

RECEIVED
MAR 17 2025
DEPT. OF WATER RESOURCES

STATE OF IDAHO
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. DE ✓

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
74-15235 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Gail D. Andrews
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Justin M. Keller & Katelynn M. Keller
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 37 Seventeen Mile Road Salmon ID 83467
Mailing address City State Zip
- 208-940-2103 KellerKatelynn@gmail.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: July 31, 2024
6. Do you own the land identified as the water right place of use? Yes ☐ No ☐
☐ 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):
☐ \$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.

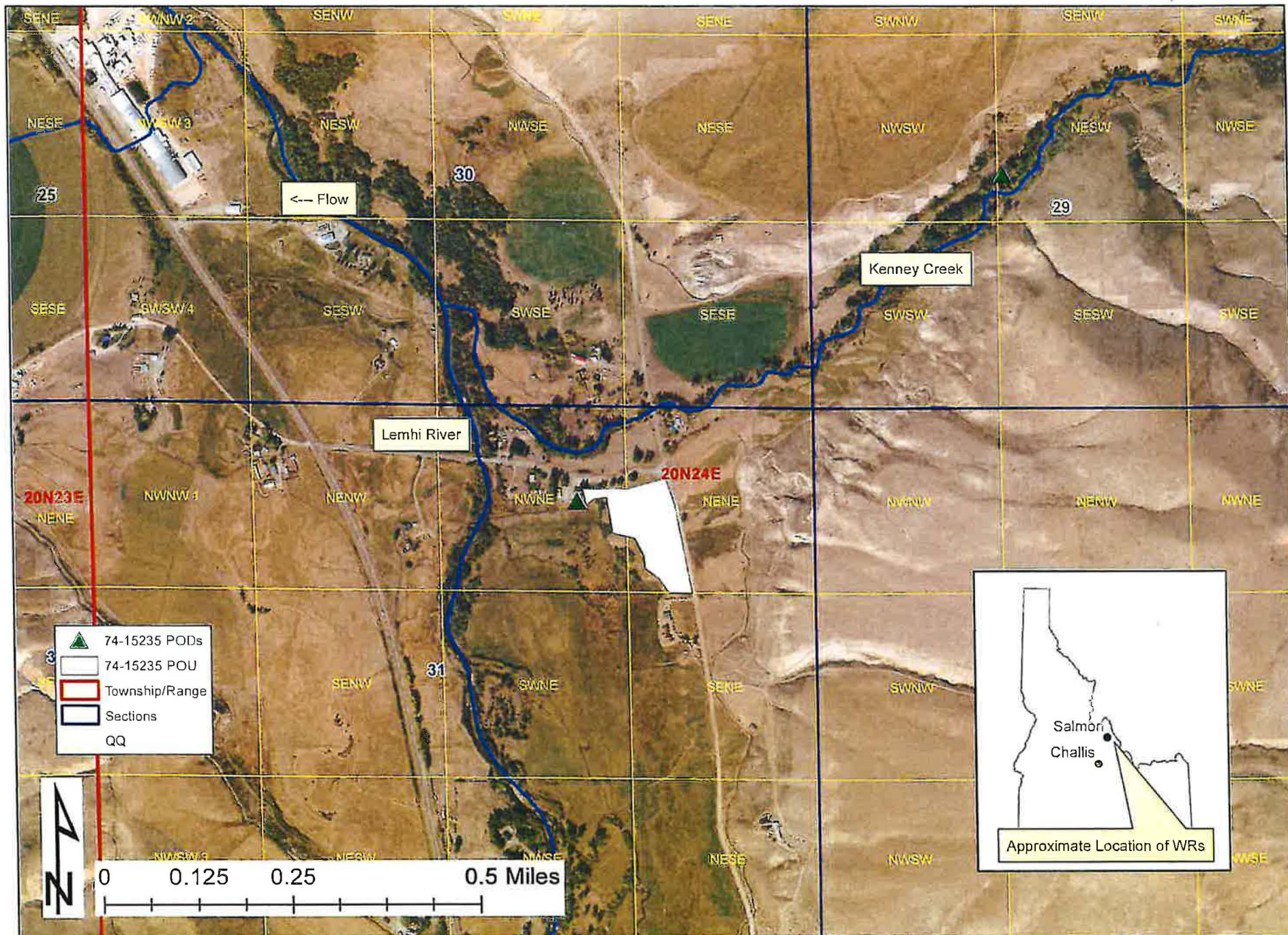
8. Signature: *Justin Keller* Title, if applicable: _____ Date: 2-28-25
Signature of new owner/claimant
Justin Keller
Print name

Signature: *Katelynn Keller* Title, if applicable: _____ Date: 2/28/25
Signature of new owner/claimant
Katelynn Keller
Print name

Received by KU Date 3.17.25 For IDWR Office Use Only: Receipt No. 2120446 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 DM Date 7-28-25



Water Right Change of Ownership
 Justin M. Keller & Katelynn M. Keller
 Water Right Place-of-Use & Place-of-Diversion Map

Map Date: 02.19.2025



RECEIVED

Jul 25, 2025

DEPARTMENT OF
WATER RESOURCES

Instrument # 335496 # Pages: 2
LEMHI COUNTY, Idaho
Aug 02, 2024 1:09:34 pm Fee: \$ 15.00
For: LEMHI TITLE
BRENDA ARMSTRONG, Recorder
CDICKENS, Deputy

SPACE ABOVE RESERVED FOR RECORDER'S USE

Personal Representatives Deed

This Deed, made by **HEATHER OLSON**, as personal representative of The ESTATE OF **BARBARA ANDREWS**, deceased, an undivided one-tenth interest, Grantor, to **JUSTIN M. KELLER AND KATELYNN M. KELLER, HUSBAND AND WIFE**, whose address is 37 Seventeen Mile Rd., Salmon, ID 83467, Grantees;

Whereas, pursuant to an Order of the Magistrate's Court of Lemhi County, Idaho, in the estate of the above-named deceased, filed as Lemhi County Case No. CV 30-19-111, confirming on the Grantor the powers and authority granted to Personal Representatives under the Uniform Probate Code of the State of Idaho;

Therefore, for valuable consideration received, Grantor quitclaims, transfers, and conveys to Grantees **JUSTIN M. KELLER AND KATELYNN M. KELLER, HUSBAND AND WIFE**, the following parcel of land lying in Salmon, County of Lemhi, State of Idaho, more particularly described as:

See attached Exhibit "A"

Together with all water and water rights, ditch and ditch rights, mineral and mineral rights, easements and any grazing rights appurtenant thereto and/ or used in connection there with.

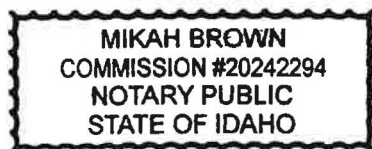
EXECUTED this 1 day of Aug, 2024

**HEATHER OLSON, as Personal Representative of
The Estate of BARBARA ANDREWS**

STATE OF Idaho)
COUNTY OF Bannock) ss

On this 1 day of Aug, 2024, before me, the undersigned, a notary public in and for said state, personally appeared, **HEATHER OLSON**, known or identified to me to be the person whose name is subscribed to the within instrument, as Personal Representative of the Estate of **BARBARA ANDREWS**, deceased, and acknowledged to me that she executed the same as Personal Representative.

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



NOTARY PUBLIC
Residing at: 512 Franklin Ave
Commission Expires: 6/24/2030

Jul 25, 2025

DEPARTMENT OF
WATER RESOURCES

Exhibit "A"

A parcel of land located in the NE1/4 Section 31, T. 20 N, R. 24 E.,

Boise Meridian, Lemhi County, Idaho, more particularly described as follows:

Commencing at the SE corner of Section 30, from which the E 1/4 corner of said section bears N. 00°35'21" W. a distance of 2643.44 ft., the Basis of Bearing of this description, run thence S. 70°18'06" W. a distance of 1136.79 ft. to a point at the intersection of the centerline of 17 Mile Road with the centerline of the Old Lemhi Road and the POINT OF BEGINNING;

Thence along the centerline of the Old Lemhi Road the following courses and distances:

S. 12°47'12" E., 476.22 ft.; S. 10°21'36" E., 467.05 ft.;

Thence N. 89°16'09" W. a distance of 494.62 ft.;

Thence N. 20°10'46" W. a distance of 593.41 ft.;

Thence N. 76°14'51" W. a distance of 261.51 ft.;

Thence S. 84°40'26" W. a distance of 16.26 ft.;

Thence N. 05°46'13" W. a distance of 292.48 ft. to a point on the said centerline of 17 Mile Road;

Thence along said centerline the following courses and distances:

S. 74°26'30" E., 171.32 ft.; S. 86°16'00" E., 286.45 ft.;

N. 78°25'02" E., 366.06 ft. to the POINT OF BEGINNING.

RECEIVED

Jul 25, 2025

Filed: 07/03/2023 16:36:38
Seventh Judicial District, Lemhi County
Brenda Armstrong, Clerk of the Court
By: Deputy Clerk - Roach, Stephanie

DEPARTMENT OF
WATER RESOURCES

FRED SNOOK, ESQ. ISB# 1357
SNOOK LAW OFFICE
44 Cemetery Lane
Salmon, Idaho 83467
Telephone: (208)756-2125
Facsimile: (208)756-6809
fsnook@custertel.net
Attorney for Petitioner

IN THE DISTRICT COURT OF THE SEVENTH JUDICIAL DISTRICT OF
THE STATE OF IDAHO, IN AND FOR THE COUNTY OF **LEMHI**

In the Matter of the Estate of:

Case No. CV30-19-111

BARBARA ANN JEAN

MARIE BLACK ANDREWS,)

AKA BARBARA ANDREWS,)

LETTERS OF REAPPOINTMENT
OF PERSONAL REPRESENTATIVE

Deceased.

Heather Olson, was appointed and qualified as Personal Representative of
the Estate of Barbara Ann Jean Marie Black Andrews on April 11, 2019, by the
Magistrate acting as Registrar with all authority pertaining thereto.

Administration of the Estate is unsupervised.

These Letters are issued to evidence the appointment, qualification and
authority of said Personal Representative.

WITNESS, my signature and the seal of this Court, this date: _____

7/3/2023 2:17:29 PM



Andrew Woolf, Magistrate Judge

LETTERS OF APPOINTMENT OF PERSONAL REPRESENTATIVE

Jul 25, 2025

DEPARTMENT OF
WATER RESOURCES

more than four years since the Letters of Appointment as Personal Representative were issued, it is necessary for Heather Olson to be reappointed as Personal Representative.

WHEREFORE, PETITIONER REQUESTS THAT:

1. **Heather Olson** be reappointed as Personal Representative of the Estate of the Decedent to act without bond.
2. Upon qualification and acceptance, Letter of Reappointment of Personal Representative be issued.

Dated: 6-23-2025

STATE OF IDAHO

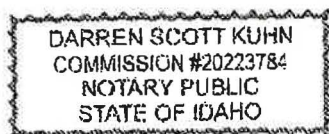
1
} ss.

County of Boone)

Heather Olson, hereby accepts the duties of Personal Representative of **The Estate of Barbara Ann Jean Marie Black Andrews**, and does solemnly swear that I will perform, according to law, the duties of Personal Representative of said Estate.


Heather Olson
Personal Representative

SUBSCRIBED AND SWORN to before me this 6-23-2025.
[SEAL]




Notary Public in and for Idaho
Residing at: Lewiston Credit Union
My Commission Expires: 6-25-2025



Instrument # 335495 # Pages: 6
LEMHI COUNTY, Idaho
Aug 02, 2024 1:09:33 pm Fee: \$ 15.00
For: LEMHI TITLE
BRENDA ARMSTRONG, Recorder
CDICKENS, Deputy

Warranty Deed

For Value Received

Sue Ann Olson, Linda Osterman, William "Bill" Andrews and Polly Anderson, all married persons as their sole and separate property, to each an undivided one-fifth interest, and Justin Andrews, a single person, to an undivided one-tenth interest

the grantors, do hereby grant, bargain, sell and convey unto

Justin M. Keller and Katelynn M. Keller, husband and wife

Whose current address is:

**37 Seventeen Mile Rd.,
Salmon, ID 83467**

the grantee, the following described premises, to-wit:

**A parcel of land located in the NE1/4 Section 31, T. 20 N, R. 24 E.,
Boise Meridian, Lemhi County, Idaho, more particularly described as follows:**

**Commencing at the SE corner of Section 30, from which the E 1/4
corner of said section bears N. 00°35'21" W. a distance of 2643.44 ft., the Basis of
Bearing of this description, run thence S. 70°18'06" W. a distance of 1136.79 ft. to
a point at the intersection of the centerline of 17 Mile Road with the centerline of
the Old Lemhi Road and the POINT OF BEGINNING;**

**Thence along the centerline of the Old Lemhi Road the following
courses and distances:**

S. 12°47'12" E., 476.22 ft.; S. 10°21'36" E., 467.05 ft.;

Thence N. 89°16'09" W. a distance of 494.62 ft.;

Thence N. 20°10'46" W. a distance of 593.41 ft.;

Thence N. 76°14'51" W. a distance of 261.51 ft.;

Thence S. 84°40'26" W. a distance of 16.26 ft.;

**Thence N. 05°46'13" W. a distance of 292.48 ft. to a point on the
said centerline of 17 Mile Road;**

**Thence along said centerline the following courses and
distances:**

S. 74°26'30" E., 171.32 ft.; S. 86°16'00" E., 286.45 ft.;

N. 78°25'02" E., 366.06 ft. to the POINT OF BEGINNING.

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees that they are the owners in fee simple of said premises; that they are free from all encumbrances EXCEPT: Subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes, assessments, including irrigation and utility easements (if any) for the current year, which are not due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: 7/31, 2024

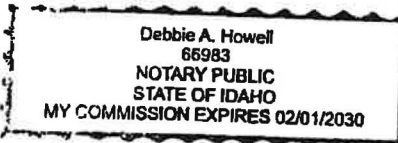
Bill Andrews
William "Bill" Andrews

Terry Andrews
Terry Andrews

STATE OF Idaho,
COUNTY OF Lemhi) ss

On this 31 day of July, 2024, before me, a notary public in and for said State, personally appeared William "Bill" Andrews and Terry Andrews known to me or proved to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Debbie A. Howell
Notary Public
Residing at: Salmon, ID
Comm. Expires: 2-1-2030



Dated August 1, 2024


Justin Andrews


Cristi Andrews

STATE OF Idaho)
COUNTY OF Canyon) ss

On this 1 day of August, 2024, before me, a notary public in and for said State, personally appeared Justin Andrews and Cristi Andrews, known to me or proved to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.


Notary Public
Residing at: Canyon, ID
Comm. Expires: 5-24-30

JESSICA BARROSO
Notary Public - State of Idaho
Commission Number 55346
My Commission Expires May 24, 2030

Dated: July 30~~th~~, 2024

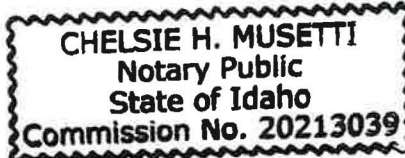
Sue Ann Olson
Sue Ann Olson

Ronald A Olson
Ron Olson

STATE OF Idaho,
COUNTY OF Bannock) ss

On this 30th day of July, 2024, before me, a notary public in and for said State, personally appeared Sue Ann Olson and Ron Olson, known to me or proved to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Chelsie H. Musetti
Notary Public
Residing at: Bannock, Id
Comm. Expires: 6/22/2027



Dated: 7-30, 2024

Linda Osterman
Linda Osterman

Darrell Osterman
Darrell Osterman

STATE OF Idaho)
COUNTY OF BANNOCK) ss

On this 30 day of July, 2024, before me, a notary public in and for said State, personally appeared Linda Osterman and Darrell Osterman, known to me or proved to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Colton Corrington
Notary Public
Residing at: BANNOCK, Idaho
Comm. Expires: 4-18-2028

COLTON CORRINGTON
Notary Public
State of Idaho
Commission No. 20221959

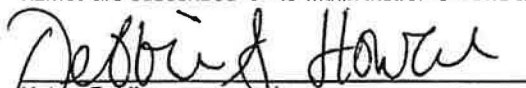
Dated: 7-31, 2024

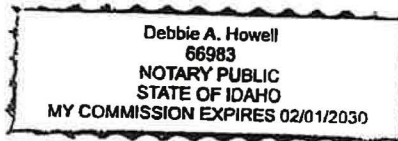

Polly Anderson


Alan Anderson

STATE OF Idaho,
COUNTY OF Lamhi) ss

On this 31 day of July, 2024, before me, a notary public in and for said State,
personally appeared Polly Anderson and Alan Anderson, known to me or proved to me to be the persons whose
names are subscribed to the within instrument and acknowledged to me that they executed the same.


Notary Public
Residing at: Salmon, ID
Comm. Expires: 2-1-2030



RECEIVED

APR 21 2025

DEPARTMENT OF
WATER RESOURCES

*Gift Deed With
Reservation of Life Estate*

Instrument # 303491 # Pages: 2
LEMHI COUNTY, Idaho
Oct 12, 2016 11:08:38 am Fee: \$ 13.00
For: BILL ALLEN
TERRI J. MORTON, Recorder
J. SMITH, Deputy

STATE OF IDAHO
County of Lemhi--ss

In consideration of Love and Affection, I, GAIL D. ANDREWS, a single person, Grantor, hereby give, assign, convey and transfer to:

SUE ANN OLSON, LINDA OSTERMAN, WILLIAM "BILL" ANDREWS AND POLLY ANDERSON, all married persons as their sole and separate property, to each an undivided one-Fifth interest, and to:
BARBARA ANDREWS AND JUSTIN ANDREWS, both single persons, to each an undivided one-tenth interest

Grantees, all of my right, title and interest, except for a Reserved Life Estate in and to the real property and improvements thereon, located in the County of Lemhi, State of Idaho, more particularly described as follows, to wit:

A parcel of land located in the NE1/4 Section 31, T. 20 N., R. 24 E., Boise Meridian, Lemhi County, Idaho, more particularly described as follows:

Commencing at the SE corner of Section 30, from which the E 1/4 corner of said section bears N. 00°35'21" W. a distance of 2643.44 ft., the Basis of Bearing of this description, run thence S. 70°18'06" W. a distance of 1136.79 ft. to a point at the intersection of the centerline of 17 Mile Road with the centerline of the Old Lemhi Road and the POINT OF BEGINNING;

Thence along the centerline of the Old Lemhi Road the following courses and distances:

S. 12°47'12" E., 476.22 ft.; S. 10°21'36" E., 467.05 ft.;

Thence N. 89°16'09" W. a distance of 494.62 ft.;

Thence N. 20°10'46" W. a distance of 593.41 ft.;

Thence N. 76°14'51" W. a distance of 261.51 ft.;

Thence S. 84°40'26" W. a distance of 16.26 ft.;

Thence N. 05°46'13" W. a distance of 292.48 ft. to a point on the said centerline of 17 Mile Road;

Thence along said centerline the following courses and distances:

S. 74°26'30" E., 171.32 ft.; S. 86°16'00" E., 286.45 ft.;

N. 78°25'02" E., 366.06 ft. to the POINT OF BEGINNING.

The above conveyance is made free and clear of all other encumbrances except: Rights-of-way and easements, reservation in Federal patents and State deeds, or other restrictions imposed by law, building and zoning regulations and ordinances of any governmental unit, whether of sight or of record.

GAIL D. ANDREWS, hereby reserve a Life Estate in the above described real property and improvements located in Lemhi County, Idaho. Upon my death the entire Estate in fee simple shall pass to the Grantees.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), their heirs and assigns forever. And the said Grantor(s) do hereby covenant to and with the said Grantee(s), that he is the owner(s) in fee simple of said premises; that they are free from all encumbrances and that he will warrant and defend the same from all lawful claims whatsoever.

Dated: October 10, 2016


GAIL D. ANDREWS



STATE OF Idaho, County of Lemhi--ss

On this 11th day of OCTOBER, 2016
before me, a notary public in and for said State, personally appeared

GAIL D. ANDREWS

Known or proved to me to be the person(s) whose name(s) is
subscribed to the within instrument, and acknowledged to me that
he/she/they has/have executed the same.



Notary Public

Residing at Salmon, Idaho
Comm. Expires 2/19/2021



ALLIANCE

Reserved for recording information

APR 21 2025

DEPARTMENT OF
WATER RESOURCES

265088

AFFIDAVIT

STATE OF IDAHO)
) SS
County of Lemhi)

GAIL D. ANDREWS, being first duly sworn, on oath, deposes and says:

1. That he is the surviving spouse of LOUISE G. ANDREWS, deceased, who died in Lemhi County, Idaho on August 14, 2005 at the age of 79 years, evidenced by a copy of a death certificate attached hereto.

2. That during their coverture, he and his deceased spouse acquired, as husband and wife, the following-described real property located in Lemhi County, Idaho:

A parcel of land located in the NE¼ Section 31, T. 20 N., R. 24 E., Boise Meridian, Lemhi County, Idaho, more particularly described as follows:

Commencing at the SE corner of Section 30, from which the E ¼ corner of said section bears N. 00°35'21" W. a distance of 2643.44 ft., the Basis of Bearing of this description, run thence S. 70°18'06" W. a distance of 1136.79 ft. to a point at the intersection of the centerline of 17 Mile Road with the centerline of the Old Lemhi Road and the POINT OF BEGINNING;

Thence along the centerline of the Old Lemhi Road the following courses and distances:

S. 12°47'12" E., 476.22 ft.; S. 10°21'36" E., 467.05 ft.;

Thence N. 89°16'09" W. a distance of 494.62 ft.;

Thence N. 20°10'46" W. a distance of 593.41 ft.;

Thence N. 76°14'51" W. a distance of 261.51 ft.;

Thence S. 84°40'26" W. a distance of 16.26 ft.;

Thence N. 05°46'13" W. a distance of 292.48 ft. to a point on the said centerline of 17 Mile Road;

Thence along said centerline the following courses and distances:

S. 74°26'30" E., 171.32 ft.; S. 86°16'00" E., 286.45 ft.;

N. 78°25'02" E., 366.06 ft. to the POINT OF BEGINNING.

3. That the estate of LOUISE G. ANDREWS has not been probated, but if such estate is probated, the Affiant, as the sole beneficiary of said estate pursuant to the Last Will and Testament of Louise G. Andrews and the laws of the State of Idaho would be entitled to the sole and exclusive ownership, custody and control of all the community property of LOUISE G. ANDREWS, deceased, including the real property described above.

4. That the surviving spouse shall assume and be liable for any and all indebtedness that might be a claim against the estate of the decedent and that any other community property, including real property not now known or discovered, which may belong to said decedent or said estate and in which the Affiant may have an interest, be distributed and vested in the Affiant.

DATED: Nov. 9, 2005.

Gail D. Andrews
Gail D. Andrews

State of Idaho)
County of Lemhi) SS No. 265088
This Instrument was filed for record at the request
of Jordan P. Smith
at 10:30 o'clock PM on 11-9 2005
and duly filed and indexed in the records of Lemhi
County. Terril J. Morton
Ex-Officio Recorder
By Jana Eagle Deputy
Fee 12-
Return to Jordan P. Smith

STATE OF IDAHO)
) SS
County of Lemhi)

265088

On this 9th day of Nov., 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared GAIL D. ANDREWS, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

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



Jordan P. Smith
Notary Public for Idaho
Residing at Salmon, Idaho
Commission Expires: 10/09/06

STATE OF IDAHO
CERTIFICATION OF VITAL RECORD

STATE OF IDAHO
IDAHO DEPARTMENT OF HEALTH AND WELFARE
BUREAU OF VITAL RECORDS AND HEALTH STATISTICS
CERTIFICATE OF DEATH

Date Filed JUNE 29, 2021

State File No: 2021-07589

DECEDENT - LEGAL NAME GAIL DOUGLAS ANDREWS			
SEX MALE	SOCIAL SECURITY NUMBER [REDACTED]	AGE 94 YEARS	DATE OF BIRTH [REDACTED]
BIRTH-PLACE NEWDALE, IDAHO		PLACE OF RESIDENCE SALMON, IDAHO	
MARITAL STATUS AT TIME OF DEATH WIDOWED		NAME OF SURVIVING SPOUSE (if wife, maiden name)	WAS DECEDENT EVER IN U.S. ARMED FORCES? YES
FATHER - NAME ERNEST MELVIN ANDREWS			BIRTH-PLACE IDAHO
MOTHER - MAIDEN NAME FAY HELEN POULSON			BIRTH-PLACE IDAHO
METHOD OF DISPOSITION BURIAL		FUNERAL SERVICE LICENSE ROBERT J. WILLIAMS	
NAME AND ADDRESS OF FUNERAL FACILITY JONES & CASEY FUNERAL HOME, SALMON, IDAHO			
DATE OF DEATH JUNE 20, 2021	TIME OF DEATH 1:13 P.M.	CITY, TOWN OR LOCATION OF DEATH SALMON, IDAHO	COUNTY OF DEATH LEMHI
CAUSE OF DEATH (underlying cause last) a. COMBINED SYSTOLIC AND DIASTOLIC CONGESTIVE HEART FAILURE			Approximate Interval Between Onset and Death
b. DUE TO (or as a consequence of): CHRONIC OBSTRUCTIVE PULMONARY DISEASE			
c. DUE TO (or as a consequence of):			
d. DUE TO (or as a consequence of):			
OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH but not resulting in the underlying cause given above NONE STATED			WAS AN AUTOPSY PERFORMED? NO
MANNER OF DEATH NATURAL	NAME OF CERTIFIER MONICA L. WHITE, N.P.		TITLE A.P.R.N.
CORONER SUBSEQUENT CERTIFICATION IF NECESSARY			
EXTERNAL CAUSES ONLY			
DATE OF INJURY	TIME OF INJURY	PLACE OF INJURY	INJURY AT WORK?
LOCATION WHERE INJURY OCCURRED			
DESCRIPTION OF HOW INJURY OCCURRED			

This is a true and correct reproduction of the document officially registered and placed on file with the IDAHO BUREAU OF VITAL RECORDS AND HEALTH STATISTICS.

JUNE 30, 2021

DATE ISSUED:

This copy is not valid unless prepared on engraved border displaying state seal and signature of the Registrar.

Rev. 07/28/20

James B. Aydelotte
JAMES B. AYDELOTTE
STATE REGISTRAR

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



1870-1871

1872-1873

LAST WILL AND TESTAMENT

of

GAIL D. ANDREWS

I, GAIL D. ANDREWS, of Salmon, Lemhi County, Idaho, publish and declare this to be my Last Will and Testament as follows:

DECLARATIONS

I declare that I am a single person, my wife has predeceased me, I have four living children. It is my intention by this Will to dispose of all of my property which I own at the time of my decease.

DIRECTIONS

I direct that my personal representative pay all of my lawful debts and cause my remains to be interred in keeping with the condition of my estate as soon after my death as conveniently possible.

DEVICES AND LEGACIES

FIRST: All the rest, residue and remainder of my property, whether real or personal, of every kind or nature, I give, devise and bequeath equally to my four children, SUE ANN OLSON, LINDA OSTERMAN, WILLIAM "BILL" ANDREWS AND POLLY ANDERSON, share and share alike.

THIRD: If any person dies within thirty days after my death or under such circumstances that there is not, in the judgment of my personal representative, whose decision shall be conclusive, sufficient evidence to determine whether such person has died within thirty days after my death, I shall be deemed to have survived such person.



WILL CONTESTS

If any beneficiary under this Will in any manner, directly or indirectly, contests or attacks this Will or any of its provisions, any share or interest in my estate given to that contesting beneficiary under this Will is revoked and shall be disposed of in the same manner herein as if that contesting beneficiary had predeceased me without issue.

NOMINATION OF PERSONAL REPRESENTATIVE

I appoint my son, WILLIAM 'BILL' ANDREWS, to be the personal representative of my Will, and I direct that no bond or other security shall be required of him for the faithful performance of his duties in such capacity. If he should fail or cease to serve as the personal representative then I appoint my daughter, POLLY ANDERSON, to serve as Personal Representative. No personal representative hereunder shall be required to furnish bond or any other security.

REVOCATION OF PRIOR WILLS

I hereby revoke any and all Wills and codicils to Wills by me at any time heretofore made.

IN WITNESS WHEREOF, I, GAIL D. ANDREWS, Testator, sign my name to this instrument this 11th day of October, 2016, and being first duly sworn do hereby declare to the undersigned authority that I sign and execute this instrument as my Last Will and that I sign it willingly, that I execute it as my free and voluntary act for the purposes therein expressed, and that I am eighteen years of age or older, of sound mind and under no constraint or undue influence.


GAIL D. ANDREWS, Testator

We, Shanda Lunday and Elizabeth Allen, the witnesses, sign our names to this instrument being first duly sworn, and do hereby declare to the undersigned authority that the Testator signs and executes this instrument in our presence as his last Will and that he signs it willingly, and that he executes it as his free and voluntary act for the purposes therein expressed and that each of us, in the presence and hearing of the Testator hereby sign this Will as witness to the Testator's signing, and that to the best of the knowledge of each witness the Testator is eighteen years of age or older, of sound mind and under no constraint or undue influence.

Shanda Lunday
Residing at: Salmon Id

Elizabeth Allen
Residing at: Salmon, ID\

STATE OF IDAHO)

County of Lemhi)--ss

Subscribed, sworn to and acknowledged before me by GAIL D. ANDREWS, the Testator, and subscribed and sworn before me by Shanda Lunday and Elizabeth Allen witnesses, this 11th day of October, 2016.



Bill Allen
Notary Public for Idaho
Residing at: Salmon
My Commission Expires: 2/19/2021

RECEIVED

APR 21 2025

DEPARTMENT OF
WATER RESOURCES



Office of the Clerk of the District Court

Lemhi County, Idaho

COURTHOUSE

260 COURTHOUSE DR.

Salmon, ID 83467

Terri J. Morton

Clerk of the District Court

Ex Officio Auditor/Recorder

Email: clerk@lemhicountyidaho.org

Phone: (208) 756-2815 x 1738

Fax: (208) 756-8424

**Affidavit of Certified Death Certificate
For Recording Purposes**

INFORMATION AS PRESENTED ON CERTIFIED DEATH CERTIFICATE:

NAME OF DECEASED:	Louise Gladys Andrews
DATE OF DEATH:	8/14/2005
PLACE OF DEATH:	Idaho Falls
ISSUING AGENCY:	Idaho
STATE FILE NUMBER:	2005-07357
DATE REGISTERED:	9/23/2005
DATE ISSUED:	9/24/2005

The recording of this affidavit in and of itself does not constitute proof of death. It verifies that the Recorder's office has confirmed receipt of a death certificate as presented by an entity or individual in conjunction with or as a part of a desired recording. This affidavit is solely for the purpose of NOT recording private information that is part of the certified death certificate, the copy of which will be retained by the Lemhi County Recorder's office.

Terri J. Morton
Lemhi County Recorder

By:

Dee Smith
Deputy Recorder

RECEIVED

APR 21 2025

DEPARTMENT OF
WATER RESOURCES

WARRANTY DEED

For Value Received ERNEST M. ANDREWS and FAY ANDREWS,
husband and wife, Rt 1, Box 40, Salmon, Id

the grantors, do hereby grant, bargain, sell and convey into
GAIL D. ANDREWS and LOUISE ANDREWS, husband and wife,

whose current address is Rt 1, Box 42, Salmon, Idaho,

the grantees, the following described premises, in Lemhi County Idaho, to wit:

The following tract of land: A fraction of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ and a fraction of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 31, Township 20 North, Range 24 East, Boise Meridian, Lemhi County, Idaho, more specifically described as follows:

Commencing at the Northeast corner of Section 31 run thence along the Northerly Section line N. 89°32'00" W., a distance of 1175.19 feet to the Westerly right-of-way line of a County Road at Kenney Creek and the point of beginning; thence along Kenney Creek S. 66°20'46" W. a distance of 391.07 feet; thence S. 24°21'02" W. a distance of 112.73 feet; thence S. 48°40'58" W. a distance of 74.31 feet; thence N. 61°29'09" W. a distance of 89.80 feet; thence N. 62°40'14" W. a distance of 134.09 feet; thence N. 59°04'18" W. a distance of 110.75 feet; thence S. 9°07'42" E. a distance of 150.34 feet; thence S. 12°53'55" E. a distance of 92.10 feet to the North Right-of-Way line of old Highway No. 28; thence continuing along said North Right-of-way line S. 75°57'50" E. a distance of 211.02 feet; thence S. 88°19'32" E. a distance of 298.42 feet; thence N. 76°30'02" E. a distance of 246.92 feet to the intersection of the Northerly Right-of-Way line of old Highway No. 28 with the Westerly Right-of-Way line of a County Road; thence continuing along said Westerly Right-of-Way N. 24°10'14" East a distance of 76.32 feet; thence N. 11°02'44" W. a distance of 96.46 feet; thence N. 11°48'59" W. a distance of 228.33 feet to the point of beginning. Contains 4.77 acres. Together with all improvements located thereon or used in connection therewith.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee S, that they are the owners in fee simple of said premises; that they are free from all incumbrances

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: August 3, 1984

Ernest M. Andrews
ERNEST M. ANDREWS
Fay Andrews
FAY ANDREWS

STATE OF IDAHO, COUNTY OF Lemhi
On this 6th day of August, 1984,
before me, a notary public in and for said State, personally
appeared Ernest M. Andrews and Fay
Andrews, husband and wife,

known to me to be the persons whose names are
subscribed to the within instrument, and acknowledged to
me that they executed the same.

Kelvin H. Hughes
Notary Public
Residing at Salmon, Idaho
Comm. Expires Life

STATE OF IDAHO 155 NO. 172611
COUNTY OF LEMHI

This instrument was filed for record at the request of
Snook Law Office
10:56 A.M. August 9, 1984
and duly filed and indexed in the
DEED Records of Lemhi County,
Idaho.

Alberta Wiederrick
Ex-Officio Recorder
By _____ Deputy
Fees: 2.00 pd

RECORDED BY THE AMERICAN LAND TITLE CO., Pocatello, Idaho



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

July 29, 2025

JUSTIN M KELLER
KATELYNN M KELLER
37 SEVENTEEN MILE RD
SALMON ID 83467-5234

Re: Change in Ownership for Water Right No(s): **74-15235**

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

7/28/2025

Proof Report

Water Right 74-15235

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	JUSTIN M KELLER 37 SEVENTEEN MILE RD SALMON, ID 83467-5234 (208) 940-2103
Current Owner	KATELYNN M KELLER 37 SEVENTEEN MILE RD SALMON, ID 83467-5234 (208) 940-2103
Original Owner	ANDREWS LIVESTOCK CO TENDOY, ID 83468
Previous Owner	GAIL D ANDREWS 37 SEVENTEEN MILE RD SALMON, ID 83467-5234 (208) 756-2743
Previous Owner	LOUISE ANDREWS 37 SEVENTEEN MILE RD SALMON, ID 83467-5234 (208) 756-2743

Priority Date: 7/19/1893**Basis:** Decreed**Status:** Active

Source
KENNEY CREEK
WASTE WATER

Tributary
LEMHI RIVER
LEMHI RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	03/15	11/15	0.140 CFS	
	<u>Total Diversion</u>		0.140 CFS	

Source and Point(s) of Diversion:

KENNEY CREEK SWSW
WASTE WATER NWNE

Sec. 29, Twp 20N, Rge 24E, LEMHI County
Sec. 31, Twp 20N, Rge 24E, LEMHI County

IDAHO DEPARTMENT OF WATER RESOURCES

7/28/2025

Proof Report

Place Of Use:

IRRIGATION within LEMHI 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	
20N	24E	31	5.5	1.5															7.0

POU Total Acres: 7.0

Conditions of Approval:

1. R05 Use of water under this right will be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 74.
2. R02 A lockable device subject to the approval of the Department shall be maintained on the diverting works in a manner that will provide the watermaster suitable control of the diversion.
3. Exchange 77813 authorizes diversion of this right from a wastewater ditch at the point of diversion described above, which is upstream of the confluence of the original source, Kenney Creek, and the Lemhi River.
4. Diversion of water from the wastewater ditch is limited to those times water is available under this right and priority from Kenney Creek at the original point of diversion described above.
5. Changes to Rights 74-15235 authorized under Exchange 77813 will remain in effect unless the right holder notifies the director that the exchange has been discontinued.
6. U42 Place of use does not include federal public lands
7. T07 The right holder shall accomplish the change authorized by this exchange within one year of the date of this approval.
8. T08 Failure of the right holder to comply with the conditions of this exchange is cause for the Director to rescind approval of the exchange.
9. T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree.

Dates and Other Information:

Decreed Date: 5/11/2007

Civil Case Number: 39576

Judicial District: FIFTH

State or Federal: S

Owner Name Connector: And

Water District Number: 74

Mitigation Plan: False

Combined Use Limits:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

7/28/2025

SubCase:

SubCaseNumber: 74-15235

Class: 1

SF5 Filed Date:

Special Master Recom Signed Date:

Attorney Assigned:

Adjudication Agent:

Basis of Claim: Decreed

Date Filed:

Objection Status:

Water Supply Bank:

N/A

Mansfield, Debra

From: Loffredo, John
Sent: Friday, July 25, 2025 2:11 PM
To: Mansfield, Debra
Subject: RE: Received Change in Ownership, Water Right 74-15235, Keller
Attachments: 335496 Estate of Barbara Andrews - Keller.pdf; Magistrate Court of Lemhi County_CV30-19-111_Letters of Reappointment_Heather Olson for Barabra Andrews_06.2023.pdf

Hello Debra,

See attached Personal Representative Deed and Magistrate Court Order. I'm hopeful these meet the Department's requirements for change of water right ownership documentation.

Please let me know if I need to track down anything else or can give Emalee the go ahead to start concurrently processing the Board's contract with the Kellers because the change of ownership can now move forward!

Kindly,

John Loffredo

From: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Sent: Friday, July 25, 2025 8:23 AM
To: Loffredo, John <John.Loffredo@idwr.idaho.gov>
Subject: RE: Received Change in Ownership, Water Right 74-15235, Keller

You got it John!

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: Loffredo, John <John.Loffredo@idwr.idaho.gov>
Sent: Thursday, July 24, 2025 4:06 PM
To: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Subject: RE: Received Change in Ownership, Water Right 74-15235, Keller

Hi Debra,

Of course, thank you for your patience these last few months and for confirming what I suspected needs to happen to allow the change of ownership to proceed.

I reached out to Lemhi Title who drafted the 2024 Warranty Deed and is unfortunately notorious for missing things such as this to request they draft a quitclaim deed for Heather to convey Barbra's one-

tenth portion of 74-15235 to the Kellers. At your discretion, I ask that you please hold off on returning the original application, I am making this a top priority over the next week or so to get this across the finish line.

The Keller's are inheriting a 20-yr IWRB agreement not to divert for 74-15235 and IDWR Contracting Officers and State AG will not process the replacement contract until the water right ownership is updated. The 2025 annual water user payment for this contract will be invoiced to fiscal by early November so I am under a time crunch to get the water right ownership processed.

Thank You!

John Loffredo | Program Manager
[Idaho Water Transaction Program](#)
Idaho Department of Water Resources
1301 Main St., Ste. 10 | Salmon, ID 83467
tel: (208) 742-0659 cell: (208) 296-0880
john.loffredo@idwr.idaho.gov



From: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Sent: Thursday, July 24, 2025 3:37 PM
To: Loffredo, John <John.Loffredo@idwr.idaho.gov>
Subject: RE: Received Change in Ownership, Water Right 74-15235, Keller

Hello John,

It's lovely to hear from you, thank you for all your research.

Considering the confirmation that Barbara has passed, Heather will need to convey Barbara's portion of the right to the Kellers through a separate deed since she was not included in the Warranty Deed that was already submitted (Instrument # 335495). Unfortunately, the Department cannot use Last Will and Testaments as evidence of ownership for this process.

The Department can accept a copy of the Letters of Testamentary (or other court order) that named Heather as the executor of the estate, as well as a quitclaim deed showing the conveyance of that portion of water right 74-15235 from Heather (as executor of Babara's estate) to Justin M and Katelynn M Keller. These things will complete the chain of title so the Department can proceed.

If it is going to take a while to procure those documents, then the Department can return what we have received for now and the Keller's can resubmit when all of the paperwork is ready. The functionality of the water right is not interrupted by the Change in Ownership process.

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: Loffredo, John <John.Loffredo@idwr.idaho.gov>

Sent: Thursday, July 24, 2025 11:09 AM

To: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>

Subject: RE: Received Change in Ownership, Water Right 74-15235, Keller

Hi Debra,

It's been a while since, but I wanted to follow up with what I've been able to find out the last few months and get some guidance from IDWR on next steps and how I can best assist the previous and current landowners finalize this change of water right ownership.

As previously identified, there is an unaccounted one-tenth interest in the land appurtenant to acres irrigated under 74-15235 as described in the August 2024 Warranty Deed transferring ownership to Justin and Katelynn Keller and the October 2016 Gift Deed transferring ownership from Gail Andrews to Sue Ann Olson, Linda Osterman, Bill Andrews, Polly Anderson, Barbra Andrews and Justin Andrews.

Barbara Andrew's one-tenth interest, as identified in the 2016 Gift Deed is not accounted for in the 2024 Warranty Deed. I have been able to confirm that Barbara Andrews passed away in 2019 and the executive of her estate is her surviving daughter, Heather Olson. Heather has offered that if needed, she could provide Barabra Andrew's last will and testament that names Heather as the executor. Heather also believes that the 2024 warranty deed should have covered the conveyance of her mother's one-tenth interest. However, I do not see anywhere in the warranty deed or notarized signatures that indicate this is the case.

I believe I pulled all relevant documents from the county recorder office, but can you think of anything that I could be missing? As you noted upon your initial review, the math just doesn't add up between the 2016 Gift Deed and the 2024 Warranty Deed for the various interests. Is it possible that Heather will need to execute an additional warranty deed with the Keller's to cover her mother's one-tenth interest?

Regards,

John Loffredo | Program Manager

[Idaho Water Transaction Program](#)

Idaho Department of Water Resources

1301 Main St., Ste. 10 | Salmon, ID 83467

tel: (208) 742-0659 cell: (208) 296-0880

john.loffredo@idwr.idaho.gov



From: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>

Sent: Wednesday, April 30, 2025 4:06 PM

To: Loffredo, John <John.Loffredo@idwr.idaho.gov>

Subject: RE: Received Change in Ownership, Water Right 74-15235, Keller

Hi John,

Thank you so much for your patience with this process as well. I know it is not always simple obtaining all of this information.

Happy Wednesday,

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: Loffredo, John <John.Loffredo@idwr.idaho.gov>

Sent: Wednesday, April 30, 2025 3:57 PM

To: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>

Subject: RE: Received Change in Ownership, Water Right 74-15235, Keller

Hi Debra,

I could try and find that conveyance document but will likely take me a moment to locate. Thank you for your continued patience as I gather all required documentation for this change of ownership.

Cheers,

John Loffredo | Program Manager

[Idaho Water Transaction Program](#)

Idaho Department of Water Resources

1301 Main St., Ste. 10 | Salmon, ID 83467

tel: (208) 742-0659 cell: (208) 296-0880

john.loffredo@idwr.idaho.gov



IDAHO DEPARTMENT OF
WATER RESOURCES

From: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>

Sent: Wednesday, April 30, 2025 3:21 PM

To: Loffredo, John <John.Loffredo@idwr.idaho.gov>

Subject: RE: Received Change in Ownership, Water Right 74-15235, Keller

Hi John,

Thank you so much for the research. Do we know if there are any documents conveying her estate to her beneficiaries after her passing?

Thanks again!

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: Loffredo, John <John.Loffredo@idwr.idaho.gov>
Sent: Wednesday, April 30, 2025 11:02 AM
To: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Subject: RE: Received Change in Ownership, Water Right 74-15235, Keller

Hi Debra,

Unfortunately, but as I suspected, Barbara Andrews has passed away. She died in 2019. Her husband was Larry Andrews, brother to Bill Andrews, but Larry passed away in 2015, prior to the Gift Deed signed by Bill and Larry's father, Gail, in 2016.

How would you like me to proceed from here? Should I reach out to Bill Andrews to see if I can track down Barbara's death certificate or last will and testament? For what it's worth, her obituary names Justin Andrews as one of her two surviving children. Justin Andrews is named on the August 2024 Warranty Deed conveying the subject water right to the Kellers.

Regards,

John Loffredo | Program Manager
[Idaho Water Transaction Program](#)
Idaho Department of Water Resources
1301 Main St., Ste. 10 | Salmon, ID 83467
tel: (208) 742-0659 cell: (208) 296-0880
john.loffredo@idwr.idaho.gov



From: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Sent: Thursday, April 24, 2025 10:24 AM
To: Loffredo, John <John.Loffredo@idwr.idaho.gov>
Subject: RE: Received Change in Ownership, Water Right 74-15235, Keller

Thank you, John!

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: Loffredo, John <John.Loffredo@idwr.idaho.gov>
Sent: Thursday, April 24, 2025 10:19 AM
To: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Subject: RE: Received Change in Ownership, Water Right 74-15235, Keller

Hi Debra,

No problem, thank you for your patience on gathering the required documentation.

I'll look into Barbra Andrews conveyance but my suspicion is that she has also passed away since the Gift Deed dated October 2016.

I'll get back to you by end of next week at the latest on any updates.

Regards,

John Loffredo | Program Manager
[Idaho Water Transaction Program](#)
Idaho Department of Water Resources
1301 Main St., Ste. 10 | Salmon, ID 83467
tel: (208) 742-0659 cell: (208) 296-0880
john.loffredo@idwr.idaho.gov



From: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Sent: Thursday, April 24, 2025 10:03 AM
To: Loffredo, John <John.Loffredo@idwr.idaho.gov>
Subject: RE: Received Change in Ownership, Water Right 74-15235, Keller

Hi John,

Thank you so much for this documentation, it completes the chain of title for Louise in full.

Is there documentation showing conveyance from BARBARA ANDREWS to Justin and Katelynn Keller? That is the only person that is missing from the warranty deed dated August 02, 2024. Barabara is included in the list of grantees in the Gift Deed With Reservation of Life Estate, dated October 12, 2016.

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: Loffredo, John <John.Loffredo@idwr.idaho.gov>
Sent: Monday, April 21, 2025 2:33 PM
To: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Subject: RE: Received Change in Ownership, Water Right 74-15235, Keller

Good Afternoon Debra,

Thank you for taking my call this morning on the additional documentation needed for Notice Change of Ownership on 74-15235.

I was able to track down some recorded documents at the Lemhi County assessor's office today that may resolve the outstanding questions for chain of title.

Attached is the Warranty Deed where Gail and Louise Andrews acquired the land appurtenant to 75-15235 in August 1984. Second, Gail recorded an Affidavit of Conveyance in November 2005 following the death of his wife in August 2005. Lastly, Gail recorded a Gift Deed in October 2016 conveying the property to the four beneficiaries identified in Gail's Last Will & Testament and 2024 Warranty Deed (original documentation provided with the Change of Ownership) that conveyed the property to Justin and Katelynn Keller.

Please let me know if you need anything else!

Regards,

John Loffredo | Program Manager
[Idaho Water Transaction Program](#)
Idaho Department of Water Resources
1301 Main St., Ste. 10 | Salmon, ID 83467
tel: (208) 742-0659 cell: (208) 296-0880
john.loffredo@idwr.idaho.gov



From: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Sent: Monday, April 21, 2025 10:00 AM
To: Loffredo, John <John.Loffredo@idwr.idaho.gov>
Subject: Received Change in Ownership, Water Right 74-15235, Keller

Hello John,

I am reaching out regarding a received change in ownership for water right 74-15235, for Justin and Katelynn Keller. We ran into a concern regarding the chain of title, and I wanted to see if you wanted me to contact you first regarding the information.

I have prepared the above attached letter to send directly to the Keller's requesting the additional information, but I wanted to reach out to you as well, per your cover letter.

Please, let me know if you would like me to proceed with normal procedure and I will forward the above attached letter to Justin and Katelynn Keller. If I don't receive a reply to this message in 5 days, then I will forward the correspondence to the applicants, per Department procedure.

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



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

April 21, 2025

JUSTIN M KELLER
KATELYNN M KELLER
37 SEVENTEEN MILE RD
SALMON ID 83467-5234

RE: Change in Ownership for Water Right No(s): 74-15235

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:

- Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question

During our review of your submitted Notice and supporting documentation the Department found that we will need further information to proceed with your ownership change. The current Holders of Record for Water Right 74-15235 are GAIL D ANDREWS and LOUISE ANDREWS.

The documentation that we received with your Notice shows a portion of Gail D Andrew's interest in the right being conveyed to you. There is a 1/10 portion of Gail's interest that is missing from the chain of title that was provided. I have included a copy of the provided *Warranty Deed* and the *Last Will and Testament* for your reference.

The Department did not receive evidence showing the conveyance of water right 74-15235 from Louise Andrews. We will need documentation showing Louise Andrews' portion of the water right being conveyed to you.

Because the Department cannot process the Notice without proper documentation, 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 we will return your notice and all attachments and your notice will not be processed.

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

Sincerely,

Debra Mansfield

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)



IDAHO WATER RESOURCE BOARD

RECEIVED

MAR 17 2025

DEPT. OF WATER RESOURCES

March 10th, 2025

Brad Little
Governor

Jean Hersley
Technical Records Specialist II
IDWR State Office

Jeff Raybould
Chairman
St. Anthony
At Large

RE: Water Right Change of Ownership Notice for - Agreement Not to Divert from Kenney Creek

Hello Jean,

Jo Ann Cole-Hansen
Vice Chair
Lewiston
At Large

Enclosed is a signed Notice for Water Right Change of Ownership by Justin and Katelynn Keller of 37 Seventeen Mile Road, Salmon, ID 83467. They acquired the property in July 2024 which includes an irrigation water right, no. 75-15235.

Dean Stevenson
Secretary
Paul
District 3

This water right was subject to an exchange in 2013 with then owner Gail D. Andrews, to facilitate a 20-yr Agreement Not to Divert (AGNODIV) with the IWRB to promote flow and salmon recovery on Kenney Creek, tributary to the Lemhi River. Gail passed away in 2021 and his son Bill Andrews inherited the property. Bill's plans were always to sell the property, which is why the agreement with the Board and the water right ownership was not updated.

Dale Van Stone
Hope
District 1

I am working with Emalee Rushing on the new AGNODIV that will cover the remainder of the 20-yr term, and she instructed me to route the Change of Ownership notice and supporting documents to the State Office.

Brian Olmstead
Twin Falls
At Large

In addition to the signed Notice, you will find the \$25 filing fee, death certificate and will for Gail Andrews, the warranty deed for the new landowners, and a plat map of the subject water right.

Marcus Gibbs
Grace
District 4

Should you have any questions, please reach out at any time.

Patrick McMahon
Sun Valley
At Large

Regards,

John Loffredo
Program Manager, Water Transactions Program
IDWR Salmon Field Office
1301 Main Street, Suite 10
Salmon, ID 83467

208-296-0880