

RECEIVED

MAY 07 2024

DEPT. OF WATER RESOURCES

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 #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
78-10294	Yes ☐	Yes ☐		Yes ☐	Yes ☐
78-7145	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Roland F. Heise
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Jeff Morris and Kristin Morris and Karon S. Beaman, trustee of Karon S. Beaman Living Trust
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

2540 S Del Rey Lane Meridian Idaho 83642
Mailing address City State Zip
208-871-6887 jeffm@rickettsinsurace.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: 04/02/2024

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

SUPPORT DATA

IN FILE # 78-7145

8. Signature: [Signature] Kristin Morris 04/24/2024
Signature of new owner/claimant Title, if applicable Date
Jeff Morris Kristin Morris
Print name
Signature: [Signature] Karon S. Beaman 04/24/2024
Signature of new owner/claimant Title, if applicable Date
Karon S. Beaman
Print name

Received by KM Date 5.7.24 For IDWR Office Use Only: Receipt No. 2118291 Receipt Amt. \$ 25.00
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 _____ Approved by _____ Processed by [Signature] Date 5-16-24



Instrument # 543853

IDAHO COUNTY, IDAHO
04-02-2024 12:30:45 PM No. of Pages: 3
Recorded for: EMPIRE TITLE, LLC, AN IDAHO LIMITED LIABILITY COMPANY
Kathy M Ackerman Fee: \$15.00
Ex-Officio Recorder Deputy: Js

20848EID-JD



WARRANTY DEED

FOR VALUE RECEIVED

Robert Edwin Brown, a single man GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

Jeff Morris and Kristin Morris, husband and wife and Karon S. Beaman, trustee of the Karon S. Beaman Living Trust dated July 8, 2021 and any amendments there to GRANTEE(s), whose current address is: 2540 S. Del Rey Ln., Meridian, ID 83642 the following described real property in Idaho County, State of ID more particularly described as follows, to wit:

See Attached Exhibit "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with said Grantee(s) that 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 reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year which are not yet due and payable and the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

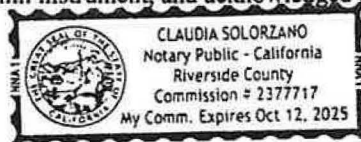
Dated this 4-1-2024

Robert Edwin Brown
Robert Edwin Brown

State of California
County Riverside

On this 1st day of April, in the year of 2024, before me the undersigned Notary Public in and for said State, personally appeared **Robert Edwin Brown**, known or identified to me as the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Claudia Solorzano



Notary Public for Riverside County
Residing at: 1555 SPalm Canyon Dr H106, Palm Springs, Ca 92264
My Commission Expires: OCT. 12, 2025

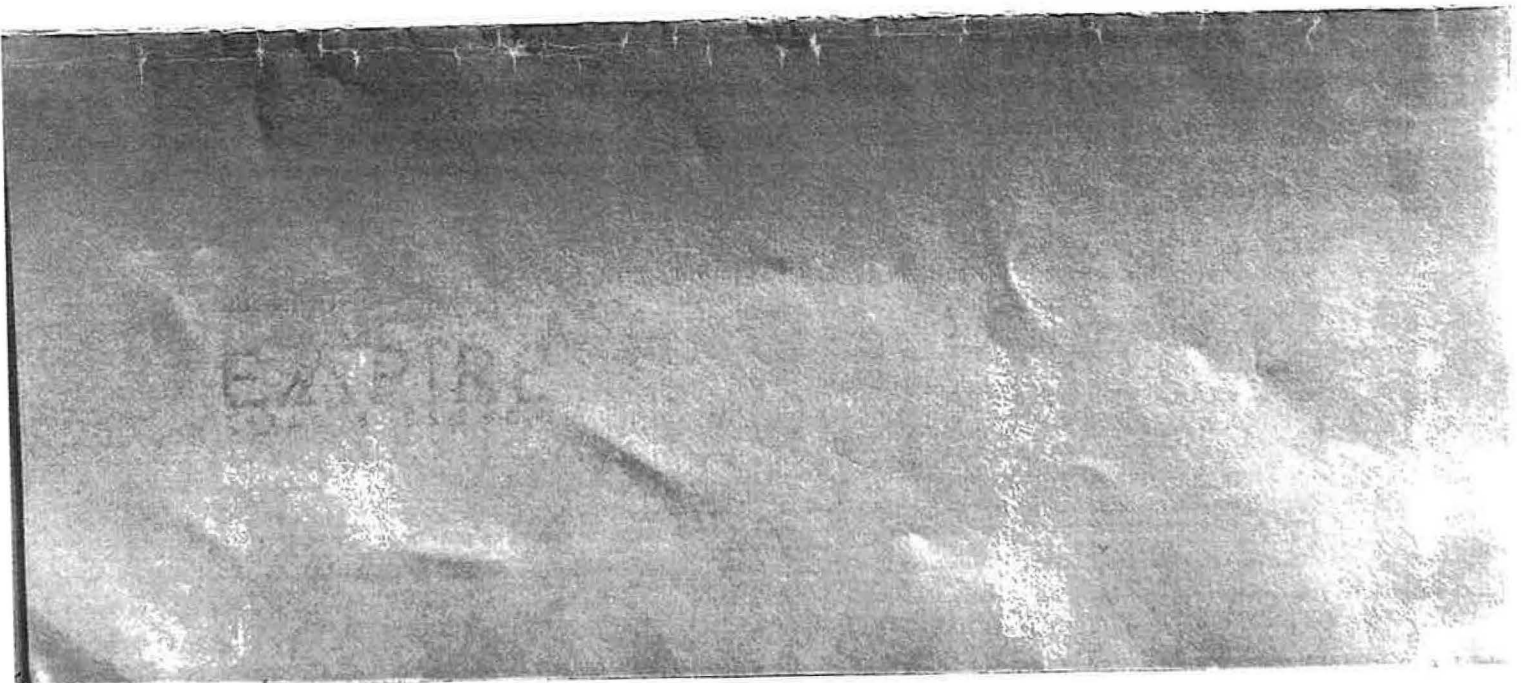


EXHIBIT A

The Land is described as follows:

Township 22 North, Range 1 East, Boise Meridian, Idaho County, Idaho

Section 4: A parcel of land located in Government Lot 3 and the SE $\frac{1}{4}$ NW $\frac{1}{4}$, more particularly described as follows:

Beginning at a concrete monument marked STA 633+16 on the West boundary of State Highway 95, whence the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ bears West, about 270 feet;
thence southerly on said boundary 40.5 feet to a rebar on the centerline of a 20 foot wide lane on the road to an old bridge crossing of the Little Salmon River;
thence on said centerline S 85°40' W, 38.5 feet;
thence N 72°00' W, 68 feet;
thence N 84°10' W, 58.7 feet to the centerline of the USFS Whitebird Ridge Road;
thence northwesterly on said centerline 192.5 feet to a point 5 feet from an iron stock guard;
thence North 46 feet along a fence presumably on the West line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ to a rebar;
thence N 75°48' E, 248.3 feet to a rebar on said West boundary of Highway 95;
thence southerly on this boundary on the arc of a 02°30' curve 274.6 feet to the Point of Beginning.

EXCEPTING one-half of a 20 foot wide land on the South, a 20 foot width for a access road along the subdivision fence on the West and the USFS Road through two forties.

Sometimes known as Assessor's Tax No. 54.

LESS

Township 22 North, Range 1 East, Boise Meridian, Idaho County, Idaho

Section 4: A parcel of land located in Government Lot 3, more particularly described as follows:

Commencing at the Southwest corner of Government Lot 3 of Section 4, said Township and Range;
thence N 00°23'40" E, 266.98 feet along the West line of Government Lot 3 of Section 4 to the Point of Beginning;
thence continuing N 00°23'40" E, 46.34 feet along the West line of Government Lot 3 to a point on the North line of Instrument No. 361779;
thence N 75°48'00" E, 188.41 feet along the North line of Instrument No. 361779 to a point on the westerly Right of Way limit of U.S. Highway 95, said point being on a nontangent curve with center being S 80°58'09" W, 2092.82 feet radial distance;
thence clockwise along the westerly Right of Way limit of U.S. Highway 95 and said nontangent curve, an arc distance of 15.38 feet;
thence S 67°07'40" W, 195.88 feet to the Point of Beginning.
Sometimes known as Assessor's Tax No. 106.



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

May 17, 2024

KARON S BEAMAN LIVING TRUST
JEFF MORRIS
KRISTIN MORRIS
2540 S DEL REY LN
MERIDIAN ID 83642-6579

Re: Change in Ownership for Water Right No(s): **78-7145, 78-10294**

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)287-4921.

Sincerely,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

5/16/2024

Water Right 78-7145

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	JEFF MORRIS 2540 S DEL REY LN MERIDIAN, ID 83642-6579 (208) 871-6887
Current Owner	KRISTIN MORRIS 2540 S DEL REY LN MERIDIAN, ID 83642-6579
Current Owner	KARON S BEAMAN LIVING TRUST 2540 S DEL REY LN MERIDIAN, ID 83642-6579 jeffm@rickettsinsurance.com
Original Owner	RICHARD L JENSEN 10620 OLA HWY SWEET, ID 83670 (208) 584-3476
Original Owner	EDITH M JENSEN 10620 OLA HWY SWEET, ID 83670 (208) 584-3476
Original Owner	CAROLYN A DARRAGH PO BOX 1157 RIGGINS, ID 83549 (208) 628-3001
Original Owner	JOHN W DARRAGH PO BOX 1157 RIGGINS, ID 83549 (208) 628-3001
Previous Owner	ROLAND F HEISE 910 PARK DR EVERETT, WA 98203 (425) 513-9622
Trustee	KARON S BEAMAN 2540 S DEL REY LN MERIDIAN, ID 83642-6579

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

5/16/2024

Priority Date: 5/16/1980

Basis: Decreed

Status: Active

Source

LITTLE SALMON RIVER

Tributary

SALMON RIVER

Beneficial Use

IRRIGATION

From

04/01

To

10/01

Diversion Rate

0.020 CFS

Volume

1.5 AF

Total Diversion

0.020 CFS

1.5 AF

Source and Point(s) of Diversion:

LITTLE SALMON RIVER

L3(NENW)

Sec. 4, Twp 22N, Rge 01E, IDAHO County

Place Of Use:

IRRIGATION within IDAHO County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
22N	01E	4						0.5											0.5

POU Total Acres: 0.5

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.

Dates and Other Information:

Decreed Date: 11/6/2007

Civil Case Number: 39576

Judicial District: FIFTH

State or Federal: S

Owner Name Connector: AND

Water District Number: NWD

Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

5/16/2024

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

5/16/2024

Water Right 78-10294

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	KARON S BEAMAN LIVING TRUST 2540 S DEL REY LN MERIDIAN, ID 83642-6579 jeffm@rickettsinsurance.com
Original Owner	RICHARD L JENSEN 10620 OLA HWY SWEET, ID 83670 (208) 584-3476
Original Owner	EDITH M JENSEN 10620 OLA HWY SWEET, ID 83670 (208) 584-3476
Previous Owner	ROLAND F HEISE 910 PARK DR EVERETT, WA 98203 (425) 513-9622
Trustee	JEFF MORRIS 2540 S DEL REY LN MERIDIAN, ID 83642-6579 (208) 871-6887
Trustee	KRISTIN MORRIS 2540 S DEL REY LN MERIDIAN, ID 83642-6579

Priority Date: 10/1/1980

Basis: Decreed

Status: Active

Source
GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
DOMESTIC	1/01	12/31	0.030 CFS	
	<u>Total Diversion</u>		0.030 CFS	

Source and Point(s) of Diversion:

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

5/16/2024

GROUND WATER

L3(NENW)

Sec. 4, Twp 22N, Rge 01E, IDAHO County

Place Of Use:

DOMESTIC within IDAHO County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
22N	01E	4					X L3												

Conditions of Approval:

1. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
2. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
3. PARCEL NO. RP 22N01E042750A

Dates and Other Information:

Decreed Date: 8/18/2000

Civil Case Number: 39576

Judicial District: FIFTH

State or Federal: S

Water District Number: NWD

Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A



IDAHO DEPARTMENT OF
WATER RESOURCES

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Governor Brad Little

Director Mathew Weaver

May 09, 2024

KARON S BEAMAN LIVING TRUST
C/O JEFF MORRIS, AND KRISTIN MORRIS
2540 S DEL REY LN
MERIDIAN ID 83642-6579

RE: Change in Ownership for Water Right No(s): **78-7145, 78-10294**

Dear Interested Parties:

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

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

- Remaining Filing Fee of \$25

The department received a \$25 fee with your Notice. Effective July 1, 2000, the legislature enacted House Bill No. 545 requiring a filing fee for a change in water right ownership. The fee is \$25 per water right, except for ownership changes resulting in the division of a water right, which is \$100 per water right. All ownership change notices received after June 30, 2000 must include the appropriate filing fees in order to be processed. We have determined that the filing fee for your notice will be **\$25**.

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

Also, please note that permit holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Forms to assign ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at (208)287-4921.

Sincerely,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

Mansfield, Debra

From: Jeff Morris <jeffm@rickettsinsurance.com>
Sent: Wednesday, May 8, 2024 2:57 PM
To: Mansfield, Debra
Subject: RE: Received Notice of Change in Water Right Ownership

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Ok, thank you.
Ill mail the check in today.

Thanks,

Jeff Morris
Ricketts and Associates, Inc.
Ph. 208.322.5525
www.rickettsinsurance.com

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From: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Sent: Wednesday, May 8, 2024 2:55 PM
To: Jeff Morris <jeffm@rickettsinsurance.com>
Subject: RE: Received Notice of Change in Water Right Ownership

Hi Jeff,

The Water right ownership will be changed to include you, Kristin Morris and the Karon S Beaman Living Trust as owners of these rights. We will also list Karen s Beaman as a trustee.

The Department will still need the remaining \$25 processing fee to proceed.

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office

322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov

From: Jeff Morris <jeffm@rickettsinsurance.com>
Sent: Wednesday, May 8, 2024 2:45 PM
To: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Subject: FW: Received Notice of Change in Water Right Ownership

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Debra,
Please see title company email below. He is also positive, along with the county, that I am an owner, and not just a trustee.
I am listed first, with my wife, and the trust 2nd. Karon is the only trustee for the trust listed.

Please amend your file and let me know when youre done.

Thanks,

Jeff Morris
Ricketts and Associates, Inc.
Ph. 208.322.5525
www.rickettsinsurance.com

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From: Jeff Dillon <JDillon@empiretitleidaho.com>
Sent: Wednesday, May 8, 2024 2:42 PM
To: Jeff Morris <jeffm@rickettsinsurance.com>
Cc: Ian Brown <ian@ianebrown.com>
Subject: RE: Received Notice of Change in Water Right Ownership

Hi Jeff and Ian! Yes, surgery was a success and I am recovering nicely...thank you for asking!

You are correct and I think Debra is misreading the deed. (copy of recorded deed is attached).

You and Kristin are vested as "Husband and Wife" and only Karon is vested in her trust

Jeff Morris and Kristin Morris, husband and wife and Karon S. Beaman, trustee of the Karon Beaman Living Trust dated July 8, 2021 and any amendments there to GRANTEE(s), whose current address is: 2540 S. Del Rey Ln., Meridian, ID 83642 the following described real property in Idaho County, State of ID more particularly described as follows, to wit:

You are welcome to forward this e-mail to Debra and she is more than welcome to reach out to me directly.



Jeff Dillon
Senior Escrow Officer & Eagle Branch Manager

Direct: 208.389.6917
Office: 208.433.1021
Fax: 208.433.1140
jdillon@empiretitleidaho.com

E_APIRE
TITLE & ESCROW

To ensure a timely response, please include my assistant **Gracie Hedges** at ghedges@empiretitleidaho.com on ALL correspondence.

NEW!

OFFICE: 450 W STATE ST STE 290 EAGLE ID
WEBSITE: WWW.EMPIRETITLEIDAHO.COM
EMAIL: @EMPIRETITLEIDAHO.COM
WIRE INSTRUCTIONS: FORTIS BANK


WE DO NOT ACCEPT
CHANGES TO WIRING INSTRUCTIONS VIA EMAIL
ALWAYS CALL TO

WE NEVER SEND OR REQUEST WIRING INSTRUCTIONS VIA EMAIL OR TEXT. If you receive an email or text from someone attempting to provide our wiring instructions, contact our office immediately. **FOR YOUR SAFETY,** If your transaction requires a wire transfer, please contact a member of your closing team to obtain or verify wiring instructions. **ALWAYS CALL TO VERIFY BEFORE WIRING YOUR FUNDS.**

From: Jeff Morris <jeffm@rickettsinsurance.com>
Sent: Wednesday, May 8, 2024 2:22 PM
To: Jeff Dillon <JDillon@empiretitleidaho.com>
Cc: Ian Brown <ian@ianebrown.com>
Subject: FW: Received Notice of Change in Water Right Ownership

Hi Jeff!

I hope you're doing well. If I remember correctly you were having surgery or something right around the time of our closing? I hope all is well with you.

Can you see the email below and tell me if the deed really states that I am a trustee and not an owner on the deed? From everything I saw, it said Jeff and Kristin Morris (H&W) and then the trust, with Karon Beaman being the trustee.

Debra, with Idaho Water dept is saying its states the trust is the owner, with me being a trustee.

Can you help me figure out what I need to give her to straighten that out?

Thank you,

Jeff Morris
Ricketts and Associates, Inc.
Ph. 208.322.5525
www.rickettsinsurance.com

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From: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Sent: Wednesday, May 8, 2024 1:11 PM
To: Jeff Morris <jeffm@rickettsinsurance.com>
Subject: RE: Received Notice of Change in Water Right Ownership

Hi Jeff,

The Department has to recognize the Trust as the owners of the Water right with you and Kristin Morris and Karon S Beaman as trustees of the trust. The deed we received grants the property to the Trust and names three trustees. If you want the water rights in the name of Jeff Morris and Kristin Morris then the Trust would need to convey the water rights to Jeff Morris and Kristin Morris, specifically by name in a different deed.

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov

From: Jeff Morris <jeffm@rickettsinsurance.com>
Sent: Wednesday, May 8, 2024 12:39 PM
To: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Subject: RE: Received Notice of Change in Water Right Ownership

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Hello Debra,

The names should be Jeff Morris and Kristin Morris (husband and wife)
And Karon S Beaman Living Trust.
Kristin and I are not c/o for the trust, we are owners and separate than the trust.
I wanted to clarify that.

Thanks,

Jeff Morris
Ricketts and Associates, Inc.
Ph. 208.322.5525
www.rickettsinsurance.com

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From: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Sent: Wednesday, May 8, 2024 12:32 PM
To: Jeff Morris <jeffm@rickettsinsurance.com>
Subject: Re: Received Notice of Change in Water Right Ownership

Hello,

Please see the attached letter regarding your received Notice of Change in Water right Ownership for water rights 78-7145 & 78-10294. This letter has also been mailed, via USPS, per Department procedure.

If you have any questions regarding your ownership change, feel free to reply to this email or you may call me at (208)287-4921.

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov

Disclaimer

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Email Security

This email and ALL email sent from our company is sent encrypted. Our email servers strictly communicate with email providers that support Transport Layer Security (TLS) 1.2 encryption to ensure the highest level of data privacy. For questions regarding email security, please contact: encrypted @ etinvestments.com.