

WATER RIGHT SOLUTIONS, LLC

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March 6, 2026

Andra Campbell-Wessel Principal Broker
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By email: andrleighcampbell@gmail.com

Subject: Water Right Report on property of Garner Ranches LP located on Old Fort Road.

The property that is the subject of this water right report consists of Klamath County, Oregon Tax Lot numbers:

Parcel #1: R-3709-01900-00600-000, R-3709-02000-01100-000, R-3709-02000-00900-000, R-3709-02000-00800-000, R-3709-02000-00700-000, R-3709-02000-01200-000, R-3709-02000-01300-000, R-3709-02000-01400-000, R-3709-02900-00300-000, R-3709-02900-00200-000, R-3709-02900-00100-000 and R-3709-02000-01700-000.

Parcel #2: R-3709-02800-00601-000 and R-3709-02900-00902-000.

Map disclaimer: The attached map shows the location of the area allowed to be irrigated by each water right. This is copied from the Oregon Water Resources Departments GIS data. This data likely contains errors. The acres of water right for each parcel is an estimate because of the inaccuracy introduced by the intersection of the OWRD mapping of the water right location and the Klamath County tax lot GIS. It will require a survey on the ground to determine the correct acres of irrigation. The information in this report is to be used as an estimate only.

There are two water rights on the subject property with water taken from one well as shown below and on the attached map.

Certificate 36369: This certificate is for the irrigation of approximately 106.3 acres of Garner #1 and 25.98 acres of Garner #2. The priority date is June 6, 1961. The well that supplies this water right is shown on the attached map.

Certificate 63602. This Certificate grants the right to irrigation of approximately 0.4 acres of Garner #1 and 51.7 acres of Garner #2. The priority date of this water right is August 18, 1980. The well that supplies this water right is shown on the attached map and is the same well that supplies the above water right.

Comments and recommendations.

The well that supplies these water rights is identified as KLAM 2237. The well log is attached. The water producing materials begin at 330 feet of depth and extending to 413. The well is located on neighboring property and supplies water for the five ownerships that hold the two water rights described above. I recommend that if a water and well maintenance and cost share agreement does not exist that one be established.

Summary

Water right certificate	Parcel #	Acres of water right
Certificate 36369	Garner #1	106.3
Certificate 63602	Garner #1	0.4
Certificate 36369	Garner #2	25.98
Certificate 63602	Garner #2	51.9

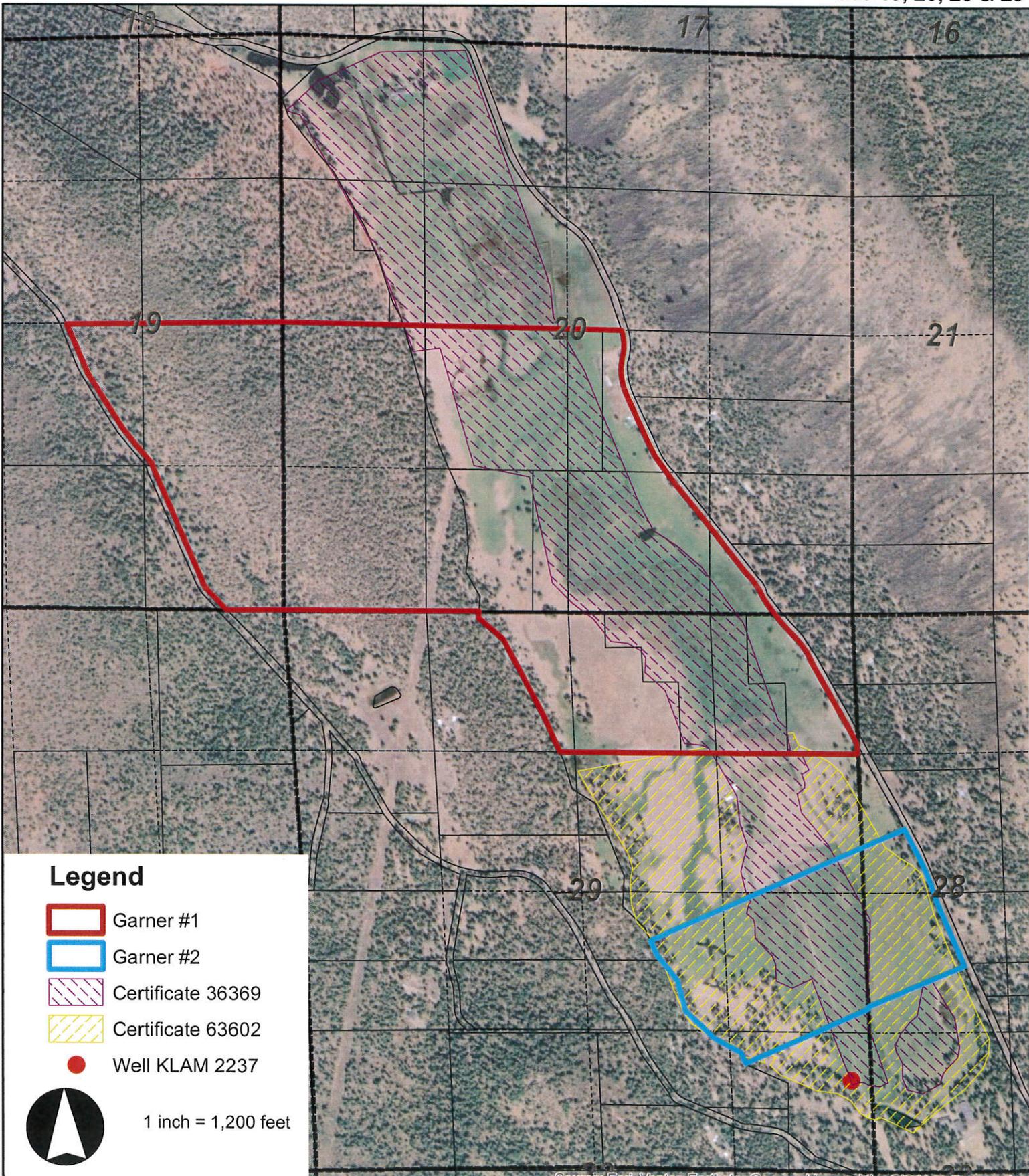
Please feel free to contact me if you have any questions.



Hollie Cannon
Water Right Solutions, LLC
541-821-5848

Garner Ranches LP Water Right Report Map Parcels #1 & #2

T37S, R9E
Sec 19, 20, 28 & 29



C 36369

STATE OF OREGON
 COUNTY OF KLAMATH
CERTIFICATE OF WATER RIGHT

This Is To Certify, That **LEWIS HAGELSTEIN**

of Route 3, Box 1252, Klamath Falls, State of Oregon, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of **Plum Valley Well**, a tributary of Swan Lake for the purpose of irrigation of 259.9 acres under Permit No. G-1875 of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from **June 6, 1961**

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed **3.25 cubic feet per second**

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the **SE $\frac{1}{4}$ SE $\frac{1}{4}$** , Section 29, T. 37 S., R. 9 E., W. M. Well located **820 feet North and 220 feet West from SE Corner, Section 29.**

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to **one-eightieth** of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of **not to exceed 3 acre feet per acre for each acre irrigated** during the irrigation season of each year;

and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

- 18.6 acres NE $\frac{1}{4}$ NW $\frac{1}{4}$
- 28.0 acres NW $\frac{1}{4}$ NW $\frac{1}{4}$
- 14.6 acres SW $\frac{1}{4}$ NW $\frac{1}{4}$
- 32.8 acres SE $\frac{1}{4}$ NW $\frac{1}{4}$
- 29.6 acres NE $\frac{1}{4}$ SW $\frac{1}{4}$
- 0.6 acre NW $\frac{1}{4}$ SW $\frac{1}{4}$
- 8.0 acres SE $\frac{1}{4}$ SW $\frac{1}{4}$
- 7.0 acres NW $\frac{1}{4}$ SE $\frac{1}{4}$
- 28.6 acres SW $\frac{1}{4}$ SE $\frac{1}{4}$
- 0.3 acre SE $\frac{1}{4}$ SE $\frac{1}{4}$

} Corner #1

Section 20
 T. 37 S., R. 9 E., W. M.

3.8 acres NW $\frac{1}{4}$ SW $\frac{1}{4}$ 054 Garner #2
6.8 acres SW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 28

12.8 acres NE $\frac{1}{4}$ NE $\frac{1}{4}$ } Garner #1
19.4 acres NW $\frac{1}{4}$ NE $\frac{1}{4}$

0.2 acre SW $\frac{1}{4}$ NE $\frac{1}{4}$
23.4 acres SE $\frac{1}{4}$ NE $\frac{1}{4}$ - 324 } Garner #2
23.0 acres NE $\frac{1}{4}$ SE $\frac{1}{4}$ - 222 }
2.4 acres SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 29
T. 37 S., R. 9 E., W. M.

Total this Certificate

Garner #1 106³

Garner #2 25⁹⁸

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the State Engineer, affixed

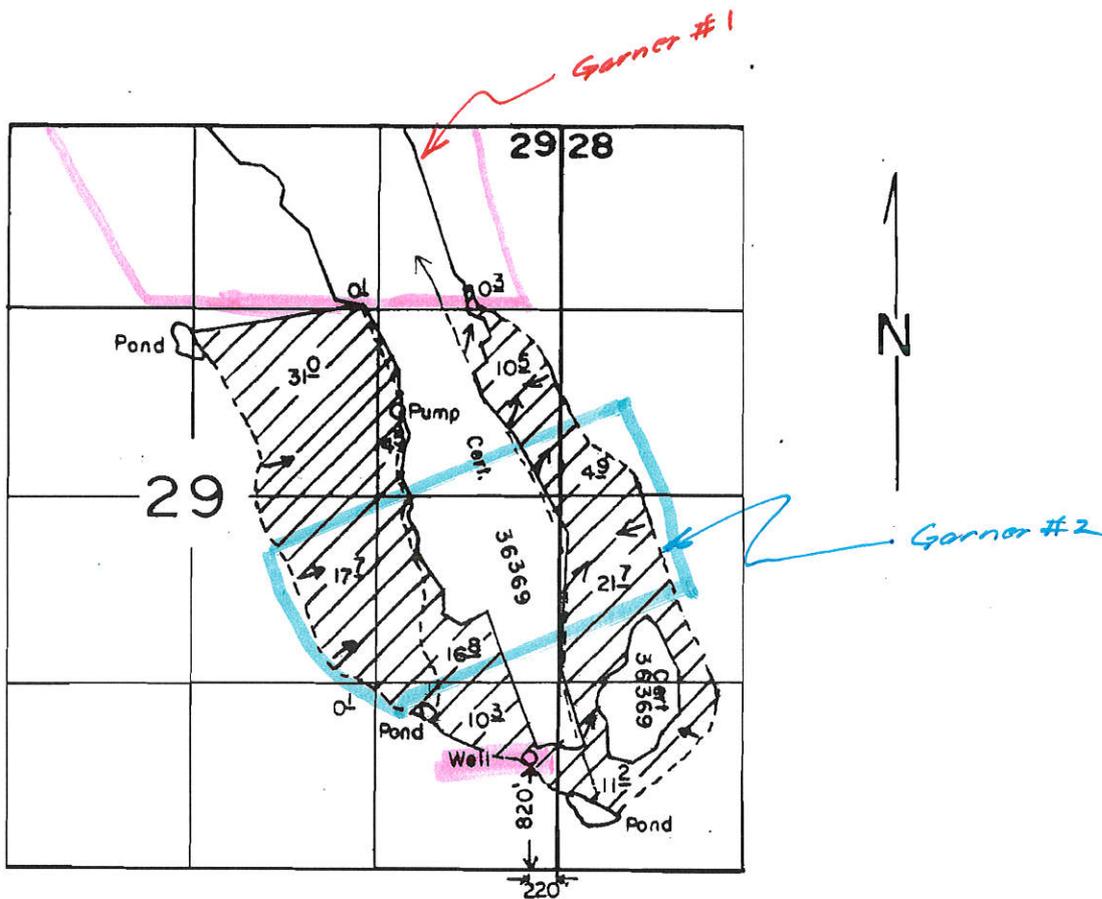
this 13 day of October, 19 69.

CHRIS L. WHEELER
State Engineer

6-9423

63602

T. 37S., R9E., WM



SCALE: 1" = 1320'

FINAL PROOF SURVEY
UNDER

Application No. G-9893. Permit No. G-9423....
IN NAME OF

.....LARRY C. HEATON.....

Surveyed MAY..26. 1989., by B.W. BISHOP.....

KLAM 2237

RECEIVED
MAY 1961

6-2040

R (1)

File Original and First Copy with the STATE ENGINEER, SALEM, OREGON

WATER WELL REPORT

State Well No. 379-297
State Permit No. _____

(1) OWNER:

Name JOHN HAGELSTEIN RANCH
Address RT 3 Box 1252
KLAMATH FALLS, ORE

(2) LOCATION OF WELL:

County KLAMATH Owner's number, if any—
SW 1/4 SW 1/4 Section 29 T. 37 R. 9 W.M.
Bearing and distance from section or subdivision corner
SE SE

(3) TYPE OF WORK (check):

New Well Deepening Reconditioning Abandon
Abandonment, describe material and procedure in Item 11.

(4) PROPOSED USE (check):

Domestic Industrial Municipal
Irrigation Test Well Other

(5) TYPE OF WELL:

Rotary Driven
Cable Jetted
Dug Bored

(6) CASING INSTALLED:

Threaded Welded
18" Diam. from _____ ft. to _____ ft. Gage _____
18" Diam. from +1 ft. to 91 ft. Gage V4
_____ " Diam. from _____ ft. to _____ ft. Gage _____

(7) PERFORATIONS:

Perforated? Yes No
Type of perforator used _____
SIZE of perforations in. by in.
_____ perforations from _____ ft. to _____ ft.
_____ perforations from _____ ft. to _____ ft.

(8) SCREENS:

Well screen installed Yes No
Manufacturer's Name _____
Type _____ Model No. _____
Slot size _____ Set from _____ ft. to _____ ft.
Diam. _____ Slot size _____ Set from _____ ft. to _____ ft.

(9) CONSTRUCTION:

Was well gravel packed? Yes No Size of gravel: _____
Gravel placed from _____ ft. to _____ ft.
Was a surface seal provided? Yes No To what depth? 91 ft.
Material used in seal— CUTTINGS
Did any strata contain unusable water? Yes No
Type of water? _____ Depth of strata _____
Method of sealing strata off CASING

(10) WATER LEVELS:

Static level 40 ft. below land surface Date 4/29/61
Artesian pressure _____ lbs. per square inch Date _____

Log Accepted by:

[Signed] Lewis Hagelstein Date 5/5, 1961
(Owner)

(11) WELL TESTS:

Drawdown is amount water level is lowered below static level
Was a pump test made? Yes No If yes, by whom? INTERSTATE PUMP
Yield: gal./min. with ft. drawdown after hrs.
" 3175 " 12 " 4 "
" " " " "
Bailer test gal./min. with ft. drawdown after hrs.
Artesian flow g.p.m. Date _____
Temperature of water 61 Was a chemical analysis made? Yes No

(12) WELL LOG:

Diameter of well 110 inches.
Depth drilled 419 ft. Depth of completed well 419 ft.
Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

MATERIAL	FROM	TO
TOP SOIL	0	2
BROWN CLAY	2	8
YELLOW CLAY	8	63
FINE GRAVEL & CLAY	63	82
BROWN CLAY	82	93
WHITE CLAY	93	110
BROWN CLAY	110	130
BLACK CLAY	130	137
BROWN CLAY	137	146
BLACK CLAY	146	155
GREEN CLAY	155	185
BLACK SAND & CLAY	185	195
BROWN SANDY CLAY	195	200
BLUE SHALE	200	255
GREEN CLAY	255	265
GRAY CLAY	265	330
BLACK SAND	330	340
BLACK LAVA	340	385
BLACK CINDERS	385	408
GRAY BASALT	408	413
LARGE BOULDERS	413	419

Work started 4/12/61 19 Completed 4/29/61 19

(13) PUMP:

Manufacturer's Name _____
Type: _____ H.P. _____

Well Driller's Statement:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME E.E. STOREY
(Person, firm, or corporation) (Type or print)

Address 3831 HOPE ST. N. FALLS, ORE

Driller's well number _____

[Signed] E.E. Storey
(Well Driller)

License No. 74 Date 5/5/61, 19

