

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

SEP 25 2023

## NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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 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 #7](#) of the instructions.

| Water Right/Claim No. | Split?                                  | Leased to Water Supply Bank? | Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? |
|-----------------------|-----------------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 74-860 AOK            | Yes <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Thomas Wright Keegan  
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Jon & Kay Helgren  
New owner(s) as listed on the conveyance document

Name connector ☒ and ☐ or

29 Knight Hawk Lane  
Mailing address

Salmon Idaho 83467  
City State Zip

530-949-2285  
Telephone

Jon.helgren@gmail  
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: yes Aug 15 - 2023
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
- o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

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: Jon Helgren 9-20-2023  
Signature of new owner/claimant Title, if applicable Date  
Jon Helgren  
Print name

Signature: Kay Helgren 9-20-2023  
Signature of new owner/claimant Title, if applicable Date  
Kay Helgren  
Print name

Received by JB Date 9/25/2023 For IDWR Office Use Only: Receipt No. E049503 Receipt Amt. \$25. -

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 JB Processed by JB Date 11/1/2023



## WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:643632

### FOR VALUE RECEIVED

**Steven J. Moore, an unmarried man**

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

**Jonathon B. Helgren and Kay I. Helgren, as trustees of the Helgren 2005 Trust,  
Dated May 17, 2005**

whose current address is

**29 Nighthawk Lane  
Salmon, ID 83467**

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

**Parcel A:  
Lot 2 of the Bafa Serca Estates Subdivision in the Northwest Quarter of Section 3,  
Township 20  
N., Range 23 E., Boise Meridian, Lemhi County, Idaho, according to the Official  
Plat thereof,  
filed for record in Book 5 of Plats at Page No. 56, records of Lemhi County, Idaho,  
and amended by Amended Subdivision Plat recorded December 30, 1998 as  
Instrument No. 239230, Book 6 of Plats at Page No. 76.**

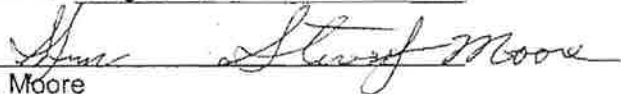
**Parcel B:  
A 50 foot wide easement appurtenant to Parcel A for Ingress and Egress, across  
Lots 1 and 3 of the Bafa Serca Estates Subdivision in the Northwest Quarter of  
Section 3,  
Township 20 N., Range 23 E., Boise Meridian, Lemhi County, Idaho, according to  
the official  
plat thereof, filed for record in Book 5 of plats at Page No. 56, records of Lemhi  
County, Idaho, and amended by Amended Subdivision Plat recorded December  
30,  
1998 as Instrument No. 239230 Book 6 of Plats at Page No. 76.**

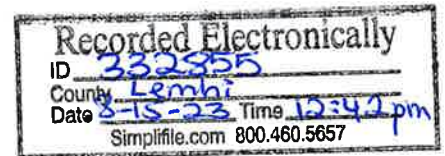
**Parcel C:  
A road easement, appurtenant to Parcel A for Ingress and Egress, across Lot 3 of  
the Bafa Serca Estates Amended Subdivision plat recorded December 30, 1998 as  
Instrument No. 239230 Book 6 of Plats at Page No. 76.**

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: August 1, 2023

  
Steven J. Moore



## WARRANTY DEED

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**Parcel B:**

**A 50 foot wide easement appurtenant to Parcel A for Ingress and Egress, across Lots 1 and 3 of the Bafa Serca Estates Subdivision in the Northwest Quarter of Section 3, Township 20 N., Range 23 E., Boise Meridian, Lemhi County, Idaho, according to the official plat thereof, filed for record in Book 5 of plats at Page No. 56, records of Lemhi County, Idaho, and amended by Amended Subdivision Plat recorded December 30, 1998 as Instrument No. 239230 Book 6 of Plats at Page No. 76.**

**Parcel C:**

**A road easement, appurtenant to Parcel A for Ingress and Egress, across Lot 3 of the Bafa Serca Estates Amended Subdivision plat recorded December 30, 1998 as Instrument No. 239230 Book 6 of Plats at Page No. 76.**

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: August 1, 2023

  
Steven J. Moore

State of Idaho } ss  
County of Lemhi }

On this 1st day of August, 2023, before me, Sarah Magyar, a Notary Public in and for said state, personally appeared Steven J. Moore, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument.

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

  
\_\_\_\_\_  
Sarah Magyar  
Notary Public for the State of Idaho  
Residing at: Salmon, ID  
Commission Expires: 11-09-2027



## Water Right Report : 74-860-A ( Decreed/Active)

### Water Right Owners

| Owner Type     | Name                  | Address         | City     | State | Postal Code |
|----------------|-----------------------|-----------------|----------|-------|-------------|
| Current Owner  | KEEGAN, THOMAS WRIGHT | 29 NIGHTHAWK LN | SALMON   | ID    | 83467-5283  |
| Current Owner  | WATERBURY, BETH ANN   | 29 NIGHTHAWK LN | SALMON   | ID    | 83467-5283  |
| Original Owner | BISSON, LOIS          | PO BOX 6        | BAKER    | ID    | 83461       |
| Original Owner | BISSON, ROY           | PO BOX 6        | BAKER    | ID    | 83461       |
| Original Owner | CANTIENY, JOHN B      | PO BOX 1112     | SALMON   | ID    | 83467       |
| Original Owner | GAINES, ELIZABETH C   | PO BOX 2004     | SALMON   | ID    | 83467       |
| Original Owner | MC KNIGHT, PAMELA A   | 7561 MORGAN RD  | WOODBINE | MD    | 21797       |
| Original Owner | MC KNIGHT, WILLIAM A  | 7561 MORGAN RD  | WOODBINE | MD    | 21797       |

### Water Right Status

Priority Date : 5/27/1902

Basis : Decreed

Status : Active

### Water Source

| Source      | Source Qualifier | Tributary    | Tributary Qualifier |
|-------------|------------------|--------------|---------------------|
| LEMHI RIVER |                  | SALMON RIVER |                     |

### Points Of Diversion (Location)

| Source      | Township | Range | Section | Govt. Lot | QQQ | QQ | Q  | County | Diversion Type |
|-------------|----------|-------|---------|-----------|-----|----|----|--------|----------------|
| LEMHI RIVER | 20N      | 23E   | 3       | 0         |     | NE | SW | LEMHI  |                |

### Water Uses

| Beneficial Use | From  | To    | Diversion Rate | Volume |
|----------------|-------|-------|----------------|--------|
| IRRIGATION     | 03/15 | 11/15 | 0.03 CFS       |        |
| <b>TOTAL</b>   |       |       | 0.03 CFS       |        |

### Places of Use

Printable View

Paged View

### Place of Use Legal Description : IRRIGATION (LEMHI county)

| Township | Range | Section | Lot | QQQ | QQ | Q  | Acres |
|----------|-------|---------|-----|-----|----|----|-------|
| 20N      | 23E   | 3       |     |     | SE | NW | 0.9   |

### Irrigation Totals

Total Acres Acre Limit

0.90

### Conditions

#### Code Conditions

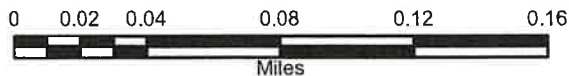
- C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
- J01 PROPERTY IS ALSO KNOWN AS LOT 2, BAFA SERCA ESTATES SUBDIVISION.

State of Idaho  
Department of Water Resources  
**Water Right**  
74-860A  
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.



Date created: 4/13/2023



**Legend**

- Place of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters



American Land Title Association

ALTA Settlement Statement - Buyer  
Adopted 05-01-2015

File No./Escrow No.: 643632  
Officer/Escrow Officer: Sarah Magyar

Alliance Title & Escrow, LLC  
610 Main St.  
Salmon, ID 83467  
(208)756-4231

Property Address: 29 NIGHTHAWK LANE  
SALMON, ID 83467 (LEMHI)  
(RP001700000020A)

Buyer: JONATHON B. HELGREN AND KAY I. HELGREN, AS TRUSTEES OF THE HELGREN 2005 TRUST,  
DATED MAY 17, 2005  
4710 County Road 99W  
Orland, CA 95963

Settlement Date: 8/15/2023  
Disbursement Date: 8/15/2023

| Description                                                                                | Buyer        |              |
|--------------------------------------------------------------------------------------------|--------------|--------------|
|                                                                                            | Debit        | Credit       |
| Deposits, Credits, Debits                                                                  |              |              |
| Sale Price of Property                                                                     | \$610,000.00 |              |
| Deposit                                                                                    |              | \$5,000.00   |
| Prorations                                                                                 |              |              |
| County Taxes 1/1/2023 to 8/16/2023 @ \$1,621.20/Year                                       |              | \$1,008.25   |
| Title Charges                                                                              |              |              |
| Title - Settlement or closing fee to Alliance Title & Escrow, LLC                          | \$990.00     |              |
| Government Recording and Transfer Charges                                                  |              |              |
| Recording fees: Deed \$15.00                                                               | \$15.00      |              |
| eRecording Fees Paid to Simplifile - Buyer/Borrower to Alliance Title & Escrow, LLC \$4.75 | \$4.75       |              |
|                                                                                            | Debit        | Credit       |
| Subtotals                                                                                  | \$611,009.75 | \$5,008.25   |
| Due From Buyer                                                                             |              | \$605,601.50 |
| Totals                                                                                     | \$611,009.75 | \$611,009.75 |

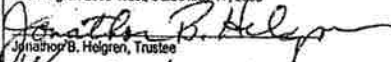
CONSUMER PROTECTION ALERT: Alliance Title & Escrow, LLC does not deliver wire instructions via e-mail to you or your agent, without a verbal request and confirmation of receipt, to include verification of the accuracy of wire information. If you wish to wire funds for closing, please ask your escrow officer for wire account information and options to deliver that information to you.

#### Acknowledgement

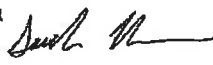
We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Alliance Title & Escrow, LLC to cause the funds to be disbursed in accordance with this statement.

BUYER(S)

The Helgren 2005 Trust, Dated May 17, 2005

  
Jonathon B. Helgren, Trustee  
  
Kay I. Helgren, Trustee

SETTLEMENT COORDINATOR

  
Sarah Magyar



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: [easterninfo@idwr.idaho.gov](mailto:easterninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

**Governor Brad Little**

**Director Gary Spackman**

October 17, 2023

JON HELGREN  
KAY HELGREN  
29 KNIGHT HAWK LN  
SALMON ID 83467

RE: Change in Ownership Water Right No. 74-860A

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership.

Our review of your notice indicates that additional information is required before we can process the change. The information required is indicated below:

**\*\*\*\* Evidence of Ownership:** In order for the department to update ownership of a water right a 'full' copy of the 'recorded' Warranty Deed or other legal document indicating your ownership in the water right and/or property is required. The department acknowledges receipt of a Warranty Deed; however, it is not a full copy. It appears a portion of the appurtenance's language is missing as well as the signatures. A 'full' copy of the 'recorded' deed is required.

Because the Department cannot process the ownership change without proper documentation/fees, we will hold any action on your notice pending receipt of the necessary information/fees. **If we do not receive the necessary information/fees within 30 days we will return your notice and all attachments and your notice will not be processed.**

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: [www.idwr.idaho.gov](http://www.idwr.idaho.gov).

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Baily  
Technical Records Specialist

SCANNED  
OCT 27 2023



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: [easterninfo@idwr.idaho.gov](mailto:easterninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

**Governor Brad Little**

**Director Gary Spackman**

September 27, 2023

JON HELGREN  
KAY HELGREN  
29 KNIGHT HAWK LN  
SALMON ID 83467

RE: Change in Ownership Water Right No. 74-860A

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership.

Our review of your notice indicates that additional information is required before we can process the change. The information required is indicated below:

**\*\*\*\* Evidence of Ownership:** In order for the department to update ownership of a water right a full copy of the 'recorded' Warranty Deed or other legal document indicating your ownership in the water right and/or property is required. Please provide evidence of ownership.

Because the Department cannot process the ownership change without proper documentation/fees, we will hold any action on your notice pending receipt of the necessary information/fees. If we do not receive the necessary information/fees within 30 days we will return your notice and all attachments and your notice will not be processed.

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: [www.idwr.idaho.gov](http://www.idwr.idaho.gov).

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Bailly  
Technical Records Specialist

00490403

SEP 27 2023



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: [easterninfo@idwr.idaho.gov](mailto:easterninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

**Governor Brad Little**

**Director Mathew Weaver**

November 01, 2023

HELGREN 2005 TRUST  
29 NIGHTHAWK LN  
SALMON ID 83467-5283

Re: Change in Ownership for Water Right No(s): 74-860A

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) 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) 497-3787.

Sincerely,

Jonie Baily  
Technical Records Specialist 1

Enclosure(s)

cc: WATER DISTRICT 74