

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAY 05 2026

WATER RESOURCES
WESTERN REGION

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?
65-2602	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-3334	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-11321	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-12811	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Gene H. Ragan, trustee of the Irene E. Ragan Revocable Living Trust Dated February 11, 2009

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Gene H. Ragan, trustee of the Gene H. Ragan Revocable Living Trust Dated February 11, 2009

New owner(s) as listed on the conveyance document

Name connector

☐ and ☐ or

680 Hyacinth

Independence

OR

97351

Mailing address

City

State

Zip

(503) 409-8472

ghragan@gmail.com

Telephone

Email

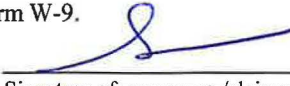
4. If the water rights and/or adjudication claims were split, how did the division occur?
- ☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
- ☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.

5. Date you acquired the water rights and/or claims listed above: April 28, 2026

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:  Trustee 4/28/2026
- Signature of new owner/claimant Title, if applicable Date
- Gene H. Ragan
- Print name

- Signature: _____
- Signature of new owner/claimant Title, if applicable Date
- Print name

For IDWR Office Use Only:

Received by mb Date 5/5/26 Receipt No. W053087 Receipt Amt. \$100.00

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 Sh Processed by Sh Date 8/11/2026

COPY

Instrument # 2026-002049

Valley County, Cascade, Idaho

05/01/2026 11:49:26 AM No. of Pages: 2

Recorded for: SHERMAN SHERMAN JOHNNIE & HOYT LLP

Gabrielle Knapp Fee: \$15.00

Deputy Minwards

WARRANTY DEED Electronically Recorded

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, Gene H. Ragan, trustee of the Irene E. Ragan Revocable Living Trust Dated February 11, 2009 ("Grantor"), does hereby grant, bargain, sell and convey unto Gene H. Ragan, trustee of the Gene H. Ragan Revocable Living Trust dated February 11, 2009, whose current mailing address is 680 Hyacinth Street, Independence, Oregon 97351 ("Grantee"), all of Grantor's undivided one-half interest as tenant in common in the following described real property, located in Valley County, Idaho, to wit (the "Premises"):

TRACT 1: All that portion of the SE ¼ of Section 28, in Twp. 17 N., R.3 E., B.M., which lies West of the Right-of-way of the Idaho Northern Railroad.

TOGETHER WITH all water and water rights and other entitlements to water appurtenant to or beneficially used upon the Premises, and all others represented by any decree, license, permit, claim, permit application or storage entitlement, and all other ditch and canal company, water association, irrigation district, or other water delivery entity shares and entitlements to receive water from any such company, association, district or other entity, and all ditch rights, easements, and rights of way associated with any irrigation or other water well, pump, delivery ditch, canal, lateral, pipeline, or facilities used to divert, convey or deliver any water, water rights, or entitlements appurtenant to or beneficially used upon the Premises, and all minerals and mineral rights appurtenant thereto, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all estate, right, title and interest in and to the Premises, as well in law as in equity.

SUBJECT TO easements, rights of ways, reservations, and exceptions, if any.

DATED effective as of the 28th day of April, 2026.

GRANTOR

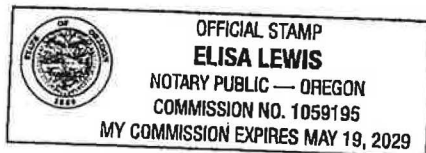


Gene H. Ragan, trustee of the Irene E.
Ragan Revocable Living Trust dated
February 11, 2009

STATE OF OREGON)
 : ss.
County of Marion)

On this 28th day of April, 2026, before me, personally appeared Gene H. Ragan, who executed the instrument in his capacity as trustee of the Irene E. Ragan Revocable Living Trust dated February 11, 2009 and who represented that he had authority to execute the same.

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





Notary Public for Oregon
My commission expires: 5/19/2029

CERTIFICATION OF TRUST

I, Gene H. Ragan, trustee of the Gene H. Ragan Revocable Living Trust dated February 11, 2009, hereby certify as follows:

1. The Gene H. Ragan Revocable Living Trust ("**Trust**") was executed on February 11, 2009 and is presently in existence. The Trust was amended on April 28, 2026 when Gene H. Ragan signed the First Amendment to the Gene H. Ragan Revocable Living.

2. The settlor of the Trust is Gene H. Ragan, and the current acting trustee of the Trust is Gene H. Ragan.

3. The trustee powers include all those powers conferred upon a trustee under Oregon law. A copy of the title page, successor trustee page, trustee powers page, and signature page of the Trust are attached hereto.

4. The mailing address of the trustee is 680 Hyacinth St., Independence, Oregon 97351.

5. The Trust is revocable by the settlor.

6. The rights of revocation, withdrawal, and amendment reserved by the settlor must be exercised solely by the settlor and may not be exercised by any other person, except by a conservator with court approval or by an agent acting under a durable power of attorney that specifically authorizes such action.

7. The trustee designated in item 2 above is acting alone and has authority to exercise trustee powers alone.

8. The taxpayer identification number of the Trust is Gene H. Ragan's social security number.

9. In the event of the resignation, incapacity or death of the trustee, Douglas Davidson shall, upon acceptance, serve as successor trustee. If Douglas Davidson fails to qualify or ceases to act as successor trustee, Jennifer D. Preston shall, upon acceptance, serve as successor trustee.

10. Trust property is to be titled as follows:

Gene H. Ragan, trustee of the Gene H. Ragan Revocable Living Trust dated February 11, 2009, and any amendments thereto.

11. The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this certification to be incorrect.

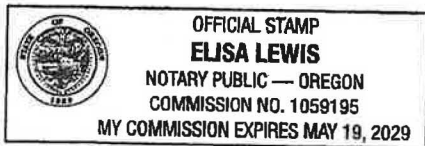
Dated: April 28, 2026.

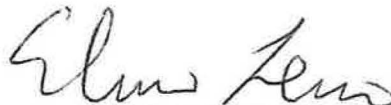


Gene H. Ragan, Trustee

STATE OREGON)
) ss.
COUNTY OF MARION)

On April 28, 2026, personally appeared Gene H. Ragan, trustee of the Gene H. Ragan Revocable Living Trust, and acknowledged the foregoing instrument to be his voluntary act and deed.





Notary Public for Oregon
My Commission expires: 5/19/2029
4926-9902-5042, v. 2

FIRST AMENDMENT

TO

GENE H. RAGAN REVOCABLE LIVING TRUST

I, Gene H. Ragan, declare that this is the First Amendment to the Gene H. Ragan Revocable Living Trust executed on February 11, 2009.

1. I revoke all of section 1.8 (SUCCESSOR TRUSTEE) and substitute the following in its place:

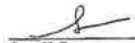
"1.8 SUCCESSOR TRUSTEE. If I die, resign, or become incapacitated, I name Douglas Davidson (Salem, Oregon) as my successor trustee. If Douglas Davidson fails to qualify or ceases to act as my successor trustee, I name Jennifer D. Preston (Independence, Oregon) as my successor trustee."

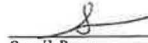
2. As amended by this instrument, the Gene H. Ragan Revocable Living Trust executed on February 11, 2009 is ratified, confirmed, and republished.

This First Amendment is executed on this 28th day of April, 2026.

SETTLOR:

TRUSTEE:

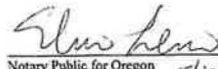

Gene H. Ragan


Gene H. Ragan

STATE OF OREGON)
) ss.
County of Marion)

This instrument was acknowledged before me on the 28th day of April, 2026, by Gene H. Ragan as Settlor and Trustee of the Gene H. Ragan Revocable Living Trust dated February 11, 2009.




Notary Public for Oregon
My Commission expires: 5/18/2029
4910-1697-7910, v. 5

Page 1 - First Amendment to Gene H. Ragan Revocable Living Trust

REVOCABLE LIVING TRUST AGREEMENT

DATE: February 11, 2009

SETTLOR: Gene H. Ragan

TRUSTEE: Gene H. Ragan

ARTICLE 1

TRUST

1.1 DECLARATION OF TRUST. I, Gene H. Ragan, as Settlor, establish a trust with Gene H. Ragan ("my trustee"), as trustee. All property which is made subject to this trust shall be held, administered, and distributed in accordance with this agreement.

1.2 NAME OF TRUST. This trust shall be called the Gene H. Ragan Revocable Living Trust dated February 11, 2009.

1.3 TRUST PROPERTY. The trust estate shall consist initially of the property described on Schedule A, which I transfer to my trustee as of the date this agreement is executed. My trustee acknowledges receipt of this property and agrees to treat the property as part of the trust estate.

1.4 ADDITIONS TO TRUST. My trustee may receive other property that is transferred by will or otherwise to my trustee by me or by any other person. My trustee shall have the sole discretion to accept additions to the trust.

1.5 REVOCATION OR WITHDRAWAL. I reserve the right to revoke this agreement or to withdraw all or any portion of the trust property. Revocation or withdrawal shall be made only by a written instrument signed by me as settlor and filed with my trustee.

1.6 AMENDMENT. I reserve the right to amend this agreement by a written instrument signed by me as settlor and accepted by my trustee.

1.7 PERSONAL POWERS. The rights of revocation, withdrawal, and amendment reserved by me must be exercised solely by me and may not be exercised by any other person, except by a conservator or guardian with court approval or by an agent acting under a durable power of attorney that specifically authorizes such action.

Page 1 - Gene H. Ragan Revocable Living Trust

mlr/11231 gene trust/1a2

Churchill Leonard Lawyers
PO Box 804; Salem OR 97308
(503) 585-2255

9.12(c)(6) WAIVER. A qualified beneficiary may waive the right to a trustee report or any other information otherwise required to be furnished to the qualified beneficiary.

ARTICLE 10

TRUSTEE POWERS

As to each trust created by this instrument, my trustee shall have all powers conferred on a trustee by Oregon law as now existing or later amended. In addition, my trustee shall have the power to:

10.1 MANAGE AND DISPOSE OF ASSETS. Manage, maintain, improve, lease, grant options on, encumber, sell, exchange, or otherwise dispose of part or all of the trust estate in any manner and on any terms my trustee considers beneficial to the trust estate.

10.2 RETAIN ASSETS. Retain any property and continue to operate any business for so long as my trustee considers retention of probable benefit to the trust estate and the trust beneficiaries.

10.3 MAKE INVESTMENTS. Invest and reinvest the trust estate in common or preferred stocks, bonds, mutual funds, common trust funds, secured and unsecured obligations, mortgages, and other property, real or personal, which my trustee considers advisable and in the best interest of the trust estate, whether or not authorized by law for the investment of trust funds.

10.4 RECEIVE COMPENSATION. Receive reasonable compensation for my trustee's own services and reimbursement for expenses incurred in administering the trust estate.

10.5 ADVANCE FUNDS OR BORROW. Advance my trustee's own funds to the trust for any trust purposes at prevailing rates of interest (with any advance to be a lien on the trust estate) and borrow money for those purposes and upon those terms and conditions which my trustee considers to be in the best interest of the trust estate.

10.6 PURCHASE ASSETS AND MAKE LOANS. Purchase assets at their fair market value (as determined by my trustee) from my probate estate or my spouse's probate or trust estate, and make secured or unsecured loans to my probate estate or my spouse's probate or trust estate, for any reason my trustee believes will benefit my probate estate or my spouse's probate or trust estate.

10.7 COMBINE MANAGEMENT OF SEPARATE TRUSTS. Hold the trust estate as an undivided whole without separation into any separate trusts for as long as my trustee considers suitable and allot undivided interests in any asset to any separate trusts, but no undivided holding shall defer vesting or distribution under the trusts.

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mlr/11231 gene trust/1a2

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PO Box 804; Salem OR 97308
(503) 585-2255

10.8 CHOOSE MANNER OF MAKING DISTRIBUTION. Make any distribution in any of the following ways to a beneficiary who is a minor, financially incapable, under legal disability, or considered by my trustee to be unable to handle property if paid to the beneficiary directly, without liability to my trustee:

10.8(a) Directly to the beneficiary.

10.8(b) Except as otherwise provided in this instrument, to a custodian for the beneficiary under the Oregon Uniform Transfers to Minors Act until the beneficiary attains the age of 25 years, at which time the custodianship shall terminate and the custodial property shall be transferred to the beneficiary.

10.8(c) To the beneficiary's guardian, conservator, or any other fiduciary for the beneficiary.

10.8(d) To any person or organization furnishing health care, education, support, or maintenance.

10.9 DEAL WITH ENVIRONMENTAL MATTERS. Inspect and monitor property to determine compliance with environmental laws, take action to prevent or remedy violations, settle environmental claims, decline to accept property which could result in liability under environmental laws or impair the value of the trust estate, and disclaim any power which could cause my trustee to incur personal liability for violation of environmental laws. My trustee shall not be liable to any trust beneficiary for any decrease in the value of the trust estate as a result of these actions.

10.10 RETIREMENT PLANS AND OTHER BENEFITS. Select a mode of payment and exercise rights under any employee benefit or retirement plan, annuity, or life insurance policy.

10.11 DO OTHER ACTS. Except as otherwise provided in this instrument, do all acts that might legally be done by an individual in absolute ownership and control of property and which in my trustee's judgment are necessary or desirable for the proper and advantageous management of the trust estate.

Page 18 - Gene H. Ragan Revocable Living Trust

mlr/11231 gene trust/1a2

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PO Box 804; Salem OR 97308
(503) 585-2255

12.8 NO CONTEST PROVISION. If any beneficiary of my trust estate seeks through any court proceeding to contest the validity of this instrument or any of its provisions, any share or interest in my trust estate given to that beneficiary under this instrument is hereby revoked. That share or interest shall be disposed of under this instrument as if that beneficiary and his or her descendants did not survive me or, if the beneficiary is not a natural person, as if the beneficiary had ceased to exist without successors or assigns.

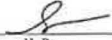
12.9 GOVERNING LAW. The validity and construction of this instrument shall be determined under Oregon law in effect on the date this instrument is signed. Oregon law shall continue to govern despite a change in the principal place of administration of any trust created under this instrument.

12.9 CAPTIONS. The captions are inserted for convenience only. They are not a part of this instrument and do not limit the scope of the section to which each refers.

This agreement is executed on this 11th day of February, 2009.

SETTLOR:

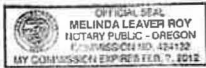
TRUSTEE:


Gene H. Ragan


Gene H. Ragan

State of Oregon)
)ss.
County of Marion)

On this 11th day of February, 2009, personally appeared before me Gene H. Ragan as settlor and trustee of the Gene H. Ragan Revocable Living Trust and acknowledged this instrument to be his voluntary act and deed.




Notary Public for Oregon
My Commission expires: 2/7/2012



IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

August 11, 2026

GENE H RAGAN
680 HYACINTH ST
INDEPENDENCE OR 97351-9555

Re: Change in Ownership for Water Right No: 65-2602, 65-3334, 65-11321, 65-12811

Dear Water Right Holder:

I sent you a letter on May 7, 2026 regarding the change in ownership of the above-referenced water rights. At the time it was not clear to me that the supporting documents submitted with the Notice of Change in Water Right Ownership (Notice) were sufficient to remove the Irene E Ragan Revocable Living Trust as an owner of the water rights. Thus, I suggested a different method of removal.

Having not heard from you, I re-examined the Warranty Deed, Valley County Instrument 2026-002049, and have found it to be acceptable for processing the Notice. The Department has modified its records and has enclosed a proof report for each water right.

Updating the ownership record for a water right does not confirm 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, please contact me at 208-605-4631.

Sincerely,

Susan E Hobson

Susy Hobson
Water Resource Agent

Enclosures: as stated

cc: Matthew A. Sturzen (matt@shermanlaw.com)



IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

~~November 25, 2025~~
should be 5/7/2020

GENE H RAGAN
680 HYACINTH ST
INDEPENDENCE OR 97351-9555

Re: Change in Ownership for Water Right Nos: 65-2602, 65-3334, 65-11321, 65-12811

Dear Water Right Holder,

Idaho Department of Water Resources (Department) acknowledges receipt of correspondence changing ownership of the above referenced water rights (rights) to Gene H. Ragan Revocable Living Trust. Gene H. Ragan Revocable Living Trust is already a current co-owner of the rights along with Irene E. Ragan Revocable Living Trust.

If you wish to remove Irene E. Ragan Revocable Living Trust (Trust) due to the death of Irene E. Ragan, you, as trustee of your trust, may submit a signed letter requesting to remove the Trust. In addition, you must submit a death certificate for Irene. There is no fee for a current owner of a right to remove a deceased owner. (Administrator's Memo, Records No.9.) A refund will be issued for the full amount if the aforementioned is the reason for removing the IER Trust and the Department receives the required information.

If you wish to remove the Trust for another reason you may contact me for alternate instructions, 208-605-4631 or susy.hobson@gmail.com.

Sincerely,

Susan E Hobson

Susy Hobson
Technical Records Specialist

cc: Matthew A. Sturzen



Sherman Sherman Johnnie & Hoyt, LLP
Attorneys at Law

www.shermlaw.com

May 1, 2026

RECEIVED

MAY 05 2026

WATER RESOURCES
WESTERN REGION

Via Certified Mail Return Receipt Requested

IDWR Western Region
2735 Airport Way
Boise, ID 83705-5082

Re: *Gene H. Ragan*
Water Rights Ownership

Dear Sirs:

This office represents Gene H. Ragan in connection with his estate planning. Enclosed are the following documents:

1. Notice of Change in Water Right Ownership given by Gene H. Ragan, trustee of the Irene E. Ragan Revocable Living Trust dated April 28, 2026;
2. Copy of recorded Warranty Deed for real property located at 96 Scheline Ln., McCall, Valley County, Idaho dated April 28, 2026; and
3. Certification of Trust given by Gene H. Ragan, trustee of the Gene H. Ragan Revocable Living Trust dated April 28, 2026.

Enclosed is a check payable to IDWR in the amount of \$100 for the processing fee. Please process the enclosed documents and forward confirmation that the requested changes have been made to Mr. Ragan. Should you have any questions, please contact me. Thank you for your assistance.

Yours truly,

SHERMAN, SHERMAN, JOHNNIE & HOYT, LLP

Matthew A. Sturzen | Attorney
matt@shermlaw.com

MAS/eml
Encl.: as stated
Cc: Gene Ragan

4919-0460-5351, v. 1