01/01	12/31	0.020		
7. Total Quantity Appropriated is:
0.060 C.F.S. (and/or) A.F.A.
8. Total consumptive use is Acre Feet Per Annum.
9. Non-irrigation uses:
D/1 HOUSE, S/10 HORSES OR COWS
10. Place of Use:

Township	Range	Section	1/4 of 1/4	Lot	Use	Acres
10S	23E	17		5	STOCK DOMEST	

A36-11582

Page 1

Date: 08/02/89

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11. Place of use in counties: MINIDOKA

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

13. Other Water Rights Used:

NONE

14. Remarks:

15. Basis of Claim: BENEFICIAL USE

16. Signature(s)

(a.) By signing below, I/We acknowledge that I/We have received, read and understand the form entitled "How you will receive notice in the Snake River Basin 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 Organizations:

I do solemnly swear or affirm that I am _____ of
Title

_____, that I have signed the foregoing
Organization
document in the space below as _____ of

_____, Title
and that the statements contained in the
Organization
foregoing document are true and correct.

Signature of Authorized Agent

Title and Organization

Date

State of Idaho)
County of _____) SS.

Subscribed and sworn (or affirmed) before me this _____ day
of _____ 19 _____

Notary Public

Seal

Residing at _____

My Commission Expires _____

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OCT 04 2002