

**BEFORE THE WATER RESOURCES DEPARTMENT  
OF THE  
STATE OF OREGON**

In the Matter of Instream Lease Application )  
IL-1725, Deschutes County )  
CORRECTING AND SUPERSEDING )  
FINAL ORDER FOR INSTREAM )  
LEASE )

**Authority**

Oregon Revised Statute (ORS) 537.348 establishes the process in which a water right holder may submit a request to lease an existing water right for instream purposes. Oregon Administrative Rule (OAR) Chapter 690, Division 077 implements the statutes and provides the Department's procedures and criteria for evaluating instream lease applications.

**Lessor**

Pooled Instream Lease on behalf of several water right holders

**Co-Lessor**

Tumalo Irrigation District (TID)  
64697 Cook Ave.  
Bend, OR 97701  
[Deborah@tumalo.org](mailto:Deborah@tumalo.org)

**Lessee**

Deschutes River Conservancy (DRC)  
700 NW Hill Street, Suite 1  
Bend, Oregon 97703  
[gen@deschutesriver.org](mailto:gen@deschutesriver.org)

**Findings of Fact**

1. On March 19, 2019, DRC and TID, on behalf of several water right holders, filed an application to lease a portion of Certificates 74146 and 74147 for instream use. The Department assigned the application number IL-1725.
2. On April 17, 2019, the Department issued an order approving Instream Lease IL-1725, as evidenced by Special Order Volume 112, Page 960. Following issuance of the order, a scrivener's error was identified in the instream rate being protected in Instream Reach No. 1. This order is being issued to correctly describe the amount of water being protected instream and will supersede the previous order.
3. A portion of the lands involved in this lease originated from Certificate 76106. Allocation of Conserved Water project CW-9 cancelled Certificate 76106 and incorporated acreage under the 9/1900 priority date in Certificate 74146 (as described in Special Order Volume 54, Page 826, and Volume 64, Page 157). Lands involved in this transaction, included in this lease, are as follows:

This is a final order in other than contested case. This order is subject to judicial review under ORS 183.484. Any petition for judicial review must be filed within the 60 day time period specified by ORS 183.484(2). Pursuant to ORS 536.075 and OAR 137-004-0080 you may either petition for judicial review or 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.

Twp	Rng	Mer	Sec	Q-Q	Tax Lot	Acres	Lessor
16 S	11 E	WM	12	SW NW	501	2.30	Scott E. Greenstone, Allison V. Vogt
16 S	11 E	WM	27	NW SE	203	10.00	Jeffrey & Susan Rola, Jeffrey P. Rola Revocable Trust
16 S	12 E	WM	8	SW NW	403	3.90	Rebecca J. Parks, Barr Equestrian, LLC
16 S	12 E	WM	16	SW NW	700	5.10	Craig Morton, Deschutes River Ranch Group, LLC
17 S	11 E	WM	11	NE NW	302	5.00	Wesley Miller, Vonda Jiles
17 S	11 E	WM	11	NE SE	1000	2.00	Judith K. Adams, Judith Adams Family Trust
17 S	11 E	WM	11	SE SE	1800	4.86	Jennifer M. Horsman, Horsman Revocable Trust
17 S	11 E	WM	13	SW NE	806	1.00	Kenneth & Christine Graham
17 S	11 E	WM	13	SW NE	807	0.93	Eric W. Coats, Joyce E. Coats Revocable Trust
17 S	11 E	WM	13	NW NE	804	0.23	
17 S	11 E	WM	13	NW NE	807	3.80	
17 S	11 E	WM	13	NE SE	100	14.50	Eric Coats, ERMK, LLC
17 S	11 E	WM	13	NE SW	504	11.20	
17 S	11 E	WM	13	NW SE	100	19.60	
17 S	11 E	WM	13	SE NE	104	25.60	
17 S	11 E	WM	13	SE SW	505	15.70	
17 S	11 E	WM	13	SW NE	103	13.70	
17 S	11 E	WM	13	SW SE	100	7.00	
17 S	11 E	WM	13	SW SW	505	0.40	
<b>Total Acres</b>						<b>146.82</b>	

**Authorized POD:**

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
17 S	11 E	WM	23	SE NE	TUMALO CREEK 2080 FEET SOUTH AND 1310 FEET WEST FROM THE NE CORNER OF SECTION 23

4. Certificate 74146 (76106, CW-9) is a deficient water right. If water were diverted simultaneously to all authorized lands and uses described in the right at the maximum rates and duty allowed (described in Finding of Fact No. 3), the total rate and duty for the water right would be exceeded. In the event water were diverted simultaneously to all authorized lands and uses described in the right at the maximum rates and duty allowed at the POD (described in Finding of Fact No. 3), the portion of the right involved in this instream lease would be limited as described in the table below. These rates and duty are also the quantities by which the diversion at the POD under Certificate 74146 shall be reduced, if this instream lease is approved.

Priority Date	Rate (CFS)	Volume (AF)
September, 1900	1.694	264.28

5. The portion of the first right to be leased is as follows:

**Certificate:** 74146 in the name of Tumalo Irrigation District (confirmed by Tumalo Creek Decree of record at Salem, in the order Record of the Water

Resources Director, in volume 1, at Page 135 and in volume 16, at Page 188)

**Use:** Irrigation of 107.39 acres, being 5.99 acres under the August 5, 1900 priority date, 68.9 acres under the September 1900 priority date, 6.45 acres under the May 27, 1907 priority date, and 26.05 acres under the June 1, 1907 priority date

**Priority Date:** September 1900, August 5, 1900, June 1, 1907, and May 27, 1907

**Quantity:** **Limit:** one-seventieth of one cubic foot per second (or its equivalent) and 1.8 acre-feet (af), measured at or within one-half mile of the land to be irrigated, for each acre irrigated during the irrigation season of each year

**Source:** Tumalo Creek, tributary to the Deschutes River

**Authorized Point of Diversion (POD):**

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
17 S	11 E	WM	23	SW NE	POD NO. 1 (TUMALO FEED CANAL) – NORTH 70 DEGREES 21' WEST; 1550 FEET FROM THE EAST ¼ CORNER OF SECTION 23

**Authorized Place of Use:**

Twp	Rng	Mer	Sec	Q-Q	Priority Date	Tax Lot	Acres	Water Right Holder (Lessor)
16 S	11 E	WM	12	SW NW	8/5/1900	501	1.50	Scott E. Greenstone, Allison V. Vogt
17 S	11 E	WM	11	SE SE		1800	4.49	Jennifer M. Horsman, Horsman Revocable Trust
16 S	11 E	WM	13	SE SE	9/1/1900	1400	2.50	Howard M. Day, Howard Day Living Trust
16 S	11 E	WM	22	SW SW		2200	9.10	Steven C. Goebel, Goebel Revocable Living Trust
16 S	11 E	WM	26	SW NW		117	9.00	Carol M. Lemon, Leo W. Lemon Trust
16 S	11 E	WM	27	NW SE		203	8.80	Jeffrey P. Rola, Susan Ordway Rola, Jeffrey P. Rola Revocable Trust
16 S	12 E	WM	16	SW NW		700	0.80	Craig Moron, Deschutes River Ranch Group LLC
16 S	12 E	WM	16	SW NW		700	0.60	
16 S	12 E	WM	17	NE SE		2500	3.10	
17 S	11 E	WM	1	SE NW		406	31.00	David S. Welsh, Stacy L. Welsh
17 S	11 E	WM	3	NW NW		200	3.00	Richard J. Rotondi, Judy L. Rotondi
17 S	11 E	WM	11	NE SE		1000	1.00	Judith K. Adams, Judith Adams Family Trust
16 S	12 E	WM	30	NW SE	5/27/1907	2100	3.40	Jerry Curl, CLR, Inc.
17 S	11 E	WM	11	SE SE		1800	0.80	Jennifer M. Horsman, Horsman Revocable Trust
17 S	11 E	WM	13	SW NE		806	2.25	Kenneth Graham, Christine Graham
16 S	11 E	WM	13	SE SE	6/1/1907	1400	1.00	Howard M. Day, Howard Day Living Trust
16 S	11 E	WM	24	NW NE		200	3.70	
16 S	11 E	WM	26	SE SE		700	17.00	Charles J. Frick, Linda B. Frick
16 S	12 E	WM	16	NW NW		600	1.60	Craig Morton, Deschutes River Ranch Group, LLC
16 S	12 E	WM	9	SW SW		900	1.40	
17 S	11 E	WM	11	SE SE		1800	1.35	Jennifer M. Horsman, Horsman Revocable Trust
<b>Total Acres</b>							<b>107.39</b>	

6. Certificate 74146 does not specify the irrigation season. However, the Tumalo Creek Decree establishes the irrigation season for the area as April 15 to October 15.

7. Certificate 74146 is a deficient water right. If water were diverted simultaneously to all authorized lands and uses described in the right at the maximum rates and duty allowed (described in Finding of Fact No. 5), the total rate and duty for the water right would be exceeded. In the event water were diverted simultaneously to all authorized lands and uses described in the right at the maximum rates and duty allowed at the PODs (described in Finding of Fact No. 5), the portion of the right involved in this instream lease would be limited as described in the table below. These rates and duty are also the quantities by which the diversion at the PODs under Certificate 74146 shall be reduced, if this instream lease is approved.

Priority Date	Rate (CFS)	Volume (AF)
August 5, 1900	0.079	10.78
September, 1900	0.795	124.02
May 27, 1907	0.083	11.61
June 1, 1907	0.343	46.89
<b>Totals</b>	<b>1.301</b>	<b>193.30</b>

8. The portion of the second right to be leased is as follows:

**Certificate:** 74147 in the name of Tumalo Irrigation District (perfected under Permit S-19628)

**Priority Date:** October 29, 1913

**Use:** Irrigation of 113.41 acres

**Season of Use:** April 1 to November 1, further limited as follows:

April 1 to May 1 and Oct. 1 to Nov. 1 described herein as Season 1

May 1 to May 15 and Sept. 15 to Oct. 1 described herein as Season 2

May 15 to Sept. 15 described herein as Season 3

**Quantity:** Rate: Season 1: (limited to 1/80<sup>th</sup> CFS/acre)  
 Season 2: (limited to 1/60<sup>th</sup> CFS/acre)  
 Season 3: (limited to 1/32.4<sup>th</sup> CFS/acre)

Duty: limited to 9.91 AF per acre

**Source:** Tumalo Creek, tributary to the Deschutes River

**Authorized POD:**

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
18 S	10 E	WM	2	NW SW	POD NO. 2 – NORTH 14 DEGREES 02' WEST; 1713 FEET FROM THE SOUTH ¼ CORNER OF SECTION 2

**Authorized Place of Use:**

Twp	Rng	Mer	Sec	Q-Q	Tax Lot	Acres	Water Right Holder (Lessor)
16 S	11 E	WM	13	SE SE	1400	2.40	Howard M. Day, Howard Day Living Trust
16 S	11 E	WM	24	NW NE	200	0.40	
16 S	11 E	WM	23	NE SW	516	3.00	Krista Knoernschild, Mark Murzin & Krista Knoernschild Trust
16 S	11 E	WM	23	NW SW	516	2.00	
16 S	11 E	WM	26	NE NE	101	9.80	Mellor, Wendy Krebs, WW Real Estate Holding, LLC
16 S	11 E	WM	26	NE SE	600	23.11	John K. Regan, Brooke E. Collins, John Kevin Regan Revocable Living Trust ET AL
16 S	11 E	WM	33	NW SE	805	4.50	Barbara J. Dodd, Lexia L. Rahmn, Dodd Family Trust
16 S	11 E	WM	35	SE NW	1500	2.40	Robert Pederson, Gretchen Pederson

Twp	Rng	Mer	Sec	Q-Q	Tax Lot	Acres	Water Right Holder (Lessor)
16 S	12 E	WM	8	SW NW	403	19.00	Rebecca J. Parks, Barr Equestrian, LLC
16 S	12 E	WM	30	NW NW	202	1.00	Janet H. Brever, Ruby "AKA" Ruben Garmyn, Breyer/Garmyn Trust
16 S	12 E	WM	30	NE SE	100	16.00	Jerry Curl, C.L.R. Inc.
16 S	12 E	WM	30	NE SE	2000	5.00	
16 S	12 E	WM	30	NE SE	2100	1.90	
16 S	12 E	WM	30	NW SE	2100	0.70	
16 S	12 E	WM	30	SE NE	100	13.20	
17 S	11 E	WM	1	SE NW	406	4.00	David S. Welsh, Stacy L. Welsh
17 S	11 E	WM	11	NW NW	302	5.00	Wesley J. Miller, Vonda Jiles
<b>Total Acres</b>							

9. Certificates 74146 and 74147 describe the authorized place of use by township, range, section, quarter quarter, and tax lots. The tax lots on which a portion of the rights to be leased have changed since these certificates were issued. Some tax lot configurations no longer match those shown on the map of the water right and some of the original tax lots identified on the water right of record have been partitioned or subdivided. The portion of the water rights to be leased described in Findings of Fact No. 3, 5, and 8 are consistent with the water rights of record in so far as possible.
10. The quantity of water that may be protected instream under Certificate 74147 requires modification. Use of water under every water right is subject to beneficial use without waste in accordance with ORS 536.310. Beneficial use is the measure and limit of all water rights (ORS 540.610). Certificate 74147 allows the diversion of up to 9.91 Acre-Feet (AF) per acre. As stated on the original permit (S-19628), the purpose of this water right is to secure the same duty for the District as fixed in the Deschutes River Decree, being 9.91 AF per acre. The Deschutes River Decree also identifies that the duty at the point of diversion includes transmission losses of 45 percent. Based upon review of the water right record and consultation with the Watermaster, the Department has determined that the full rates and seasonal volume allowed at the point of diversion must be reduced by 45% considering beneficial use without waste.

Priority Date	Season 1	Season 2	Season 3	Duty
October 29, 1913	1.418 CFS	1.890 CFS	3.500 CFS	1123.89 AF

11. There are supplemental irrigation water rights appurtenant to all or a portion of the lands described in Findings of Fact No. 3, 5, and 8. The Lessor and Lessee have requested that these water rights not be included as part of this lease application. During the term of the lease, water use under these rights will also be suspended.
12. The lease application includes the information required under OAR 690-077-0076(3). The Department provided notice of the lease application pursuant to OAR 690-077-0077(1). No comments were received.
13. The lease application requests to protect water instream from Tumalo Creek into the Deschutes River. An instream reach is generally from the point of diversion to the mouth of the source stream (Tumalo Creek), but may be protected further if measurable in the receiving stream (Deschutes River) (OAR 690-077-0015 (8)). The quantity that may be

leased instream from Tumalo Creek is measurable into the receiving stream, and may be protected into the Deschutes River.

14. The Lessors and Lessee have requested to protect water instream from the POD on Tumalo Creek to the mouth of the Deschutes River. A portion of the water diverted at the POD returns to Tumalo Creek and to the Deschutes River within the proposed reach. Return flows from the existing use are generally back in the river system once river flows reach the Madras Gage. To prevent injury or enlargement of the rights, the quantity of water that may be protected instream requires modification to account for return flows at the Madras Gage.

15. The instream use has been modified from the lease application to prevent injury and enlargement and is as follows:

Tumalo Creek, tributary to the Deschutes River

**Instream Reach No. 1:** From the Tumalo Feed Canal POD (as described in Finding of Fact No. 3 and 5) on Tumalo Creek and then into the Deschutes River to the Madras Gage

Priority Date	Instream Rate (CFS)							Instream Volume (AF)
	Certificate 74146							
	4/1 - 4/15	4/15 - 4/30	5/1 - 5/14	5/15 - 9/ 14	9/15 - 9/30	10/1 - 10/15	10/16 -10/26	
8/5/1900		0.030	0.030	0.030	0.030	0.030		10.78
9/1900		0.340	1.133	1.133	1.133	1.133		388.30
5/27/1907		0.032	0.032	0.032	0.032	0.032		11.61
6/1/1907		0.128	0.128	0.128	0.128	0.128		46.89
Certificate 74147								
10/29/1913	0.780	0.780	1.040	1.925	1.040	0.780	0.780	616.6
<b>Totals</b>	<b>0.780</b>	<b>1.310</b>	<b>2.363</b>	<b>3.248</b>	<b>2.363</b>	<b>2.103</b>	<b>0.780</b>	<b>1074.18</b>

**Instream Reach No. 2:** From the Madras Gage to the mouth of the Deschutes River

Priority Date	Instream Rate (CFS)							Instream Volume (AF)
	Certificate 74146							
	4/1 - 4/15	4/15 - 4/30	5/1 - 5/14	5/15 - 9/ 14	9/15 - 9/30	10/1 - 10/15	10/16 -10/26	
8/5/1900		0.030	0.030	0.030	0.030	0.030		10.78
9/1900		1.064	1.064	1.064	1.064	1.064		388.3
5/27/1907		0.032	0.032	0.032	0.032	0.032		11.61
6/1/1907		0.128	0.128	0.128	0.128	0.128		46.89
Certificate 74147								
10/29/1913	0.492	0.492	0.492	0.492	0.492	0.492	0.492	204.14
<b>Totals</b>	<b>0.492</b>	<b>1.746</b>	<b>1.746</b>	<b>1.746</b>	<b>1.746</b>	<b>1.746</b>	<b>0.492</b>	<b>661.72</b>

16. Other conditions to prevent injury and enlargement are:

Within the specified stream reach, the amount of water this right is entitled shall not exceed the quantity of water legally available at the original points of diversion. Stream channel

losses and gains, calculated from available data and water use by senior appropriators, will determine the amount of water this right is entitled downstream from the original points of diversion, within the specified stream reach.

17. The amount and timing of the proposed instream flow is allowable within the limits and use of the original water rights.
18. The protection of flows within the proposed reach is appropriate, considering:
  - a. The instream water use begins at the recorded point of diversion;
  - b. The location of confluences with other streams downstream of the point of diversion.
  - c. There are no known areas of natural loss of streamflow to the river bed downstream from the point of diversion; and
  - d. Any return flows resulting from the exercise of the existing water right would re-enter the river within the proposed reach and have been accounted for in the reach from the Madras Gage to the mouth of the Deschutes River (Reach No. 2).
19. The total monthly quantities of water to be protected under the existing and proposed instream rights in the reach will provide for a beneficial purpose.
20. The total monthly quantities of water to be protected instream under existing and proposed instream rights in the reach do not exceed the estimated average natural flow.
21. If approved, this instream lease is not reasonably expected to significantly affect land use as prescribed by ORS 197.180, OAR Chapter 660, Divisions 30 and 31, and OAR Chapter 690, Division 5.
22. Based upon review of the application, information provided by the Department's Watermaster, and other available information, the Department finds that the lease will not result in injury or enlargement. The order approving this instream lease may be modified or revoked under OAR 690-077-0077 if the Department later finds that the lease is causing injury to any existing water right or enlargement of the original right.
23. If a right which has been leased is later proposed to be leased again, transferred and/or reviewed under an allocation of conserved water, a new injury review shall be required. For example, instream transfers will be subject to a full and complete review to determine consistency with the requirements of OAR Chapter 690, Division 380 and Division 077. Approval of this lease does not establish a precedent for approval of any future transactions.
24. The Lessors, Co-Lessor, and Lessee have requested that the lease terminate on October 31, 2019. The lease may commence on the date this final order is signed.

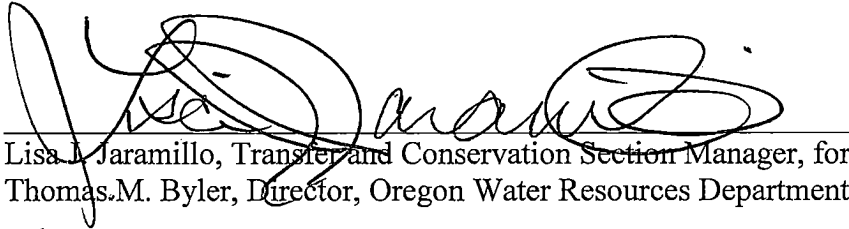
### **Conclusions of Law**

The Department concludes that the lease will not result in injury or enlargement, OAR 690-077-0077. The lease conforms to the applicable provisions of OAR 690-077-0015.

**Now, therefore it is ORDERED:**

1. The Lease as described herein is APPROVED.
2. This correcting order supersedes Special Order Volume 112, Pages 960-967.
3. During of the term of the lease, the former place of use will no longer receive water as part of these rights, any supplemental rights, or any other layered irrigation water rights, including ground water registrations and permits.
4. The term of the lease will commence upon approval of the instream lease and terminate on October 31, 2019.

Dated at Salem, Oregon this APR 22 2019

  
Lisa J. Jaramillo, Transfer and Conservation Section Manager, for  
Thomas.M. Byler, Director, Oregon Water Resources Department

Mailing date: APR 23 2019

*This document was prepared by Sarah  
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questions, please call 503-986-0884.*