

STATE OF OREGON  
COUNTY OF CLACKAMAS  
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

STEPHEN A KOCH AND MARY JANE KOCH TRUST  
27815 S ELISHA ROAD  
CANBY OR 97013

AGWEST FARM CREDIT FLCA  
380 FARM CREDIT DR SE  
SALEM OR 97301-5501

DONALD L WALCH TRUST  
12738 S EBY ROAD  
MOLALLA OR 97038

confirms the right to the use of water perfected under the terms of Permit G-18483. The amount of water used to which this right is entitled is limited to the amount used beneficially, and shall not exceed the amount specified, or its equivalent in the case of rotation, measured at the point of diversion from the source. The specific limits and conditions of the use are listed below.

APPLICATION FILE NUMBER: G-16289

SOURCE OF WATER: WELL 1, WELL 2, WELL 3, AND WELL 4 IN DOVE CREEK BASIN

PURPOSE OR USE: NURSERY USE ON 93.7 ACRES

MAXIMUM RATE: 1.67 CUBIC FEET PER SECOND (CFS), BEING 1.67 CFS FROM NOVEMBER 1 THROUGH MAY 31; FURTHER LIMITED TO 1.3 CFS FROM JUNE 1 THROUGH OCTOBER 31, FURTHER LIMITED TO 1.28 CFS FROM WELL 1, 0.73 CFS FROM WELL 2, 0.49 CFS FROM WELL 3, AND 0.85 CFS FROM WELL 4, NOT TO EXCEED 1.67 CFS IN ANY COMBINATION FORM THE WELLS

PERIOD OF USE: YEAR ROUND

DATE OF PRIORITY: AUGUST 6, 2004

WELL LOCATIONS:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
4 S	1 E	WM	24	SE SW	WELL 1 - 1250 FEET NORTH AND 1950 FEET EAST FROM SW CORNER, SECTION 24
4 S	1 E	WM	24	SW SE	WELL 2 - 1210 FEET SOUTH AND 430 FEET EAST FROM SW CORNER, DLC 46
4 S	1 E	WM	23	SE SE	WELL 3 - 1040 FEET NORTH AND 200 FEET WEST FROM SE CORNER, SECTION 23
4 S	1 E	WM	24	NW NW	WELL 4 - 1160 FEET SOUTH AND 160 FEET EAST FROM NW CORNER, SECTION 24

**NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW**

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.484 and ORS 536.075. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.484(2). Pursuant to ORS 183.484, ORS 536.075 and OAR 137-004-0080, you may petition for judicial review and petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied. In addition, under ORS 537.260 any person with an application, permit or water right certificate subsequent in priority may jointly or severally contest the issuance of the certificate within three months after issuance of the certificate.

The amount of water used for nursery use is limited to a maximum of 5.0 acre feet per acre and a diversion of 0.15 cubic foot per second per acre. For irrigation of containerized nursery plants, the amount of water diverted is limited to one fortieth of one cubic foot per second and 5.0 acre feet per acre per year. For irrigation of in-ground nursery plants, the amount of water diverted is limited to one eightieth of one cubic foot per second and 2.5 acre feet per acre per year. The use of water for nursery use may be made any time, during the period of allowed use specified above, that the use is beneficial. For irrigation of any other crop, the amount of water diverted is limited to one eightieth of one cubic foot per second and 2.5 acre feet per acre during the irrigation season of each year.

THE PLACE OF USE IS LOCATED AS FOLLOWS

NURSERY USE						
Twp	Rng	Mer	Sec	Q-Q	Acres	Ownership
4 S	1 E	WM	23	NE NE	9.3	WALCH
4 S	1 E	WM	23	SE NE	30.0	WALCH
4 S	1 E	WM	23	SE SE	7.3	KOCH
4 S	1 E	WM	24	NW NW	11.3	WALCH
4 S	1 E	WM	24	SW NW	6.4	WALCH
4 S	1 E	WM	24	NW SW	29.4	KOCH

Water use measurement conditions:

- A. The water user shall maintain the totalizing flow meter or other suitable measuring device approved by the Director in good working order at each point of appropriation, shall keep a complete record of the amount of water used each month and shall submit a report which includes the recorded water use measurements to the Department annually or more frequently as may be required by the Director. Further, the Director may require the water user to report general water-use information, including the place and nature of use of water under the right.
- B. The water user shall allow the watermaster access to the meters or measuring devices; provided however, where the meters or measuring devices are located within a private structure, the watermaster shall request access upon reasonable notice.

The well(s) shall produce groundwater only from the alluvial sediment groundwater reservoir.

For Well 2 and Well 3:

To monitor the effect of water use from the well(s) authorized under this right, the Director **may require** the water user to make and report annual static water level measurements. The static water level shall be measured in the month of March. Reports shall be submitted to the Department within 30 days of measurement. The additional measurements may be required in a different month. If the measurement requirement is stopped, the Director may restart it at any time.

All measurements shall be made by a certified water rights examiner, registered professional geologist, licensed well constructor or pump installer licensed by the Construction Contractors Board and be submitted to the Department on forms provided by the Department. The Department requires the individual performing the measurement to:

- (A) Identify each well with its associated measurement; and
- (B) Measure and report water levels to the nearest tenth of a foot as depth-to-water below ground surface; and
- (C) Specify the method used to obtain each well measurement; and
- (D) Certify the accuracy of all measurements and calculations submitted to the Department.

The water user shall discontinue use of, or reduce the rate or volume of withdrawal from, the well(s) if annual water level measurements reveal any of the following events:

- (A) An average water level decline of three or more feet per year for five consecutive years; or
- (B) A water level decline of 15 or more feet in fewer than five consecutive years; or
- (C) A water level decline of 25 or more feet; or
- (D) Hydraulic interference leading to a decline of 25 or more feet in any neighboring well with senior priority.

The reference levels against which any future measurements will be compared is 29.5 feet below land surface for Well 2, and 30.6 feet below land surface for Well 3.

For Well 1 and Well 4:

To monitor the effect of water use from the well(s) authorized under this right, the Department requires the water user to make and report annual static water level measurements. The static water level shall be measured in the month of March. Reports shall be submitted to the Department within 30 days of measurement.

Measurements must be made according to the following schedule:

The user shall submit seven consecutive annual reports of static water level measurements. Based on an analysis of the data collected, the Director may require that the user obtain and report additional annual static water level measurements beyond the seven year minimum reporting period. The additional measurements may be required in a different month. If the measurement requirement is stopped, the Director may restart it at any time.

All measurements shall be made by a certified water rights examiner, registered professional geologist, licensed well constructor or pump installer licensed by the Construction Contractors Board and be submitted to the Department on forms provided by the Department. The Department requires the individual performing the measurement to:

- (E) Identify each well with its associated measurement; and
- (F) Measure and report water levels to the nearest tenth of a foot as depth-to-water below ground surface; and
- (G) Specify the method used to obtain each well measurement; and
- (H) Certify the accuracy of all measurements and calculations submitted to the Department.

The water user shall discontinue use of, or reduce the rate or volume of withdrawal from, the well(s) if annual water level measurements reveal any of the following events:

- (E) An average water level decline of three or more feet per year for five consecutive years; or
- (F) A water level decline of 15 or more feet in fewer than five consecutive years; or
- (G) A water level decline of 25 or more feet; or
- (H) Hydraulic interference leading to a decline of 25 or more feet in any neighboring well with senior priority.

The reference levels against which any future measurements will be compared is 20.0 feet below land surface for Well 1, and 70.0 feet below land surface for Well 4.

The period of non or restricted use shall continue until the annual water level rises above the decline level which triggered the action or until the Department determines, based on the water user's and/or the Department's data and analysis, that no action is necessary because the aquifer in question can sustain the observed declines without adversely impacting the resource or senior water rights. The water user shall in no instance allow excessive decline, as defined in Commission rules, to occur within the aquifer as a result of use under this right. If more than one well is involved, the water user may submit an alternative measurement and reporting plan for review and approval by the Department.

If substantial interference with a senior water right occurs due to withdrawal of water from any well listed on this right, then use of water from the well(s) shall be discontinued or reduced and/or the schedule of withdrawal shall be regulated until or unless the Department approves or implements an alternative administrative action to mitigate the interference. The Department encourages junior and senior appropriators to jointly develop plans to mitigate interferences.

The wells shall be maintained in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon. The works shall be equipped with a usable access port, and may also include an air line and pressure gauge adequate to determine the water level elevation in the well at all times.

Where two or more water users agree among themselves as to the manner of rotation in the use of water and such agreement is placed in writing and filed by such water users with the watermaster, and such rotation system does not infringe upon such prior rights of any water user not a party to such rotation plan, the watermaster shall distribute the water according to such agreement.

The Director may require water level or pump test results every ten years.

Failure to comply with any of the provisions of this right may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the right.

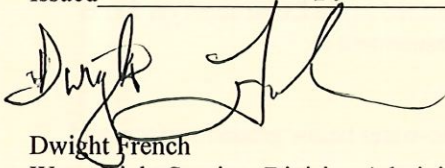
This right is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.

By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

The use of water shall be limited when it interferes with any prior surface or ground water rights.

The right to the use of the water for the above purpose is restricted to beneficial use on the place of use described.

Issued JUL 05 2024.



Dwight French  
Water Right Services Division Administrator, for  
Ivan Gall, Director  
Oregon Water Resources Department