Noseph F. Jackson Rt 2 Box 228 Hillsbord, Or 97/23 STATUS OF APPLICATION

3658

DESCRIPTION OF WATER RIGHT

Change in POU	Name of stream Unnamed Stalam + res
Date filed	Trib. of County of Abshington
Date of hearing	Use Arragellaro
Place of hearing	Quantity of waterNo. of acres 50 3
Date of order/_3-77 Vol30, page5	Name of ditch
Date for application of water	Date of priority
Proof mailed	In name of
Proof received	, page, page
Certificate issued N 3 0 1987 vol. 51 , page 55548	App. No. 23695 Per. No. 19431 Cert. No. 23313
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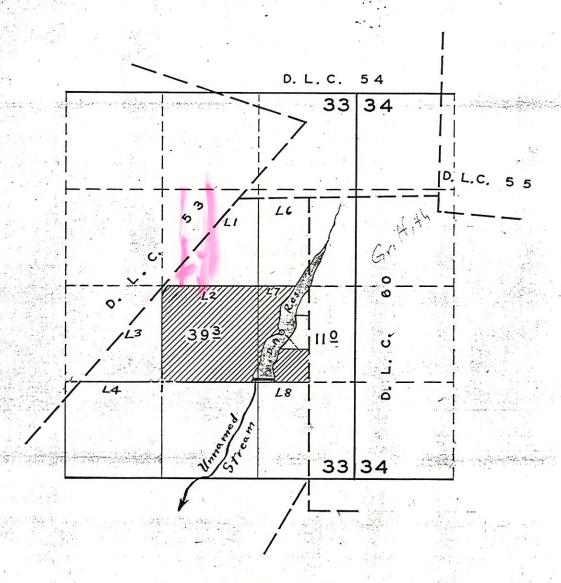
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5-5-77	\$ 3500	602
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FINAL PROOF SURVEY

R-23694 R-1030 Application No. 23695 Permit No. 19431 IN NAME OF

JACKSON BROTHERS, JOSEPH & CHARLES

Surveyed 4 - 26 1956, by M. BJSH

1956 -

W

BEFORE THE WATER RESOURCES DIRECTOR OF OREGON

WASHINGTON COUNTY

IN THE MATTER OF THE APPLICATION)
OF JOSEPH F. JACKSON FOR APPROVAL)
OF A CHANGE IN PLACE OF USE OF)
WATER FROM AN UNNAMED STREAM AND)
RESERVOIR)

ORDER APPROVING TRANSFER NO. 3658

On May 5, 1977, an application was filed in the office of the Water Resources Director by Joseph F. Jackson for approval of a change in place of use from an unnamed stream and reservoir, pursuant to the provisions of ORS 540.510 to 540.530.

The certificate recorded at page 23313, Volume 16, State Record of Water Right Certificates, in the name of Jackson Brothers, describes a right for the use of not to exceed 0.63 cubic foot per second from an unnamed stream and reservoir for irrigation of 11.0 acres in Lot 7 (NE¼ SE¾) and 39.3 acres in Lot 2 (NW¾ SE¾) of Section 33, Township 1 South, Range 2 West, W.M., with a date of priority of April 5, 1949.

Water for the said right is diverted from a point locate 1300 feet South and 1375 feet West from the East quarter corner of Section 33, being within Lot 2 $(NW_4^1 SE_4^1)$ of said Section 33.

The applicant herein, owner of the lands above described, proposes to change the place of use therefrom and, without loss of priority to irrigate in lieu thereof a certain 8.6 acres in NE¼ NE¼, 30.0 acres in NW¼ NE¼, 10.1 acres in SW¼ NE¼, 1.0 acre in NE¼ NW¾ and 0.6 acre in SE¼ NW¾ of said Section 33.

Mr. Clayton J. Gardner, Watermaster, has filed a statement to the effect that the proposed change in place of use may be made without injury to existing rights.

No objections having been filed and it appearing that the proposed change in place of use may be made without injury to existing rights, the application should be approved.

NOW, THEREFORE, it hereby is ORDERED that the requested change in place of use, as described herein, without loss of priority, is approved.

It is FURTHER ORDERED that no time need be fixed for completion as the change in place of use is completed.

It is FURTHER ORDERED that the certificate of water right heretofore issued to Jackson Brothers and recorded at page 23313, Volume 16, State Record of Water Right Certificates, is canceled, and upon proof satisfactory to the Water Resources Director of completion of works and beneficial use of water to the extent intended under the provisions of this order, a confirming certificate of water right shall be issued to the applicant herein.

Dated at Salem, Oregon, this 3rd day of November, 1977.

James E. Sexson

Director

DARK GREEN HO

785-444-954

REPORT ON INSPECTION UNDER TRANSFER OF WATER RIGHT FOR

CHANGE IN PLACE OF USE FROM AN UNNAMED STREAM AND RESERVOIR

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U Trai	nsfer No	3658					WASHINGT	ON _
21.	Name Jose	ph F. Jac	kson -	Address Rou	te 2, Box 2	228, Hil	lsboro 97	123
2.	Source of	Supply _	un'd strea	m & reservoir, Trib.	of Tue	alatin	R.	-7./
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INFO: MR. JACKSON'S SON - ALL LAND WAS IRR. AS FILED

EXCEPT FOR SMALL CACHARD & AREA AROUND BLOGS IN AL END

OF FIELD. LAND WAS LEASED OUT & IRR IN 1977.

Source: UNN. STREBEN & RESERVOIR

Pump DIRECT FROM RES.

Motor: Contury 50HP @ 3540

Pump: BERKELEY CDD 4x3"

 $\frac{(30)(3.6)}{40} = 1.50$

Pipe: 3800' - 6" Acum

2000' - 5" Acum

3600' - 3" Asum

Homos: 90 RB 30 3/16x0

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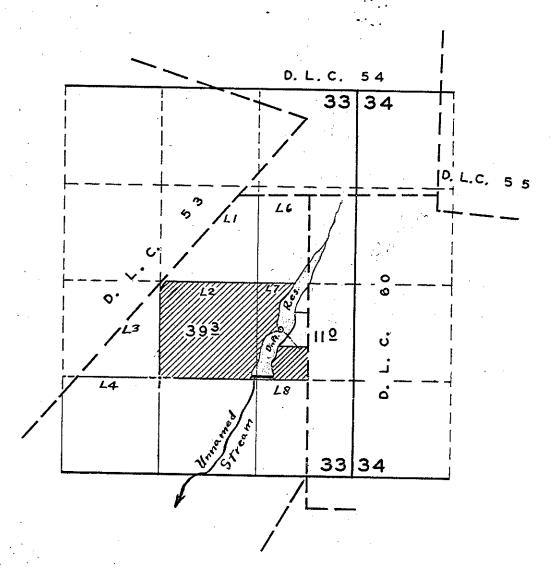
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Crop: Spups

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FINAL PROOF SURVEY

R-23694 R-1030 Application No. 23695 Permit No. 19431 IN NAME OF

JACKSON BROTHERS, JOSEPH & CHARLES
Surveyed 4 - 26 1956 by M. BISH

STATE OF OREGON

COUNTY OF WASHINGTON



CERTIFICATE OF WATER RIGHT

Joseph F. Jackson This Is to Certify, That JACKSON BROTHER 4, Sherwood 755

, State of Oregon 123, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of an unnamed stream and reservoir constructed under Application No. R-23694, Permit a tributary of Tualatin River reservo:
Tualatin River
irrigation
under Permit No 36,15 acres for the purpose of

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 April 5, 1949

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 0.63 cubic foot per second

0.45

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the Lot 2 (NW + SE +), Lot 7 (NE + SE +), Section 33. Township 1 South, Range 2 West, W.M.; 1300 feet 5. § 1375 feet

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 from direct flow and shall be further limited to a diversion of not to exceed 22 acre feet per acre for each acre irrigated during the irrigation season of each year from direct flow and storage from reservoir constructed under Permit No. R-1030,

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:

> 0.201.0 acres in Lot 7 (NE 2SE 2) 25.9539 acres in Lot 2 (NW#SE#) Section 33 Township 1 South, Range 2 West, W.M.

This certificate is issued to confirm a change in point of diversion approved by an order of the Water Resources Director entered 11-3-778 supersedes certificate of water right recorded at page 1 Volume _______, State Record of Water Right Certificates.

The issuance of this superseding certificate does not confirm the status of the water right in regard to the provisions of ORS 540.610 pertaining to forfeiture or abandonment.

LEWIS A. STANLIState Engineer

Recorded in State Record of Water Right Certificates, Volume 16

STATE OF OREGON

COUNTY OF

WASHINGTON

CERTIFICATE OF WATER RIGHT

This is to certify, That

JOSEPH F. JACKSON

of Route 6, Box 755, Hillsboro , State of OR 97123 , has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of an unnamed stream and reservoir constructed under Permit R-1030

a tributary of Tualatin River irrigation of 36.15 acres

for the purpose of

under Permit No. 19431 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 April 5, 1949

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 0.45 cubic foot 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 Lot 2 (NW 1/4 SE 1/4), Section 33, TlS, R2W, WM; 1300 feet South and 1375 feet West from the E 1/4 corner Section 33.

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 from direct flow and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year, from direct flow and storage from reservoir,

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:

10.20 acres Lot 7 (NE 1/4 SE 1/4)

25.95 acres Lot 2 (NW 1/4 SE 1/4)

Section 33

Township 1 South, Range 2 West, WM

This certificate is issued to confirm changes in place of use approved by orders of the Water Resources Director entered November 3, 1977 and September 25, 1981, and together with certificate entered at page 55549, Volume 51, State Record of Water Right Certificates, supersedes certificate 23313.

The issuance of this superseding certificate does not confirm the status of the water right in regard to the provisions of ORS 540.610 pertaining to forfeiture or abandonment.

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described and is subject to minimum flows established by the Water Resources Commission with an effective date prior to this right.

WITNESS the signature of the Water Resources Director, affixed

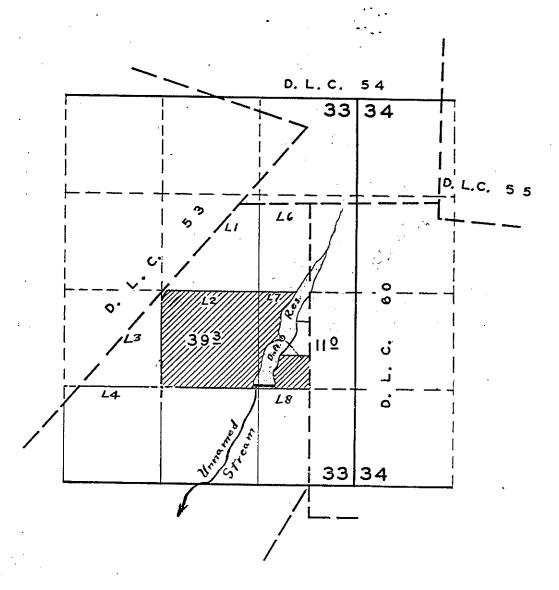
this date. January 30, 1987

/s/ William H. Young

Water Resources Director

Recorded in State Record of Water Right Certificates, Volume 51, page 55548

7991D/SB T-3658, T-4845 T.IS., R.2W., W.M.



FINAL PROOF SURVEY

R-23694 R-1030 Application No. 23695 Permit No. 19431 IN NAME OF

JACKSON BROTHERS, JOSEPH & CHARLES
Surveyed 4 - 26 1956, by M. BISH

INFO: MR. JACKSON'S SON - ALL LAND WAS IRR. AS FLOD EXCEPT FOR SMALL ONCHARD & AREA AROUND BLOGS IN ALEND of FIELD. LAND WAS LOTSED OUT & IRR IN 1977.

Source: UN. STREAM & RESERVOIR

Pump DIRECT FROM RES.

MOTOR: CONTURY 50HP @ 3540

Pump: BURKELEY CDD 4"x3"

30 <u>(20)</u> = 250 45 4 / 50

Pipe: 3800'-6" Acum

2000' - 5" Acum

3600' - 3" Asum

Homos: 90 RB 30 3/100

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1961.72 = 1,44

Crop: Spups

LIPT: SEE QUAD 435'TO +40'

TIE: DBS-411-95

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STATE OF OREGON

INTEROFFICE MEMO

Larry Jebousek Ralph Jackson

Newt Perry

DATE:

January 13, 1981

FROM:

Chris Wheeler

SUBJECT:

Jackson v Gold

Tr. 3658, 3972; Appl. 58676

Clarence Kruger and I went to the hearing on this dispute on January 9, 1981 at Hillsboro. Argument on motions was heard. Our motion to dismiss the WRD as a party was granted by the Court.

The matter will proceed to trial between Jackson and Gold to determine the contractural matters between them, and particularly whether or not Mr. Gold will be required to participate or agree to a transfer back to Jackson all or part of the water right that had been transferred to the "Bogue" property by Tr. 3658. Clarence advised the Court that we would accept the Court decree as evidence of ownership of the water right to effectuate a transfer.

We will accept the Court decree as to ownership of the right to file transfer.

cc: Jim Sexson



INTEROFFICE MEMO

TO

Larry Jebousek Ralph Jackson Newt Perry

DATE: May 23, 1980

FROM:

Chris L. Wheeler

SUBJECT:

Application No. 58676

There is a disagreement between the current owners and contract purchasers involving the formerly undivided Jackson Bros. property. Because of this dispute there are a number of issues that would not normally arise.

The issue is further complicated by the lawsuit filed by Joe Jackson's wife, Marie Jackson v Water Resources Director and Mr. Gold, which seeks to require a water right to be transferred back. Because this is pending and both halves of the property is needed to be irrigated this summer, Joe Jackson obtained a new permit. That must be canceled if he succeeds in the lawsuit. Mr. Gold has a pending application that required very little for him to do in order to complete it so a permit could be issued. We should accept the same type of proof of ownership (ORS 537.300) if requested by Mr. Gold as we did for Mr. Joe Jackson. To the extent of any potential overlap, it should require canceling if the court settlement makes it proper.

That ownership is in dispute and may be further decided in court or subsequent negotiation, but the easement deed is quite clear and we should accept it at face value. Depending on what happens to the transfers, either or both properties might need all or part of the later permit rights to cover their needs. The different dates of priority would not govern over the one-half split for stored water. The issue is further complicated because they use a single pump and system, but that is not our concern.

The watermaster, Clayton Gardner, has been advised that he should not permit himself to be drawn into the dispute between the parties. Distribution of water should be limited to that required for other parties or on land for which clearly no right exists.

This issue was brought to my attention by complaint of Mr. Gold's attorney, Fred Anderson, by telephone on May 15. Newt Perry was not in and I could not contact Clayton or any of his field deputies by phone. The office assistant, Flora Haugen, said that they were out and not available and would not be in on Friday. She said that one of the deputies had posted the pump that day because no permit had been issued. I instructed her to be sure Clayton and his deputies were advised not to arrest or take any further action until they had contacted Newt or me.

On phone contact Monday morning, Clayton was a little unsure what land was intended to be irrigated but it appears that it was at least covered by application 58676. Under the circumstances I told them the permit would be issued shortly and to pull the posting, and to stay out of the dispute. He was to advise Joe Jackson if he complained further that, since it was in litigation, he was keeping his hands off. If persisted, he should call Newt or me.

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Mr. Anderson began the dicussion on both days in an abusive accusatory approach and attitude. I suspect in part deliberate to put me on the defensive for his demands. I listened carefully corrected some blatant errors and advised that our position was one of complying with the law and water right records as they stand; that we could not prejudge what the court would do with the lawsuit, and we would hold action on issues raised therein, pending its resolution. I told him I would contact the watermaster to find out the facts and what he had done. If there had been any errors, we would correct them and, if none, I would support Clayton.

Because of the indicated question (different treatment of application although not technically so) from the files and Newt and Claytons' office assistants comments, it appeared we would have been better off not to have posted the pump. Newt was unable to get Clayton or a deputy all day Friday, so I called Mr. Anderson about 16:30 with Newt present and speaker phone on.

I told him I had not been able to contact the watermaster, but if Mr. Gold's crop was in critical need of water and it was part of the land covered in the pending application or from which the Joe Jackson transfer had been made off the Jackson property and no other third parties were shorted of water by the irrigation, that the department would not prosecute a violation of the posting over the week end. I reminded him that this was using stored water and that in no way was to be construed as any determination of the rights to the reservoir or any of the joint irrigation works.

He was very nasty charging "shenanigans" in denying Mr. Gold's application, while approving Joe Jackson's, as he had later learned from his client. I politely explained that we had not denied Mr. Golds and had, in fact, written several letters explaining what was required to complete it so a permit could be issued. These included documentary evidence (ORS 537.300) and map discrepancies. I politely informed him that if he had any questions I would be glad to answer them, but it wouldn't help either of us to listen to his false charges of crooked action by the office. I informed him that his client would get all he was entitled to and equal treatment to Joe Jackson regardless of Mr. Anderson's actions.

He had also called Clarence Kruger with the same abusive approach. Clarence called and asked me to call him. I didn't know any of the facts except some knowledge of the lawsuit when I talked to Clarence. We mutually agreed the office could not prejudge the court's decision and would simply take no action on questions before the court. Outside of the court issues, use of water would be allowed in accord with rights of record.

INTEROFFICE MEMO

TO: FILE T-3650

DATE: 4/24/80

FROM: Tom

SUBJECT: FGGS

SENT & PAGES TO JOHN BARRINGER BY FAX
\$550

81-125-1379

May 15, 1980

en in committee dest

Chris L. Wheeler Deputy Director Water Resources Dept. Salem, Oregon

Dear Mr. Wheeler:

I want to thank you for your letter of February 29th in which you answered several questions for us.

In the last two paragraphs you mentioned that you would advise us if an application was made by Gold to have this irrigation right transferred to the acreage that he bought from Charles Jackson. We would appreciate it if you would notify us and to not transfer this until this matter is settled.

Sincerely,

Marie & Joseph Jackson

Rt. 2, Box 228
Hillsbore, Oregon

97123

4



Water Resources Department

MILL CREEK OFFICE PARK

555 13th STREET N.E., SALEM, OREGON 97310

PHONE 378-2983

February 29, 1980

Mrs. Marie Jackson Route 2, Box 228 Hillsboro, Oregon 97123

Dear Mrs. Jackson:

I assure you that I do know the value of a good water right for irrigation of your farmland. This matter was discussed at some length with your attorney, Mr. Darr, and I think I understand your concerns. I would like to answer all of your questions, but some of them will be answered by the court in the lawsuit you intend to file.

The percentage of the reservoir you own is one that I would expect you to have answered by the lawsuit.

In regard to the second question, I have reviewed the material enclosed with your new application for permit covering use of water from the reservoir. I am going to discuss it with our Assistant Attorney General. It appears we may be able to accept it as interest of half ownership for purposes of issuing the permit.

Question No. 3: Any payments for others use would not be within our jurisdiction regardless of who is entitled to use it, but it would be proper for the court to determine if necessary.

Question No. 4: I would expect the court to decide, as indicated.

Question No. 5: Unless you get a decree to authorize the transfer back of the irrigation right, the right would remain on the other property. I would assume that the question of whether you were entitled to half the water would be decided by the court even though the court might determine that right to use would be covered by your new permit you have requested. This would be in lieu of voiding the transfer or providing for it being transferred back to you.

Question No. 6: When Joseph Jackson signed the application for transfer he alleged that he owned the property and the water rights. The office has no reasonable way to challenge that allegation. It's been our policy and practice to accept such allegations on face value. There is no statutory procedure for a one year transfer with an automatic transfer back. It is possible that such might be accomplished, but the application did not indicate it in any way that it was desired. If possible, it would require outside agreements between the parties that would not be part of the first transfer or approved by this office until the transfer back was approved.

Mrs. Marie Jackson February 29, 1980 Page 2

If the permit for your new application is issued, it would authorize the irrigation by your tenants.

As indicated earlier, I am aware of the value of the water to the land; however, this office does receive a large number of applications for transfer each year in which the water is being intentionally transferred over to other ownerships. The reasons are many and generally include some benefit to the former owner. We try hard to answer peoples questions to the best of our ability and as we understand them.

The water right which was transferred to the Boge property will remain there unless and until it is formally transferred to some other place of use. The owner seeking to do that would have to submit an application for transfer similar to the one Mr. Jackson filed. We could advise you if an application for transfer is filed to afford you an opportunity to have it held pending the court suit.

I would assume that it would be to the best interest of all to not attempt to transfer until the lawsuit is settled.

Sincerely,

Chris L. Wheeler Deputy Director

CLW:eh

cc: Jimmie Darr

Chris L. Wheeler State Engineer Salem, Oregon

REGEIVED

February 16, 1980

FEB 1 9 1980

WATER RESOURCES DEPT

Dear Mr. Wheeler:

I am writing to you since I feel you are the most knowledgable perseon in the Water Resources Department for the state of Oregon. I know you feel you can't help us since you led Jim Darr to believe that our problem was not due to any fault of the state, but would you please try to put our minds somewhat at ease by answering a few questions? Joe and I are on the edge of a nervous collapse over this problem with Gold. Are we unnecessarily worried? Is there some hope that we can get our irrigation rights back for the water from the pond which is located on 7 acres of our land. 90% of the water is on our land and Gold has taken 100% of the irrigation rights to use on a neighboring farm which he bought.

- / Do we own half the water in the pond?
- 2 If so, can we be stopped from using our share of the water?
- 3 If we are not allowed to irrigate, but do own the water do we then sell our share to Gold or will we be forced to store water on our land for someone elses use meanwhile paying taxes on this land?
- 5 Can Gold legally take 100% irrigation rights and put it on neighboring property leaving us none?
- How could Joe have made a legal transfer of these irrigation rights by himself when the property when the properties these rights were on belong to Joe and myself and Gold and his wife?
- 7 If we don't go to court to fight this what will this leave Joe on his retirement and our sons in the future? This transfer to the Boge property was to have been a one year transfer. The water master in Washington County and Mr. Gold were aware of this.

Joe rented out our acreage and water rights by contract last summer to a berry grower for a period of ten years, completely unaware that the water right was still on the Boge property. After farming in the state of Oregon most of his life this loss is very hard to accept.

What a difference one little phone call from the state to us would have made when Gold first came into your office to take over 100% of the irrigation rights. Common sense would tell you that no man would intentionally give up his rights from a pond on his own property after building the dam himself and irrigating all these years. We spent \$500.00 on dam repair this winter to meet state requirements in order to continue the use of the dam.

Perhaps Mr. Gardner in Washington County should fill out these transfer forms himself rather than have his clerks take care of the paper work.since it is so extremely important that it is done right. Joe went to the Wash. Co. office two times to transfer the rights back to our property and was told that everything was taken care of.

Last summer Gold applied the irrigation rights to the Boge property and at the same time was irrigating his shrubbery on the property purchased from Charles Jackson without a permit to irrigate. He was irrigating illegally and used about 85% of the water on 15 acres of shrubbery. There is now wheat on this land (Boge property) so will still need no irrigation. Can he legally switch this back and forth or can these rights be tied up until this matter is settled?

We will be waiting your reply and will be extremely grateful for any information you can give us.

Sincerely,

Marie Jackson

Marie Jackson Rt. 2, Box 228 Hillsboro, Oregon

97123

MEMORANDUM

TO: Larry Jebousek

Date: 7 February, 1980

FROM:

Sam Allison

SUBJECT: File No. T-3658

On Wednesday, February 6, 1980, Joseph F. Jackson and his attorney, Jim W. Darr, came in to request information of this water right and transfer.

According to Mr. Jackson, he applied for a transfer on May 5, 1977, at the request of a Mr. Gold, so that Mr. Gold could irrigate nearby property (belonging to a Mrs. Boge or Bogue) for a year while Jackson's property was in wheat.

On June 13, 1978, Mr. Jackson applied for a transfer to move the water back (T-3972). The application was sent back for more information. He saw the "received" stamp and, without reading the letter, assumed the transfer was approved and filed the application away. After receiving no replies to our inquires, we closed file No. T-3972.

Recently, he saw that Mr. Gold was irrigating land with no water right and sent Mr. Gold a letter so stating. This led to his finding out that the water right was still on Mrs. Boge's property. He asked Mr. Gold to transfer the water back, Mr. Gold refused. Mr. Jackson did not contact Mrs. Boge.

Subsequently, Mr. Gold entered into a contract to buy the Boge property.

The original certificate, No. 23313, includes property belonging, at the time of transfer No. 3658, to Mr. Jackson and his brother Charles, separately. Joe Jackson included the part of the right appurtenant to Charles's property in T-3658.

Mr. Darr's question was: Did Joe's transfer of Charlie's water right invalidate just Charlie's part, or the whole transfer?

I deferred the question to Clarence Kruger, since Mr. Darr said they were also going to see Mr. Kruger.

We discussed in general terms possible courses of action for Mr. Jackson. He then filed an application for permit (just in case), and they left for Kruger's office.



Water Resources Department MILL CREEK OFFICE PARK

555 13th STREET N.E., SALEM, OREGON 97310

PHONE 378-3066

August 21, 1979

Mr. Joseph F. Jackson Route 2, Box 228 Hillsboro, Oregon 97123

RE: File No. T-3658

Dear Mr. Jackson:

On May 5, 1977, water right transfer application No. 3658 in the name of Joseph F. Jackson was filed for approval of a change in place of use of water from an unnamed stream and reservoir for irrigation of a certain 50.2 acres of land described by the certificate recorded at page 23313, Volume 16, State Record of Water Right Certificates, in the name of "Jackson Brothers, Joseph & Charles".

The application was approved by an order of the Water Resources Director dated November 3, 1977.

Recently, Mr. Gene Gold was in this office and stated that he had purchased a portion of the lands to which the subject water right was appurtenant, prior to the date the application for change in place of use was filed; and that the application and order should not have included that portion of the right appurtenant to his land.

The Government Land Office plats, our plane table survey of the water right, and the distances contained in the Memorandum of Contract between you and the Golds are not in agreement; therefore, we are not able to determine exactly how much of the water right was appurtenant to the Gold's land.

If a portion of the water right should not have been included in the change in place of use because of the sale of a portion of the property, the order of the Water Resources Director could be modified on the basis of an agreement between you and the Golds.

Sincerely,

James W. Carver, Jr. Engineer

JWC:1cj

cc: Gene Gold

Route 2, Box 229 Hillsboro, OR 97123 June 18, 1979

Gene Gold Route 2, Box 229 Hillsboro, Oregon 97123

RE: File No. T-3658

Dear Mr. Gold:

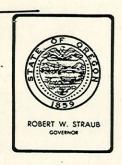
Have you been able to obtain a copy of a survey made to define the boundaries of the property you purchased by contract from Charles and Velva Jackson in February, 1977, as we discussed when you were in this office several days ago in regard to the water right which is involved in water right transfer application No. 3653 in the name of Joseph F. Jackson?

The map is needed to resolve differences between the Government Land Office Plats, our plane table map of the water right in question, and othe property description distances in the memorandum of contract.

Sincerely,

James W. Carver, Jr. Engineer

JWC:1cj



Water Resources Department MILL CREEK OFFICE PARK

555 13th STREET N.E., SALEM, OREGON 97310

PHONE 378-3066

June 14, 1978

Joseph F. Jackson Route 2, Box 228 Hillsboro, Oregon 97123

RE: Files No. T-3972, T-3658

Dear Mr. Jackson:

Your water right transfer application for approval of a change in place of use of water from an unnamed stream and reservoir, together with supporting data and fees in the amount of \$35, was received on June 13, 1978. Our receipt No. 3822 is enclosed.

By copy of this letter, we are asking the watermaster for his usual report regarding the proposed change.

Your application must be supported by an affidavit agreeing to the proposed change in place of use signed by the owner of the property before a Notary Public.

It will also be necessary for you to complete items 11 and 12 on the second page. If there are any encumbrances, we will need statements from the holders of the encumbrances advising that they are in agreement with the proposed change in place of use.

Will you also state, in the remarks section of the application, the use already made of water, if any, for irrigation purposes this irrigation season.

I am returning your transfer application No. 3972 for completion.

Sincerely,

Wayne J. Overcash Water Rights Engineer

WJO:1cj

cc: Clayton Gardner, Watermaster

P.S. Clayton: will you please include in your report your knowledge of any use of water under the subject water right this season.

WJO

T-3658

3 November 1977

Joseph F. Jackson Route 2, Box 228 Hillsboro, Oregon 97123

Dear Mr. Jackson:

Enclosed is a certified copy of the order of the Water Resources Director approving water right transfer application No. 3658 for a change in place of use from an unnamed stream and reservoir.

In line with the general practice of this office, a survey will be made at a later date.

After the survey, proof may be made and certificate of water right issued covering the actual use of water as found by the engineer. (In case of irrigation, any lands described in the order that have not been irrigated will be automatically eliminated from the water right.)

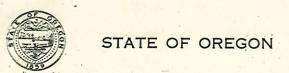
In the meantime, the order will be evidence of the water right in question as long as the authorized beneficial use of water is continued.

Sincerely,

James W. Carver, Jr. Engineer

JWC:1cj

cc: Clayton J. Gardner, Watermaster



INTEROFFICE MEMO

UBJI	ECT: WATER RIGHT TRANSFER APPLICATION NO. 3658
	IN THE NAME OF Joseph F. Jackson RECEIVED
	SEP - 61977
	In my opinion the proposed change in
	may be made without injury would result in injury to existing water rights.
	Headgate notices have not been issued for diversions from the source
	which serves this right.
	If for change in point of diversion, is there any intervening point of diversion
	between the authorized and the proposed points of diversion? (yes or no)
	In my opinion the order approving the subject transfer application should include
	the following in regard to the appropriator installing suitable measuring devices
	in the diversion works:
	(1) PRIOR to the diverting of water at the new point of diversion
	(2) When in the judgement of the watermaster it becomes necessary
	(-) men in the function of the management of the
	* The approval of this transfer application would result in injury to other
	rights because

T-3658

25 August 1977

Joseph F. Jackson Route 2, Box 228 Hillsboro, Oregon 97123

Dear Mr. Jackson

Your water right transfer application for approval of a change in point of diversion of water from an unnamed stream and reservoir, together with supporting data and payment of fees in the amount of \$35.00, was received on May 5, 1977.

By copy of this letter, we are asking the watermaster for his usual report regarding the proposed change.

When examination of the application and supporting data has been completed, you will be advised of any matter requiring your further attention prior to consideration of the application for approval.

Our receipt No. 60251 is enclosed.

Please refer any correspondence to file No. T-3658.

Sincerely,

James W. Carver, Jr. Engineer

JWC:lcj cc: Clayton Gardner, Watermaster Gene Gold (who claims portion of right transferred by T-3658 was appurtuant to his land)

R+2, Box ZZ9

Hillsboro, OR 97123

Ph 528-2109

MEMORANDUM OF CONTRACT

-

THIS AGREEMENT, made this 9th day of February 1977, between CHARLES E. JACKSON and VELVA L. JACKSON, husband and wife, hereinafter called the first party, and LESLIE C. GOLD and FLORIS C. GOLD, husband and wife, hereinafter called the second party, witnesseth:

That under the terms and conditions set forth in that certain contract for the sale of real property and personal property bearing date of February 9, 1977, from the first party to the second party, all of which terms and conditions are hereby made a part hereof as fully and completely as if set out herein in full, first party has agreed to sell, and second party has agreed to purchase the real property and personal property, hereinafter set forth, situate in Washington County, Oregon, to-wit:

A portion of that certain tract of land in the NE quarter and the SE quarter of Sec. 33, T1S, R2W, Will. Mer., Washington County, Oregon, conveyed to Joseph Jackson et al, by deed recorded in Book 510, Page 546, Washington County, Oregon, Deed Records, said portion being more particularly described as follows:

Beginning at an iron rod on the SE line of the P. Harris DLC No. 53, which bears S 39° 36' 00" W 1279.71 feet from an iron pipe at the NE corner of said Harris DLC, said point of beginning being also the SW corner of the A. Landess DLC No. 54, and running thence S 89° 13' 00" corner of the A. Landess DLC No. 54, and running thence S 80° 13' 00" E 855.11 feet, along the S line of said A. Landess DLC, to an iron pipe at the NW corner of the J. Griffith DLC; thence S 00° 23' 20" pipe at the NW corner of the J. Griffith DLC; thence S 00° 23' 20" veyed to Joseph Jackson et al, by deed recorded in Book 510, Page 546, veyed to Joseph Jackson et al, by deed recorded in Book 510, Page 546, said Deed Records, to a point; thence S 59° 10' W 192.94 feet to a point; thence S 05° 29' 30" W 325.90 feet to a point; thence S 89° point; thence S 05° 29' 30" W 325.90 feet to a point; thence S 89° 20" E 959.21 23' 30" W 1224.05 feet to an iron rod; thence N 00° 23' 20" E 959.21 feet to an iron rod; thence N 08° 37' 20" E 115.10 feet to an iron rod on the SE line of the P. Harris DLC No. 53; thence N 39° 36' 00" E 864.12 feet, along the SE line of said P. Harris DLC to the place of beginning.

SUBJECT TO:
(1) Rights of the public in and to that portion of the above property lying within the limits of Tile Flat Road.
(2) Easement created by instrument, including the terms and provisions thereof, dated May 21, 1974; recorded May 21, 1974, in Book 376, Page 184, for roadway over northwesterly corner of said property.

ALSO, sellers' undivided one-half interest in the well and reservoir which is owned jointly by the sellers, and his brother, Joseph

Jackson, and which is located on the Joseph Jackson property as set forth in instrument recorded in Book 977, Page 880, deed records.

TOGETHER with the following personal property:

Refrigerator and range in main house.
Carpets, drapes, glass fireplace screen and gas
heater in older house.
One-half interest in scale.
One-half interest in pump and irrigation and equipment.
Gasoline pump and 1000 gallon buried tank,

(a)

to which personal property a Bill of Sale is being given.

The true and actual consideration for the contract for the sale of real property and personal property dated 1977, is the sum of One Hundred Seventy Five Thousand Dollars (\$175,000.00), and interest payable at the rate of seven percent (7%) per annum from March 1, 1977.

IN WITNESS WHEREOF, the first party and the second party have hereunto set their hands and seals, all in duplicate, on the day and year first above written.

(SEAL) (SEAL) (SEAL) STATE OF OREGON County of Washington

On this 9th day of Fel. 1977, personally appeared the within named CHARLES C. JACKSON and VELVA L. JACKSON, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon BEFORE ME: My comm. expires: nov 9 1979

STATE OF OREGON CCunty of Washington

> day of Ell, 1977, personally appeared the On this 44

within named LESLIE C. GOLD, and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

Enceth M. Lee Notary Public for Oregon

My comm. expires: mar. 9 1979

County of Wash.)

On this 4th day of the . 1977, personally appeared the within named FLORIS C. GOLD, and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME: fruits m. Lee
Notary Public for pregan

My comm. expires: Mon 9, 1979

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Recorded Washington County
Feb. 9, 1999; Book 1143, Page 613

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*** WATER RIGHT DATA INPUT FORM ***

WATER RIGHT NO. 100003658/ FERMIT NO. 01943/ CERTIF. NO. ORIG. NO. A000 23695/ FREV. NO. A00023695/SUPER. NO. 10000 4895/ NAME: JOSEPH F. JACKSON

ADDRESS: RIZ, BOX228

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CITY/STATE/ZIP/COUNTY; HILLS BORD, OR 97123

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W.D.I.S.

RECEIVED

MAY - 5 1977

WATER RESOURCES DEPT

SALEM, OREGON Application for Transfer of Water Right

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of Rt	1.2 Box	228	ess)		tullsbo	070	
0,	A)	(Mailing addre	ess)	,	,	(City)	
State of	Oregon In p	lace of	23 , 628-1 Code) (Phone) WSE- rsion; place of use; use	65/, do	hereby mak	ce applicat	ion for cha
	•	(In point of diver	rsion; place of use; use	heretofore made	of the water)		
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1. Is the	e water right	recorded in you	r name? Yes	S			
2. Was	your water r	ight determined	d by Decree of	Court?	O If so,	give title	of proceedi
				n	umber of cer	rtificate	
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3. Was	your water r	ignt acquired by	y Water Right 1	rermit?	(Yes or No)	II S	o, give num
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9. Are yo	u the legal own	er of the abo	ve describ	ed lan	ds? <i>165</i>		olain your interest)
·					(If r	not owner, exp	lain your interest)
10. To vou	r knowledge, ha	as any portion	of the w	ater ris	ht above descri	ibed unde	rgone a period of five
or more consecu					,		
or more consect	tuve years of no	Yes (Yes	or No)				
NOTE: Answ	er questions 11, 12 and 1	3 if application is for	r change in use	or place	of use.		
11. Are the	e lands from wh	ich vou propos	se to trans	sfer vo	ır water right	free of al	l encumbrances, in-
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13. The use	e to which the v	vater is to be	applied is	(In	igation power mining	manufacturin	g, domestic supplies, etc.)
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(If more space required, attach separate sheet)

50°E

14. Reasons for the proposed changes are	votation of crops
15. Construction work will be completed on or	before Completed
16. The water will be completely applied to the	ne proposed use on or before Completed
Remarks	
Flora pora	
FROM INFORMATION FURNISHED BY	
THE APPLICANT.	······································
NOTE: THIS APPLICATION MUST BE ACC BEFORE AND AFTER LOCATIONS USE, AS THE CASE MAY BE.	OMPANIED BY A MAP OR MAPS SHOWING THE OF THE POINT OF DIVERSION AND/OR PLACE OF
AFFIDAVIT OF APPLICANT	
first duly sworn, depose and say that I have read the	above and foregoing application for transfer of water statements therein made are true and correct to the best
In Witness Whereof, I have hereunto set my ha	nd this day of Arif 19.7
Subscribed and sworn to before me this	day of, 19
[Notarial Seal]	NOTARY PUBLIC FOR OREGON
	My commission expires

STATE OF OREGON

COUNTY OF WASHINGTON

CERTIFICATE OF WATER RIGHT

This Is to Certify, That

Jackson Justph F. JACKSON BROTHERS, JOSEPH & CHARLES

of Route 4, Sherwood , 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 an unnamed stream and reservoir constructed under Application No. R-23694, Permit No. R-1030 a tributary of Tualatin River for the purpose of irrigation of 50 =

under Permit No. 19431 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 April 5, 1949

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 0.63 cubic foot 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 Lot 2 (NwaSE4), Lot 7 (NE4SE4), Section 33. Township 1 South, Range 2 West, W.M.

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 from direct flow and shall be further limited to a diversion of not to exceed 22 acre feet per acre for each acre irrigated during the irrigation season of each year from direct flow and storage from reservoir constructed under Permit No. R-1030.

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:

> 11.0 acres in Lot 7 ($NE_{4}^{1}SE_{4}^{1}$) 39.3 acres in Lot 2 (NW#SE#) Section 33 Township 1 South, Range 2 West, W.M.

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

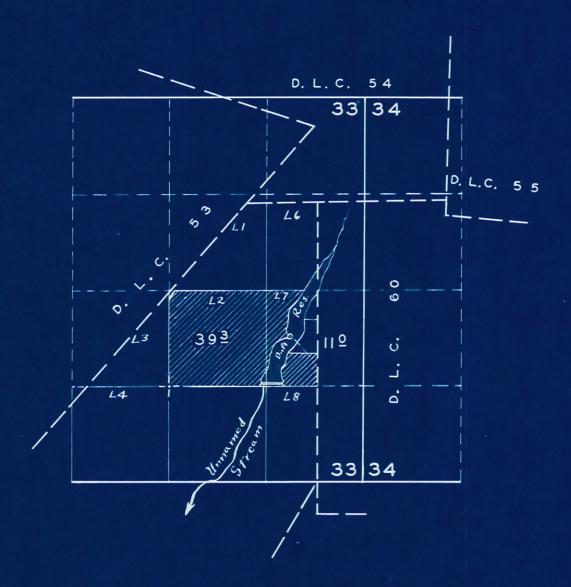
this 20th day of November

, 195**7** .

LEWIS A. STANLE State Engineer

Recorded in State Record of Water Right Certificates, Volume 16 , page

T. I S., R. 2 W., W.M.



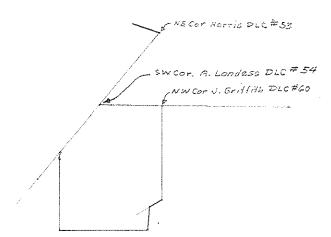
FINAL PROOF SURVEY

R-23694 R-1030 Application No. 23695Permit No. 19431

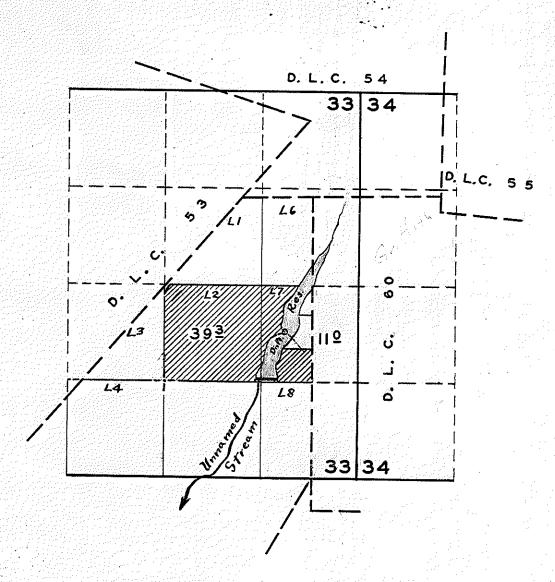
JACKSON BROTHERS, JOSEPH & CHARLES
Surveyed 4 - 261956 by M. BISH

IN NAME OF

(FROM MEMORANDUM OF CONTRACT)



T. I.S., R. 2W., W.M.



FINAL PROOF SURVEY

R-23694 R-1030 Application No. 23695 Permit No. 1943] IN NAME OF

JACKSON BROTHERS, JOSEPH & CHARLES
Surveyed 4 - 26 1956, by M. BISH

