



State of Oregon
Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900

Instream Lease Renewal Application

Complete the questions below and include any required attachments Fill in or check boxes as indicated. (N/A= Not Applicable)	Instream Lease _____ - _____ Renewal Fee included <input type="checkbox"/>
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The undersigned hereby request Instream Lease Number IL-484 be renewed.

Fees: \$110.00 for an instream lease renewal application
 Check enclosed or Fee Charged to customer account _____ (Account name)

Term of the Lease:

The lease is requested to begin in month March year 2017 and end month Oct. year 2021

Validity of the Right(s)

(check the appropriate box):

- The water right(s) to be leased have been used under the terms and conditions of the right(s) during the last five years or have been leased instream.
- If the water right(s) have not been used for the last five years, right(s). Documentation describing why the water right(s) is not subject to forfeiture is provided. ORS 540.610(2).

Termination provision (for multiyear leases):

The parties to the lease request:

- a. The option of terminating the lease prior to expiration of the full term with written notice to the Department by the Lessor(s) and/or Lessee.
 - b. The option of terminating the lease prior to expiration of the full term, with consent by all parties to the lease.
 - c. The parties would not like to include a Termination Provision.
- (See instructions for limitations to this provision)

Yes No Conservation Reserve Enhancement Program CREP – Are some or all of the lands to be leased part of CREP or another Federal program (list here : CREP)?

The undersigned declare:

- The Lessor(s) agree during the term of this lease, to suspend use of water allowed under the subject water right(s) and under any appurtenant primary or supplemental water right(s) not involved in the lease application; and
- The Lessor(s) certify that I/we are the holders of the water right(s) involved in this Instream Lease. If not the deeded land owner, I/we have provided documentation demonstrating authorization to pursue the lease application and/or consent from the deeded landowner; and
- All parties affirm that information provided in this lease application is true and accurate. Circumstances have not changed and all matters involved with or affected by the original instream lease remain as they were when the lease was previously approved. We also acknowledge that the terms and conditions of the original lease, referenced herein, are incorporated by reference in their entirety.

* Thomas E. Avinelis
Signature of Lessor

Date: 4/3/2017

Printed name (and title): Thomas E. Avinelis, member Business name, if applicable: Looking Glass Organic Farms, LLC
Mailing Address (with state and zip): P.O. Box 717, Jefferson, OR 97352
Phone number (include area code): (541) 327-7853 **E-mail address: riverbend@agriculture.com

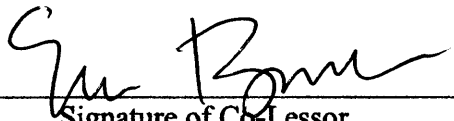
Signature of Lessor Date: _____

Printed name (and title): _____ Business name, if applicable: _____
Mailing Address (with state and zip): _____
Phone number (include area code): _____ **E-mail address: _____
See next page for additional signatures.

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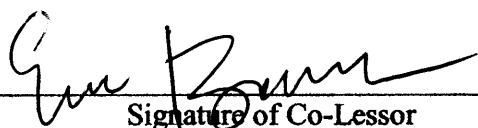
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Signature of Co-Lessor

Date: 3-27-17

Printed name (and title): Evan Barns (District Manager)
District/organization name: Lookingglass Olalla Water Control District
Mailing Address (with state and zip): P.O. Box 1579, Roseburg OR 97470
Phone number (include area code): (541) 680-6702
**E-mail address: brranchtreb@gmail.com


Signature of Co-Lessor

Date: 3-27-17

Printed name (and title): _____
District/organization name: _____
Mailing Address (with state and zip): _____
Phone number (include area code): _____
**E-mail address: brranchtreb@gmail.com

Signature of Lessee

Date: _____

Printed name (and title): _____
Business/organization name: _____
Mailing Address (with state and zip): _____
Phone number (include area code): _____
**E-mail address: _____

**** BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER DOCUMENTS WILL ALSO BE MAILED TO THE LESSOR.**

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T. 28 S., R. 7 W.

Scale: 1" = 1000'



Permit/cert.
= 25902 - 3.7 ac. NWSE, 0.46 ac. NESE, 5.07 ac. SENE of Sec. 2
(C-57718)
30686 - 2.74 ac. NWSW of Sec. 1; 0.8 ac. NWSE, 1.97 ac. NESE, 0.12 ac. SWNE of Sec. 2
(C-37907)
32511 - 2.07 ac. SWSE, 2.07 ac. NWSE of Sec. 2
(C-38691) 19.08 0.2

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Business Registry Business Name Search

[New Search](#)

Business Entity Data

11-09-2016 11:45

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
855639-98	DLLC	ACT	OREGON	05-14-2012	05-14-2017	
Entity Name		LOOKING GLASS ORGANIC FARMS, LLC				
Foreign Name						

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[New Search](#)

Associated Names

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Type	PPB	PRINCIPAL PLACE OF BUSINESS				
Addr 1	9275 LOOKING GLASS RD					
Addr 2						
CSZ	ROSEBURG	OR	97471	Country	UNITED STATES OF AMERICA	

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT			Start Date	05-14-2012	Resign Date	
Name	ERIC	M	POND					
Addr 1	35711 HELMS DR							
Addr 2								
CSZ	JEFFERSON	OR	97352	Country	UNITED STATES OF AMERICA			

Type	MAL	MAILING ADDRESS				
Addr 1	PO BOX 717					
Addr 2						
CSZ	JEFFERSON	OR	97352	Country	UNITED STATES OF AMERICA	

Type	MEM	MEMBER			Resign Date	
Name	THOMAS	E	AVINELIS			
Addr 1	PO BOX 158					
Addr 2						
CSZ	STRATHMORE	CA	93267	Country	UNITED STATES OF AMERICA	

[New Search](#)

Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
LOOKING GLASS ORGANIC FARMS, LLC	EN	CUR	05-14-2012	

Please read before ordering Copies.

[New Search](#)

Summary History

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	AMENDED ANNUAL REPORT	03-30-2016		FI		
	AMENDED ANNUAL REPORT	05-14-2015		FI		
	ANNUAL REPORT PAYMENT	04-15-2014		SYS		
	AMENDED ANNUAL REPORT	05-13-2013		FI		
	ARTICLES OF ORGANIZATION	05-14-2012		FI	Agent	



06/01/2012 02:17:08 PM
DEED-WD Cnt=1 Stn=18 RECORDINGDESK
\$15.00 \$11.00 \$17.00 \$10.00

After recording return to:
Looking Glass Organic Farms, LLC Attn: Thomas E. Avelinis PO Box 158 Strathmore, CA 93267
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above

Order Number: 58363

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Michael L. Ritchie and Tammy L. Ritchie, as tenants by the entirety, Grantors convey and warrant to **Looking Glass Organic Farms, LLC, Grantee** the following described real property free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

Account No(s): **R44961; R49975; R44996; R45206; R44982; R45003**
Map/Tax Lot No(s): **28-07W-02-01702; 28-07W-02-01900; 28-07W-02-02000; 28-07W-11-00100;**

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$1,550,000.00**, which is paid to an Accommodator as part of an IRC 1031 Exchange. (Here comply with requirements of ORS 93.030.)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Executed this 1st day of June, 2012

Michael L. Ritchie Tammy L. Ritchie
Michael L. Ritchie Tammy L. Ritchie

State of OREGON, County of Douglas) ss.

This instrument was acknowledged before me on this 1st day of June, 2012 by **Michael L. Ritchie and Tammy L. Ritchie**

Lonni K. Conopa
Notary Public for OREGON
My commission expires: 11-14-2015



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North Farm

WESTERN TITLE & ESCROW COMPANY 58363

EXHIBIT "A"

Beginning at a point in the center of Lookingglass Creek, (also known as Olalla Creek), said point being 4296.05 feet West and 4703.96 feet South of the northeast corner of Donation Land Claim No. 40, Township 28 South, Range 7 West, Willamette Meridian, Douglas County, Oregon; thence along centerline of said Lookingglass Creek, North 0° 31' 15" East 13.60 feet, North 12° 26' 30" East 804.79 feet, North 25° 31' 45" East 1034.97 feet, North 46° 36' 45" East 353.36 feet to a point in the east line of that tract of land described in Volume 123, Recorder's No. 51768, Deed Records of Douglas County, Oregon (Hodges, et al, to Dysert); thence along said east line South 0° 01' 30" West 1387.70 feet to a 5/8 inch iron rod, South 89° 42' West 294.44 feet to a 5/8 inch iron rod, South 1° 05' West 591.78 feet to a iron rod set at the southeast corner of said Dysert property; thence along the south line of said Dysert property, North 89° 32' 40" West 569.71 feet to the place of beginning, and being located in Sections 2 and 11, Township 28 South, Range 7 West, Willamette Meridian, Douglas County, Oregon.

ALSO commencing at the southeast corner of the Joseph Huntley Donation Land Claim No. 40, in Township 28 South, Range 7 West, thence North along the east line of said Claim 107 rods and 4-1/2 feet to the southeast corner of Elijah Ollivant's land in said donation claim; thence West to the west boundary line of said claim; thence South on said line to the southwest corner of said claim; thence East to the place of beginning.

ALSO the following premises: Beginning 35-1/2 rods East from the northwest corner of the Donation Claim No. 60 of William McKnight in Section 11, Township 28 South, Range 7 West; thence West 35-1/2 rods to the east boundary of William Lyles Donation Claim No. 44; thence South 8.96 chains to the southeast corner of said claim; thence west 5.60 chains to the East boundary of the Donation Claim No. 46 of J.B.D. Lee; thence South 27.93 chains to the quarter section line; thence East 16.19 chains to the center of the Section; thence South 20 chains; thence East 2 rods; thence North 20 chains; thence in a straight line to the place of beginning.

ALSO the following premises: Beginning at the southwest corner of J.F. Sheffields Donation Claim No. 38 in Township 28 South, Range 7 West, running thence North 70 rods; thence East to the center of Lookingglass Creek; thence down the center of the said creek to the south boundary line of said Donation Land Claim No. 38; thence West to the place of beginning. All in Douglas County, Oregon.

EXCEPT THEREFROM: Beginning at a 5/8 inch iron rod set at the northwest corner of that tract of land conveyed to H. B. Kruse and Alice Kruse and D. B. Kruse and Sara L. Kruse (Recorder's No. 229230, Deed Records of Douglas County, Oregon); said corner being South 2332.24 feet and West 3419.87 feet from the northeast corner of Donation Land Claim No. 40, Township 28 South, Range 7 West, Willamette Meridian, Douglas County, Oregon; thence along the north line of said Kruse property, South 89° 03' 30" East 800.87 feet to the center of Lookingglass Creek; thence South 64° 30' West along said centerline 887.41 feet to the west line of said Kruse property; thence North 0° 01' 30" East along said west line, 395.21 feet to the place of beginning. The above described property is situated in Section 2, Township 28 South, Range 7 West, Willamette Meridian, Douglas County, Oregon.

ALSO all that portion of the following described property lying Southerly of the centerline of Lookingglass Creek in Sections 1 and 2, Township 28 South, Range 7 West, Willamette Meridian, Douglas County, Oregon, to-wit: Beginning at the northeast corner of the Joseph Huntley Donation Land Claim being Claim No. 40; thence South on the east line of said claim, 141 rods and 12 feet; thence West, parallel with the north line of said claim to the west boundary line of said claim; thence North on the west boundary line of said claim to the northwest corner of said claim; thence East on the north line of said claim to the place of beginning.

EXCEPTING THEREFROM: Beginning at a 1/2 inch iron pipe on the westerly line of the Lookingglass to Brockway, County Road which is South 10° 38' West 125.0 feet from the northeast corner of the Joseph Huntley Donation Land Claim No. 40, Township 28 South, Range 7 West, Willamette Meridian, Douglas County, Oregon; thence running from said beginning point along the westerly line of said road, South 00° 09' West 1299.2 feet to a 3/4 inch iron pipe and South 20° East 60.9 feet to a 3/4 inch iron pipe at an intersection with a fence line on the east line of said Donation Land Claim; thence leaving the westerly line of said road and running South 00° 39' West 336.1 feet along the east line of said Donation Land Claim to the center of Lookingglass Creek; thence running upstream along the center of said creek, North 41° 27' West 284.5 feet; thence North 5° 40' West 296.3 feet and North 12° 48' West 374.1 feet to a point; thence leaving the center of said creek

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and running North 22° 03' East 60.3 feet to a 3/4 inch iron pipe; thence continuing North 22° 03' East 297.5 feet and North 5° 55' East 606.8 feet to an iron pipe on the south line of said road; thence running along the south line of said road South 89° 39' East 75.3 feet to an iron pipe and South 35° 54' East 121.0 feet to the place of beginning, all situated in Sections 1 and 2, Township 28 South, Range 7 West, Willamette Meridian, Douglas County, Oregon.

ALSO EXCEPTING that portion in County Road.

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After recording return to:

Looking Glass Organic Farms, LLC
Attn: Thomas E. Avinelis
PO Box 717
Jefferson, OR 97352

Until a change is requested, all tax statements shall be sent to the following address:

Same as Above



\$48.00

00321524201200089250020020

05/01/2012 02:17:08 PM

DEED-WD Cnt=1 Str=18 RECORDINGDESK
\$10.00 \$11.00 \$17.00 \$10.00

Order Number: 59422

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Diamond Meadows Ranch, LLC, an Oregon limited liability company, Grantors convey and warrant to Looking Glass Organic Farms, LLC, Grantee the following described real property free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

Account No(s): **R46452, R46431, R46424, R46445**
Map/Tax Lot No(s): **28-07W-11-01400; 28-07W-12-00601**

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$1,350,000.00**, which is paid to an Accommodator as part of an IRC 1031 Exchange. (Here comply with requirements of ORS 93.030.)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

WESTERN TITLE & ESCROW COMPANY

Executed this 31st day of May, 2012

**Diamond Meadows Ranch, LLC, an Oregon limited liability company

Gerald D. Chartier
By: Gerald D. Chartier
Its Member

Cynthia C. Chartier
By: Cynthia C. Chartier
Its Member

State of OREGON, County of Douglas) ss.

This instrument was acknowledged before me on this 31st day of May, 2012 by **Gerald D. Chartier**, as Member and **Cynthia C. Chartier**, as Member of Diamond Meadows Ranch, LLC, an Oregon limited liability company

Lonni K. Conopa
Notary Public for OREGON
My commission expires: 11-4-2015

**Chartier Family Investments, LLC, as sole member of

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WESTERN TITLE & ESCROW COMPANY
629 S.E. MAIN ST.
ROSEBURG, OR 97470



EXHIBIT "A"

All that part of Sections 11 and 12, Township 28 South, Range 7 West, Willamette Meridian, Douglas County, Oregon, more particularly described as follows: Beginning at the northeast corner of the William McKnight Donation Land Claim No. 60; thence West along the north line of the said Donation Land Claim No. 60, 46.88 chains to the interior "L" corner of the property of Donald B. and Sara L. Kruse, husband and wife, as described in Volume 265, Recorder's No. 229230, Deed Records of Douglas County, Oregon; thence South $4^{\circ} 04'$ East 36.96 chains along the said Kruse property line; thence South 20.0 chains along the said Kruse property line to a point on the north line of the South half of the Southeast quarter of the said Section 11; thence East 44.21 chains along the said north line of the South half of the Southeast quarter of Section 11 and along the south line of Lot 5 in said Section 12 to the southeast corner of the said Lot 5; thence North 20.0 chains along the east line of said Lot 5 to the northeast corner thereof; thence continuing North along the east line of Lot 4 and the east line of the said Donation Land Claim No. 60 to the point of beginning.

ALSO, beginning at the southwest corner of the J. Sheffield Donation Land Claim No. 38; thence East 7.32 chains to a point on the south line of said Donation Land Claim No. 38; thence South $1^{\circ} 17'$ East 3.11 chains; thence South $15^{\circ} 08'$ West 3.40 chains; thence South $72^{\circ} 54'$ East 1.38 chains; thence North $6^{\circ} 23'$ East 2.68 chains; thence East 8.27 chains to a point on the west line of Lot 2 in Section 12; thence South along the west line of said Lot 2 to the northwest corner of Lot 3, running thence South along the west line of said Government Lot 3 to a point, being an iron pipe from which the east quarter corner of Section 12, Township 28 South, Range 7 West, Willamette Meridian, Douglas County, Oregon, bears South $78^{\circ} 52'$ East 3891.4 feet; thence running South $53^{\circ} 17'$ West 618.5 feet to an iron pipe; thence North $21^{\circ} 8'$ West 79.8 feet to an iron pipe; thence South $49^{\circ} 10'$ West 690.2 feet to an iron pipe on the west line of the A. L. Todd Donation Land Claim; thence North along the said west line of A. L. Todd Donation Land Claim to the point of beginning, all in Douglas County, Oregon.

EXCEPTING THEREFROM that part lying within the right of way of the County Road as described in Volume 9, Page 347 of Road Records of Douglas County, Oregon, described in Douglas County Court Docket 939.

ALSO EXCEPTING THEREFROM that portion thereof lying Easterly of the centerline of Lookingglass Creek.