

Application for Water Right
Temporary or Drought Temporary Transfer
Part 1 of 5 – Minimum Requirements Checklist



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.oregon.gov/OWRD

This temporary transfer application will be returned if Parts 1 through 5
and all required attachments are not completed and included.

For questions, please call (503) 986-0900, and ask for Transfer Section.

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FOR ALL TEMPORARY TRANSFER APPLICATIONS

Check all items included with this application. (N/A = Not Applicable)

- ☒ Part 1 – Completed Minimum Requirements Checklist.
- ☒ Part 2 – Completed Temporary Transfer Application Map Checklist.
- ☒ Part 3 – Application Fee, payable by check to the Oregon Water Resources Department, and completed Fee Worksheet, page 3. Try the online fee calculator at:
http://apps.wrd.state.or.us/apps/misc/wrd_fee_calculator. If you have questions, call Customer Service at (503) 986-0801.
- ☒ Part 4 – Completed Applicant Information and Signature.
- ☒ Part 5 – Information about Transferred Water Rights: **How many water rights are to be transferred?** 1 **List them here:** CERTIFICATE # 82862
- Please include a separate Part 5 for each water right. (See instructions on page 6)
- ☒ ☐ N/A For standard Temporary Transfer (one to five years) **Begin Year:** 2021 **End Year:** 2025
- ☐ ☒ N/A Temporary Drought Transfer (Only in counties where the Governor has declared drought)

Attachments:

- ☒ Completed Temporary Transfer Application Map.
- ☒ Completed Evidence of Use Affidavit and supporting documentation.
- ☒ Current recorded deed for the land **from** which the authorized place of use is temporarily being moved.
- ☐ ☒ N/A Affidavit(s) of Consent from Landowner(s) (if the applicant does not own the land upon which the water right is located.)
- ☐ ☒ N/A Supplemental Form D – For water rights served by or issued in the name of a district. Complete when the temporary transfer applicant is not the district.
- ☐ ☒ N/A Oregon Water Resources Department's Land Use Information Form with approval and signature (or signed land use form receipt stub) from each local land use authority in which water is to be diverted, conveyed, and/or used. Not required if water is to be diverted, conveyed, and/or used only on federal lands or if **all** of the following apply: a) a change in place of use only, b) no structural changes, c) the use of water is for irrigation only, and d) the use is located within an irrigation district or an exclusive farm use zone.
- ☐ ☒ N/A Water Well Report/Well Log for changes in point(s) of appropriation (well(s)) or additional point(s) of appropriation (if necessary to convey water to the proposed place of use).

(For Staff Use Only)

WE ARE RETURNING YOUR APPLICATION FOR THE FOLLOWING REASON(S):

___ Application fee not enclosed/or is insufficient

___ Land Use Form not enclosed or incomplete NOT REQUIRED

___ Additional signature(s) required

___ Map not included or incomplete

___ Part ___ is incomplete

Other/Explanation _____

Staff: _____ 503-986-0 _____ Date: ____/____/____

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Part 2 of 5 – Temporary Transfer Application Map Checklist

Your temporary transfer application will be returned if any of the map requirements listed below are not met.

Please be sure that the temporary transfer application map you submit includes all the required items and matches the existing water right map. Check all boxes that apply.

- ☐ ☒ N/A If **more than three** water rights are involved, separate maps are needed for each water right.
- ☒ Permanent quality printed with dark ink on good quality paper.
- ☒ The size of the map can be 8½ x 11 inches, 8½ x 14 inches, **11 x 17 inches**, or up to 30 x 30 inches. For 30 x 30 inch maps, one extra copy is required.
- ☒ A north arrow, a legend, and scale.
- ☒ The scale of the map must be: **1 inch = 400 feet**, 1 inch = 1,320 feet; the scale of the Final Proof/Claim of Beneficial Use Map (the map used when the permit was certificated); the scale of the county assessor map if the scale is not smaller than 1 inch = 1,320 feet; or a scale that has been pre-approved by the Department.
- ☒ Township, Range, Section, ¼ ¼, DLC, Government Lot, and other recognized public land survey lines.
- ☒ Tax lot boundaries (property lines) are required. Tax lot numbers are recommended.
- ☒ Major physical features including rivers and creeks showing direction of flow, lakes and reservoirs, roads, and railroads.
- ☒ Major water delivery system features from the point(s) of diversion/appropriation such as main pipelines, canals, and ditches.
- ☒ Existing place of use that includes separate hachuring for each water right, priority date, and use including number of acres in each quarter-quarter section, government lot, or in each quarter-quarter section as projected within government lots, donation land claims, or other recognized public land survey subdivisions. If less than the entirety of the water right is being changed, a separate hachuring is needed for lands left unchanged.
- ☒ ☐ N/A Proposed temporary place of use that includes separate hachuring for each water right, priority date, and use including number of acres in each quarter-quarter section, government lot, or in each quarter-quarter section as projected within government lots, donation land claims, or other recognized public land survey subdivisions.
- ☒ Existing point(s) of diversion or well(s) with distance and bearing or coordinates from a recognized survey corner. This information can be found in your water right certificate or permit.
- ☐ ☒ N/A If you are proposing a change in point(s) of diversion or well(s) to convey water to the new temporary place of use, show the proposed location and label it clearly with distance and bearing or coordinates. If GPS coordinates are used, latitude-longitude coordinates may be expressed as either degrees-minutes-seconds with at least one digit after the decimal (example – 42°32'15.5") or degrees-decimal with five or more digits after the decimal (example – 42.53764°).

Part 3 of 5 – Fee Worksheet

FEE WORKSHEET for TEMPORARY (not drought) TRANSFERS			
1	Base Fee (includes temporary change to one water right for up to 1 cfs)	1	\$810.00
2	Number of water rights included in transfer: <u>1</u> (2a) Subtract 1 from the number in 3a above: <u>0</u> (2b) <i>If only one water right this will be 0</i> Multiply line 2b by \$260.00 and enter » » » » » » » » » » » » » » » »	2	- 0 -
3	Do you propose to change the place of use for a non-irrigation use? ☐ No: enter 0 on line 3 » » » » » » » » » » » » » » » » ☐ Yes: enter the cfs for the portions of the rights to be transferred: _____ (3a) Subtract 1.0 from the number in 3a above: _____ (3b) If 3b is 0, enter 0 on line 3 » » » » » » » » » » » » » » » » If 3b is greater than 0, round up to the nearest whole number: _____ (3c) and multiply 4c by \$200.00, then enter on line 3	3	- 0 -
4	Do you propose to change the place of use for an irrigation use? ☐ No: enter 0 on line 4 » » » » » » » » » » » » » » » » ☐ Yes: enter the number of acres for the portions of the rights to be transferred: <u>1.522</u> (4a) Multiply the number of acres in 4a above by \$2.30 and enter on line 4 » »	4	36.50
5	Add entries on lines 1 through 4 above » » » » » » » » » » Subtotal:	5	
6	Is this transfer: ☐ necessary to complete a project funded by the Oregon Watershed Enhancement Board (OWEB) under ORS 541.932? ☐ endorsed in writing by ODFW as a change that will result in a net benefit to fish and wildlife habitat? If one or more boxes is checked, multiply line 5 by 0.5 and enter on line 6 »	6	
7	If no box is applicable, enter 0 on line 7 » » » » » » » » » » » » » » » »	7	
	Subtract line 6 from line 5 » » » » » » » » » » » » » » » » Transfer Fee:		846.50

FEE WORKSHEET for TEMPORARY DROUGHT TRANSFERS			
1	Base Fee (includes drought application and recording fee for up to 1 cfs)	1	\$200.00
2	Enter the cfs for the portions of the rights to be transferred (see example below*): _____ (2a) Subtract 1.0 from the number in 2a above: _____ (2b) If 2b is 0, enter 0 on line 2 » » » » » » » » » » » » » » » » If 2b is greater than 0, round up to the nearest whole number: _____ (2c) and multiply 2c by \$50, then enter on line 2 » » » » » » » » » »	2	
3	Add entries on lines 1 through 2 above » » » » » » » » » » Transfer Fee:	3	

*Example for Line 2a calculation to transfer 45.0 acres of Primary Certificate 12345 (total 1.25 cfs for 100 acres) and 45.0 acres of Supplemental Certificate 87654 (1/80 cfs per acre) on the same land:

1. Divide total authorized cfs by total acres in the water right (for C12345, $1.25 \text{ cfs} \div 100 \text{ ac}$); then multiply by the number of acres to be transferred to get the transfer cfs ($\times 45 \text{ ac} = 0.56 \text{ cfs}$).
2. If the water right certificate does not list total cfs, but identifies the allowable use as 1/40 or 1/80 of a cfs per acre; multiply number of acres proposed for change by either 0.025 (1/40) or 0.0125 (1/80). (For C87654, $45.0 \text{ ac} \times 0.0125 \text{ cfs/ac} = 0.56 \text{ cfs}$)
3. Add cfs for the portions of water rights on all the land included in the transfer; however **do not count cfs for supplemental rights on acreage for which you have already calculated the cfs fee for the primary right on the same land**. The fee should be assessed only once for each "on the ground" acre included in the transfer. (In this example, blank 2a would be only 0.56 cfs, since both rights serve the same 45.0 acres. Blank 2b would be 0 and Line 2 would then also become 0).

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Part 4 of 5 – Applicant Information and Signature

Applicant Information

APPLICANT/BUSINESS NAME HOWARD R. Tugel		PHONE NO. 541-249-2414	ADDITIONAL CONTACT NO.
ADDRESS 9425 Scotts Valley Rd			FAX NO.
CITY Yoncalla	STATE OR	ZIP 97499	E-MAIL TugelAg@aol.com
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.			

Agent Information – The agent is authorized to represent the applicant in all matters relating to this application.

AGENT/BUSINESS NAME		PHONE NO.	ADDITIONAL CONTACT NO.
ADDRESS			FAX NO.
CITY	STATE	ZIP	E-MAIL
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.			

Explain in your own words what you propose to accomplish with this transfer application and why:

I WANT TO MOVE A PORTION OF THE WATER RIGHT TO THE EAST SIDE OF ELK CREEK WHERE PERMANENT MAINLINES EXIST. THE FIELD GENERALLY FITS A WHEEL ROLL SYSTEM & MANAGEMENT OF CATTLE AND EQUID IS MORE EFFICIENT. THE OTHER AREAS TO BE RELOCATED ARE TO FORM RECTANGULAR FIELDS THAT FIT EXISTING WHEEL ROLL SYSTEMS.

If you need additional space, continue on a separate piece of paper and attach to the application as "Attachment 1".

I (we) affirm that the information contained in this application is true and accurate.

<u>Howard R. Tugel</u>	<u>HOWARD R. Tugel</u>	<u>1/31/21</u>
Applicant signature	Print Name (and Title if applicable)	Date
_____	_____	_____
Applicant signature	Print Name (and Title if applicable)	Date

Is the applicant the sole owner of the land on which the water right, or portion thereof, proposed for transfer is located? ☒ Yes ☐ No

If NO, include signatures of all landowners (and mailing and/or e-mail addresses if different than the applicant's) or attach affidavits of consent from all landowners or individuals/entities (and mailing and/or e-mail addresses) to which the water right(s) has been conveyed.

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☐ Check here if any of the water rights proposed for transfer are or will be located within or served by an irrigation or other water district. (NOTE: If this box is checked, you must complete and attach Supplemental Form D.)

DISTRICT NAME	ADDRESS	
CITY	STATE	ZIP

☐ Check here if water for any of the rights supplied under a water service agreement or other contract for stored water with a federal agency or other entity.

ENTITY NAME	ADDRESS	
CITY	STATE	ZIP



To meet State Land Use Consistency Requirements, you must list all local governments (each county, city, municipal corporation, or tribal government) within whose jurisdiction water will be diverted, conveyed and/or used.

ENTITY NAME <i>Douglas County</i>	ADDRESS <i>1036 SE Douglas Ave</i>	
CITY <i>ROSEBURG</i>	STATE <i>OR</i>	ZIP <i>97470</i>

ENTITY NAME	ADDRESS	
CITY	STATE	ZIP

Part 5 of 5 – Water Right Information

Please use a separate Part 5 for each water right being changed. See instructions on page 6, to copy and paste additional Part 5s, or to add rows to tables within the form.

Water Right Certificate # 02262

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Description of Water Delivery System

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System capacity: 030 cubic feet per second (cfs) OR
 _____ gallons per minute (gpm)

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Describe the current water delivery system or the system that was in place at some time within the last five years. Include information on the pumps, canals, pipelines, and sprinklers used to divert, convey, and apply the water at the authorized place of use. PUMP 15HP; PVC MAINLINE
WHEELER ROLL SYS

Table 1. Location of Authorized and Proposed Point(s) of Diversion (POD) or Appropriation (POA)

(Note: If the POD/POA name is not specified on the certificate, assign it a name or number here.)

POD/POA Name or Number	Is this POD/POA Authorized on the Certificate or is it Proposed?	If POA, OWRD Well Log ID# (or Well ID Tag # L-___)	Twp	Rng	Sec	¼ ¼	Tax Lot, DLC or Gov't Lot	Measured Distances (from a recognized survey corner)
#1	☒ Authorized ☐ Proposed		22 S	4 W	31	SE / NE	WJST SOUTH DLC 38	N 1/4 CORNER SECT 31 1,600' E 1,775' S
	☐ Authorized ☐ Proposed							
	☐ Authorized ☐ Proposed							
	☐ Authorized ☐ Proposed							

Check all type(s) of temporary change(s) proposed below (change "CODES" are provided in parentheses):

- ☒ Place of Use (POU)
 ☐ Appropriation/Well (POA)
- ☐ Point of Diversion (POD)
 ☐ Additional Point of Appropriation (APOA)
- ☐ Additional Point of Diversion (APOD)

Check all type(s) of temporary change(s) due to drought proposed below (change "CODES" are provided in parentheses):

- ☐ Place of Use (POU)
 ☐ Point of Appropriation/Well (POA)
- ☐ Character of Use (USE)
 ☐ Additional Point of Appropriation (APOA)
- ☐ Point of Diversion (POD)
 ☐ Additional Point of Diversion (APOD)

Will all of the proposed changes affect the entire water right?

- ☐ Yes Complete only the Proposed ("to" lands) section of Table 2 on the next page. Use the "CODES" listed above to describe the proposed changes.
- ☒ No Complete all of Table 2 to describe the portion of the water right to be changed.

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Please use and attach additional pages of Table 2 as needed.
See page 6 for instructions.

Do you have questions about how to fill-out the tables?
Contact the Department at 503-986-0900 and ask for Transfer Staff.

Table 2. Description of Temporary Changes to Water Right Certificate # 82862

List only the part of the right that will be changed. For the acreage in each ¼ ¼, list the change proposed. If more than one change, specify the acreage associated with each change. If more than one POD/POA, specify the acreage associated with each POD/POA.

AUTHORIZED (the "from" or "off" lands) The listing that appears on the Certificate BEFORE PROPOSED CHANGES List only that part or portion of the water right that will be changed.											Proposed Changes (see "CODES" from previous page)	PROPOSED (the "to" or "on" lands) The listing as it would appear AFTER PROPOSED CHANGES are made.														
Twp	Rng	Sec	¼ ¼	Tax Lot	Gvt Lot or DLC	Acres	Type of USE listed on Certificate	POD(s) or POA(s) (name or number from Table 1)	Priority Date	Twp		Rng	Sec	¼ ¼	Tax Lot	Gvt Lot or DLC	Acres	New Type of USE	POD(s)/ POA(s) to be used (from Table 1)	Priority Date						
EXAMPLE																										
2	S	9	E	15	NE	NW	100		15.0	Irrigation	POD #1 POD #2	1901	POU/POD	2	S	9	E	1	NW	NW	500	1	10.0		POD #5	1901
"	"	"	"	"	"	"	"	"	"	EXAMPLE	"	"	"	2	S	9	E	2	SW	NW	500		5.0		POD #6	1901
225	4W	31	SW	NE	102	DLC 38	71?	IRR	1	1939	POU	225	4W	31	NE	NE	100	DLC 38	585	IRR	1	1939				
225	4W	31	SE	NE	102	DLC 38	290	IRR	1	1939	POU	225	4W	31	SE	NE	100	DLC 38	422	IRR	1	1939				
225	4W	31	NW	NE	100	DLC 38	40	IRR	1	1939	POU	225	4W	31	NE	NE	100	DLC 38	40	IRR	1	1939				
225	4W	31	NE	SE	100	DLC 38	18	IRR	1	1939	POU	225	4W	31	SE	NE	100	DLC 38	18	IRR	1	1939				

Additional remarks: _____

For Place of Use Changes

Are there other water right certificates, water use permits or ground water registrations associated with the "from" or the "to" lands? ☒ Yes ☐ No

If YES, list the certificate, water use permit, or ground water registration numbers: 82861

Pursuant to ORS 540.525, any "layered" water use such as an irrigation right that is supplemental to a primary right proposed for temporary transfer can be included in the transfer or remain unused on the authorized place of use. If the primary water right does not revert soon enough to allow use of the supplemental right within five years, the supplemental right shall become subject to cancellation for nonuse under ORS 540.610.

If a change in point(s) of appropriation (well(s)) or additional point(s) of appropriation is necessary to convey the water to the new temporary place of use you must provide:

- ☐ Well log(s) for each authorized and proposed well(s) that are clearly labeled and associated with the corresponding well(s) in Table 1 above and on the accompanying application map. (Tip: You may search for well logs on the Department's web page at: http://apps.wrd.state.or.us/apps/gw/well_log/Default.aspx)

AND/OR

- ☐ Describe the construction of the authorized and proposed well(s) in Table 3 below for any well that does not have a well log. For a *proposed well(s) not yet constructed or built*, provide "a best estimate" for each requested information element in the table. The Department recommends you consult a licensed well driller, geologist, or certified water right examiner to assist with assembling the information necessary to complete Table 3.

Table 3. Construction of Point(s) of Appropriation

Any well(s) in this listing must be clearly tied to corresponding well(s) described in Table 1 and shown on the accompanying application map. Failure to provide the information will delay the processing of your transfer application until it is received. The information is necessary for the Department to assess whether the proposed well(s) will access the same source aquifer as the authorized point(s) of appropriation (POA). The Department is prohibited by law from approving POA changes that do not access the same source aquifer.

Proposed or Authorized POA Name or Number	Is well already built? (Yes or No)	If an existing well, OWRD Well ID Tag No. L-____	Total well depth	Casing Diameter	Casing Intervals (feet)	Seal depth(s) (intervals)	Perforated or screened intervals (in feet)	Static water level of completed well (in feet)	Source aquifer (sand, gravel, basalt, etc.)	Well - specific rate (cfs or gpm). If less than full rate of water right

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Application for Water Right Transfer

Evidence of Use Affidavit



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.wrd.state.or.us

Please print legibly or type. Be as specific as possible. Attach additional pages if you need more spacing.
Supporting documentation must be attached.

State of Oregon)
County of Douglas) ss

I, Howard R. Tugel, in my capacity as owner,
mailing address 942 South Valley Rd Yoncalla, OR 97499
telephone number (541) 849-2414, being first duly sworn depose and say:

1. My knowledge of the exercise or status of the water right is based on (check one):

☒ Personal observation ☒ Professional expertise

2. I attest that:

☒ Water was used during the previous five years on the **entire** place of use for
Certificate # 82862; OR

☒ My knowledge is specific to the use of water at the following locations within the last five years:

Certificate #	Township	Range	Mer	Sec	1/4 1/4	Gov't Lot or DLC	Acres (if applicable)
82862	22	5	4 W	W.M. 31	NE 1/4 NE 1/4		4.60
82862	22	5	4 W	W.M. 31	NW 1/4 NE 1/4		4.00
82862	22	5	4 W	W.M. 31	SW 1/4 NE 1/4		7.17
82862	22	5	4 W	W.M. 31	SE 1/4 NE 1/4		2.90
82862	22	5	4 W	W.M. 31	NE 1/4 SE 1/4		5.40

OR

- ☐ Confirming Certificate # _____ has been issued within the past five years; OR
- ☐ Part or all of the water right was leased instream at some time within the last five years. The instream lease number is: _____ (Note: If the entire right proposed for transfer was not leased, additional evidence of use is needed for the portion not leased instream.); OR
- ☐ The water right is not subject to forfeiture and documentation that a presumption of forfeiture for non-use would be rebutted under ORS 540.610(2) is attached.
- ☒ Water has been used at the actual current point of diversion or appropriation for more than 10 years for Certificate # 82862 (For Historic POD/POA Transfers)

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3. The water right was used for: (e.g., crops, pasture, etc.): IRRIGATION PASTURE/HAY
4. I understand that if I do not attach one or more of the documents shown in the table below to support the above statements, my application will be considered incomplete.

Hansen & Thurgel
Signature of Affiant

1/9/21
Date

Signed and sworn to (or affirmed) before me this 3rd day of February, 2021.



[Signature]
Notary Public for Oregon

My Commission Expires: 10-22-2024

Supporting Documents	Examples
☐ Copy of a water right certificate that has been issued within the last five years. (not a remaining right certificate)	Copy of confirming water right certificate that shows issue date
☒ Copies of receipts from sales of irrigated crops or for expenditures related to use of water	• Power usage records for pumps associated with irrigation use ✓ • Fertilizer or seed bills related to irrigated crops ✓ • Farmers Co-op sales receipt ✓
☐ Records such as FSA crop reports, irrigation district records, NRCS farm management plan, or records of other water suppliers	• District assessment records for water delivered • Crop reports submitted under a federal loan agreement • Beneficial use reports from district • IRS Farm Usage Deduction Report • Agricultural Stabilization Plan • CREP Report
☐ Aerial photos containing sufficient detail to establish location and date of photograph	Multiple photos can be submitted to resolve different areas of a water right. If the photograph does not print with a "date stamp" or without the source being identified, the date of the photograph and source should be added. Sources for aerial photos: OSU – www.oregonexplorer.info/imagery OWRD – www.wrd.state.or.us Google Earth – earth.google.com TerraServer – www.terraserver.com
☐ Approved Lease establishing beneficial use within the last 5 years	Copy of instream lease or lease number

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DOUGLAS COUNTY FARMERS COOP
3171 NE STEPHENS ST
ROSEBURG, OR 97470
541 673-0601

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ACCOUNT#

751930

DATE

12/31/2020

HOWARD R. TUGEL

942 SCOTTS VALLEY RD
YONCALLA OR 97499-

DEPARTMENT	AMOUNT
FERTILIZER	5682.64
LANDSCAPE MATERIALS	11.50
LABOR FERTILIZER	1649.00
FEED	1011.50
GRAIN	26.88
STEEL GOODS	735.89
SEED	152.01
HORSE TACK	64.17
LIVESTOCK SUPPLIES	114.42
WOOD PRODUCTS	260.75
ELECTRIC FENCING	95.40
CEMENT	25.98
STOCK TANKS	0.00
PET SUPPLIES	13.88
BALING TWINE/WIRE	197.94
SPORTING GOODS	0.00
HARDWARE	268.68
HOUSEWARES	12.99
LAWN AND GARDEN	92.57
PLANTS	51.99
CLOTHING	202.80
LARGE PLUMBING	0.00
FIELD IRRIGATION	0.00
FIELD CHEMICALS	1180.87
LARGE PIPE	263.85
SPRAY EQUIPMENT	0.00
PLUMBING	19.37
AUTOMOTIVE	12.67
LAWN IRRIGATION	68.97
ADMIN	0.00
TOTAL	12216.72

"From
Sticky
note
"2020"

This report is a summary of the transactions you made at your cooperative during the previous calendar year. It is made available in the hope that the information may be both timely and helpful to you in determining your annual business with us.
This service is an additional benefit provided through your continued patronage at DOUGLAS COUNTY FARMERS COOP

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Group 48113

DOUGLAS
ELECTRIC COOPERATIVE

A Touchstone Energy® Cooperative

1981 N.E. Stephens, P.O. Box 1327, Roseburg, OR 97470
541-673-6616 www.douglaselectric.comHOWARD R TUGEL
942 SCOTTS VALLEY RD
YONCALLA OR 97499-0000

Account Number: 48113003	
Statement Date 09/18/2020	Due Date 10/10/2020
Your Electric Bill Information	
Balance From Last Billing	0.00
No Payments Received	0.00
Balance Forward	0.00
Current Charges	395.84
Total Amount Due	\$395.84

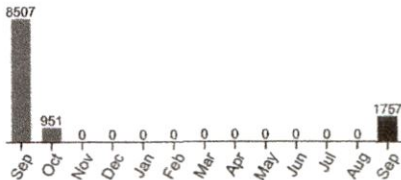
Page 1 of 2

Messages
IRRIGATION SERVICE: 15 HORSEPOWER PUMP POWER OUTAGE HOTLINE 888-420-8826

Service Address: 942 SCOTTS VALLEY RD Service Desc: IRRIGATION
Map Location: 4C-13-5L-CP Rate: Irrigation

Meter	From	To	Days	Begin Rdg	End Rdg	Usage	Multiplier	Code
90276	09/01/2020	09/09/2020	8	47431	49188	1757	1.00	N

Detail of Electric Charges		
Detail Of Charges		
KWH Charge	1,757 kWh x 0.084	147.59
Horsepower Charge		248.25
KW Demand	13.27 kW	0.00
Total This Meter		395.84

**Monthly Usage**

Period	Days	Avg kWh
This Month	8	220
Last Month	0	0
Last Year	31	274

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ELECTRIC COOPERATIVE

A Touchstone Energy® Cooperative

1981 N.E. Stephens, P.O. Box 1327, Roseburg, OR 97470
541-673-6616 www.douglaselectric.com

HOWARD R TUGEL
942 SCOTTS VALLEY RD
YONCALLA OR 97499-0000

Account Number: 48113003	
Statement Date 10/19/2020	Due Date 11/10/2020
Your Electric Bill Information	
Amount Of Previous Bill	395.84
Payment 09/29/2020	395.84 CR
Balance Forward	0.00
Current Charges	236.38
Total Amount Due	\$236.38

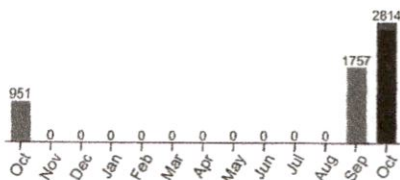
Page 1 of 2

Messages	
IRRIGATION SERVICE: 15 HORSEPOWER PUMP POWER OUTAGE HOTLINE 888-420-8826	



Service Address: 942 SCOTTS VALLEY RD Service Desc: IRRIGATION
Map Location: 4C-13-5L-CP Rate: Irrigation

Meter	From	To	Days	Begin Rdg	End Rdg	Usage	Multiplier	Code
90276	09/09/2020	09/28/2020	19	49188	52002	2814	1.00	F



Monthly Usage

Period	Days	Avg kWh
This Month	19	148
Last Month	8	220
Last Year	15	63

Detail of Electric Charges

Detail Of Charges

KWH Charge	2,814 kWh x 0.084	236.38
KW Demand	130.294 kW	0.00
Total This Meter		236.38

136 25 -

DOUGLAS COUNTY FARMERS COOP
3171 NE STEPHENS ST
ROSEBURG, OR 97470
541 673-0601

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ACCOUNT#

751930

DATE

12/31/2019

HOWARD R. TUGEL

942 SCOTTS VALLEY RD
YONCALLA OR 97499-

DEPARTMENT	AMOUNT
FERTILIZER	6268.08
LABOR FERTILIZER	1033.00
FEED	694.35
STEEL GOODS	0.00
SEED	858.19
HORSE TACK	47.78
LIVESTOCK SUPPLIES	208.51
WOOD PRODUCTS	237.00
ELECTRIC FENCING	113.20
CEMENT	0.00
STOCK TANKS	134.80
PET SUPPLIES	184.23
BALING TWINE/WIRE	255.92
SPORTING GOODS	10.48
HARDWARE	5.38
HOUSEWARES	23.99-
LAWN AND GARDEN	152.34
CLOTHING	151.68
LARGE PLUMBING	12.23
FIELD IRRIGATION	0.00
FIELD CHEMICALS	1476.96
LARGE PIPE	1259.98
SPRAY EQUIPMENT	0.00
PLUMBING	26.21
LAWN IRRIGATION	8.37
ADMIN	0.00
TOTAL	13114.70

to seed

*from
sticky
note
"2019"*

This report is a summary of the transactions you made at your cooperative during the previous calendar year. It is made available in the hope that the information may be both timely and helpful to you in determining your annual business with us.

This service is an additional benefit provided through your continued patronage at DOUGLAS COUNTY FARMERS COOP

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Group 48113

DOUGLAS
ELECTRIC COOPERATIVE

A Touchstone Energy® Cooperative

981 N.E. Stephens, P.O. Box 1327, Roseburg, OR 97470
541-673-6616 www.douglaselectric.comHOWARD R TUGEL
942 SCOTTS VALLEY RD
YONCALLA OR 97499-0000

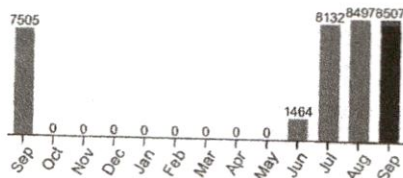
Account Number: 48113003	
Statement Date 09/19/2019	Due Date 10/10/2019
Your Electric Bill Information	
Amount Of Previous Bill	754.01
Payment 08/28/2019	754.01 CR
Balance Forward	0.00
Current Charges	672.05
Total Amount Due	\$672.05

Page 1 of 2

Messages	
IRRIGATION SERVICE: 15 HORSEPOWER PUMP	

Service Address: 942 SCOTTS VALLEY RD Service Desc: IRRIGATION
Map Location: 4C-13-5L-CP Rate: Irrigation

Meter	From	To	Days	Begin Rdg	End Rdg	Usage	Multiplier	Code
90276	08/09/2019	09/09/2019	31	37973	46480	8507	1.00	



Monthly Usage

Detail of Electric Charges**Detail Of Charges**

KWH Charge	8,507 kWh x 0.079	672.05
Total This Meter		672.05

Period	Days	Avg kWh
This Month	31	274
Last Month	31	274
Last Year	26	289

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HOWARD R TUGEL
 942 SCOTTS VALLEY RD
 YONCALLA OR 97499-0000

Account Number: 48113003	
Statement Date 08/19/2019	Due Date 09/10/2019
Your Electric Bill Information	
Amount Of Previous Bill	725.18
Payment 07/29/2019	725.18 CR
Balance Forward	0.00
Current Charges	754.01
Total Amount Due	\$754.01

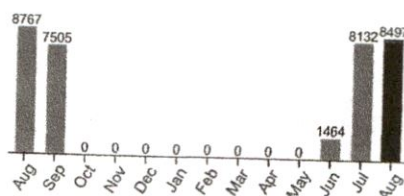
Page 1 of 2

Messages	
IRRIGATION SERVICE: 15 HORSEPOWER PUMP	



Service Address: 942 SCOTTS VALLEY RD Service Desc: IRRIGATION
 Map Location: 4C-13-5L-CP Rate: Irrigation

Meter	From	To	Days	Begin Rdg	End Rdg	Usage	Multiplier	Code
90276	07/09/2019	08/09/2019	31	29476	37973	8497	1.00	

**Monthly Usage**

Period	Days	Avg kWh
This Month	31	274
Last Month	30	271
Last Year	31	283

Detail of Electric Charges**Detail Of Charges**

KWH Charge	8,497 kWh x 0.079	671.26
Horsepower Charge		82.75
KW Demand	13.38 kW	0.00
Total This Meter		754.01

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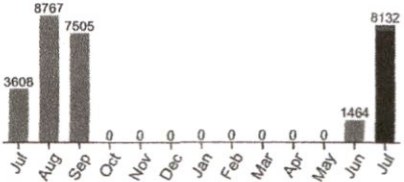
HOWARD R TUGEL
942 SCOTTS VALLEY RD
YONCALLA OR 97499-0000

Account Number: 48113003	
Statement Date 07/19/2019	Due Date 08/10/2019
Your Electric Bill Information	
Amount Of Previous Bill	198.41
Payment 07/03/2019	198.41 CR
Balance Forward	0.00
Current Charges	725.18
Total Amount Due	\$725.18

Page 1 of 2

Messages	
IRRIGATION SERVICE: 15 HORSEPOWER PUMP	



Service Address: 942 SCOTTS VALLEY RD				Service Desc: IRRIGATION				
Map Location: 4C-13-5L-CP				Rate: Irrigation				
Meter	From	To	Days	Begin Rdg	End Rdg	Usage	Multiplier	Code
90276	06/09/2019	07/09/2019	30	21344	29476	8132	1.00	
				Detail of Electric Charges				
				Detail Of Charges				
				KWH Charge		8,132 kWh x 0.079	642.43	
				Horsepower Charge			82.75	
				Total This Meter			725.18	
Monthly Usage								
Period	Days		Avg kWh					
This Month	30		271					
Last Month	10		146					
Last Year	27		134					

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HOWARD R TUGEL
942 SCOTTS VALLEY RD
YONCALLA OR 97499-0000

Account Number: 48113003	
Statement Date 06/19/2019	Due Date 07/10/2019
Your Electric Bill Information	
Balance From Last Billing	0.00
No Payments Received	0.00
Balance Forward	0.00
Current Charges	198.41
Total Amount Due	\$198.41

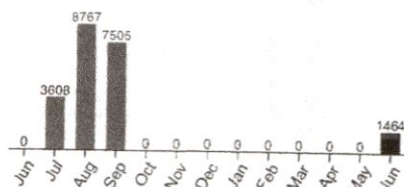
Page 1 of 2

Messages	
IRRIGATION SERVICE: 15 HORSEPOWER PUMP	



Service Address: 942 SCOTTS VALLEY RD Service Desc: IRRIGATION
Map Location: 4C-13-5L-CP Rate: Irrigation

Meter	From	To	Days	Begin Rdg	End Rdg	Usage	Multiplier	Code
90276	05/30/2019	06/09/2019	10	19880	21344	1464	1.00	N



Monthly Usage

Detail of Electric Charges

Detail Of Charges

KWH Charge	1,464 kWh x 0.079	115.66
Horsepower Charge		82.75
KW Demand	11.293 kW	0.00
Total This Meter		198.41

Period	Days	Avg kWh
This Month	10	146
Last Month	0	0
Last Year	0	0

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Account Number: 48113003	
Statement Date 06/19/2018	Due Date 07/10/2018
Your Electric Bill Information	
Balance From Last Billing	0.00
No Payments Received	0.00
Balance Forward	0.00
Current Charges	82.75
Total Amount Due	\$82.75
Page 1 of 2	
Messages	
IRRIGATION SERVICE: 15 HORSEPOWER PUMP	

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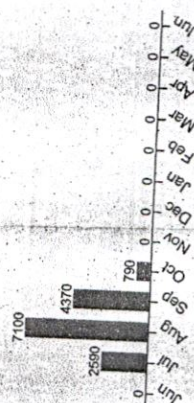
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HOWARD R TUGEL
942 SCOTTS VALLEY RD
YONCALLA OR 97499-0000



Service Address: 942 SCOTTS VALLEY RD		Service Desc: IRRIGATION	
Map Location: 4C-13-5L-CP		Rate: Irrigation	
Meter	From	To	Days
90276	06/12/2018	06/12/2018	0
Begin Rdg	End Rdg	Usage	Multiplier
0	0	0	1.00
Code			N
Detail of Electric Charges			
Detail Of Charges			
Horsepower Charge			82.75
Total This Meter			82.75



Monthly Usage

Period	Days	Avg kWh
This Month	0	0
Last Month	0	0
Last Year	0	0

From
Sticky
note
2018

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Account Number: 48113003	
Statement Date 07/19/2018	Due Date 08/10/2018
Your Electric Bill Information	
Amount Of Previous Bill	82.75
Payment 06/26/2018	82.75 CR
Balance Forward	0.00
Current Charges	367.78
Total Amount Due	\$367.78

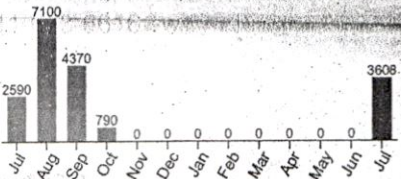
Page 1 of 2

HOWARD R TUGEL
 942 SCOTTS VALLEY RD
 YONCALLA OR 97499-0000

Messages

IRRIGATION SERVICE: 15 HORSEPOWER PUMP



Service Address: 942 SCOTTS VALLEY RD				Service Desc: IRRIGATION																
Map Location: 4C-13-5L-CP				Rate: Irrigation																
Meter	From	To	Days	Begin Rdg	End Rdg	Usage	Multiplier	Code												
90276	06/12/2018	07/09/2018	27	0	3608	3608	1.00	N												
				Detail of Electric Charges																
Monthly Usage				Detail Of Charges																
<table><tr><td>Period</td><td>Days</td><td>Avg kWh</td></tr><tr><td>This Month</td><td>27</td><td>134</td></tr><tr><td>Last Month</td><td>0</td><td>0</td></tr><tr><td>Last Year</td><td>12</td><td>216</td></tr></table>				Period	Days	Avg kWh	This Month	27	134	Last Month	0	0	Last Year	12	216	KWH Charge 3,608 kWh x 0.079 285.03				
Period	Days	Avg kWh																		
This Month	27	134																		
Last Month	0	0																		
Last Year	12	216																		
				Horsepower Charge 82.75																
				Total This Meter 367.78																

Payment should be paid immediately to avoid being disconnected

13625 -

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HOWARD R. TUGEL
942 SCOTT'S VALLEY RD
YONCALLA OR 97499-0000



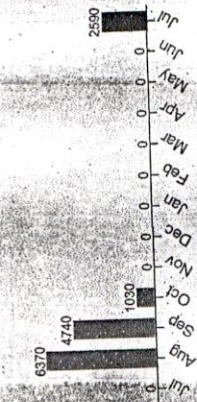
Account Number: 48113003
Statement Date 07/19/2017 Due Date 08/10/2017

Your Electric Bill Information	
Balance From Last Billing	0.00
No Payments Received	0.00
Balance Forward	0.00
Current Charges	366.23
Total Amount Due	\$366.23

Page 1 of 2

Messages
IRRIGATION SERVICE: 15 HORSEPOWER PUMP
REACH Air Medical Services has moved to Roseburg!
Discounted Membership Application for DEC Residents is
online on our Community Links Page at www.dec.coop

Service Address: 942 SCOTT'S VALLEY RD		Service Desc: IRRIGATION	
Map Location: 4C-13-5L-CP		Rate: Irrigation	
Meter	From	To	Days
9268	06/30/2017	07/12/2017	12
Detail of Electric Charges			
Detail Of Charges		Usage	Code
KWH Charge		2590	N
Horsepower Charge		200.73	
Total This Meter		366.23	



Period	Days	Avg kWh
This Month	12	216
Last Month	0	0
Last Year	0	0

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*from
Sticky
note
2017
partial*

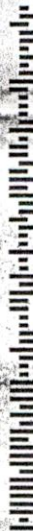
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YONCALLA OR 97499-0000



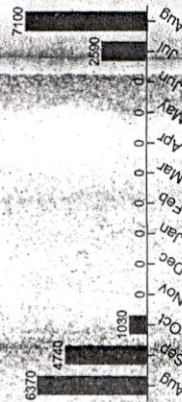
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Account Number: 48113003	Statement Date 08/18/2017	Due Date 09/10/2017
Your Electric Bill Information		
Amount Of Previous Bill	366.23	
Payment 07/28/2017	356.23	CR
Unpaid Balance	\$10.00	
Current Charges	633.00	
Total Amount Due	\$643.00	

Page 1 of 2

Messages
IRRIGATION SERVICE: 15 HORSEPOWER PUMP
Your directors have implemented a rate adjustment effective with your October statement. The Basic Monthly charge will increase from \$20 to \$23 and the kilowatt-hour rate will decrease from 8.30¢ to 8.23¢ per kWh. Please go to www.dec.coop for more information.

Service Address: 942 SCOTT'S VALLEY RD		Service Desc: IRRIGATION	
Map Location: 4C-13-5L-CP		Rate: Irrigation	
Meter	9268	From	To
		07/12/2017	08/14/2017
		Days	33
		Begin Rdg	End Rdg
		35044	35754
		Usage	7100
		Multiplier	10.00
		Code	
Detail of Electric Charges			
Detail Of Charges			
KWH Charge		7,100 kWh x 0.0775	550.25
Horsepower Charge			82.75
Total This Meter			633.00



Monthly Usage

Period	Days	Avg kWh
This Month	33	215
Last Month	12	216
Last Year	35	182

136 25

Any unpaid balance from last billing should be paid immediately to avoid being disconnected



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HOWARD R TUGEL
942 SCOTTS VALLEY RD
YONCALLA OR 97499-0000

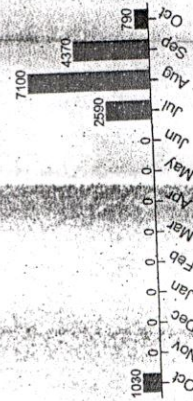


Account Number: 48113003	Statement Date 10/19/2017	Due Date 11/10/2017
Your Electric Bill Information		
Amount Of Previous Bill	338.68	
Payment 09/26/2017	338.68 CR	
Balance Forward	0.00	
Current Charges	61.23	
Total Amount Due	\$61.23	

Page 1 of 2

Messages
IRRIGATION SERVICE: 15 HORSEPOWER PUMP

Service Address: 942 SCOTTS VALLEY RD										Service Desc: IRRIGATION									
Map Location: 4C-13-5L-CP										Rate: Irrigation									
Meter		From		To		Days		Begin Rdg		End Rdg		Usage		Multiplier		Code			
9268		09/14/2017		09/29/2017		15		36191		36270		790		10.00		F			
										Detail of Electric Charges									
										Detail Of Charges									
										KWH Charge									
										790 kWh x 0.0775									
										61.23									
										Total This Meter									
										61.23									



Monthly Usage		
Period	Days	Avg kWh
This Month	15	53
Last Month	31	141
Last Year	11	94

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HOWARD R. TUGEL
942 SCOTT'S VALLEY RD
YONCALLA OR 97499-0000



Account Number: 48113003	Statement Date 09/19/2017	Due Date 10/10/2017
Your Electric Bill Information		
Amount Of Previous Bill	643.00	
Payment 08/30/2017	643.00	CR
Balance Forward	0.00	
Current Charges	338.68	
Total Amount Due	\$338.68	

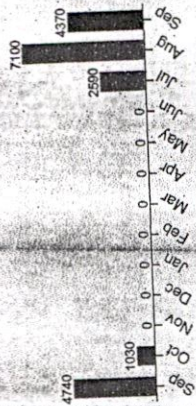
Page 1 of 2

Messages
IRRIGATION SERVICE: 15 HORSEPOWER PUMP
Your directors have implemented a rate adjustment effective with your October statement. The Basic Monthly charge will increase from \$20 to \$23 and the kilowatt-hour rate will decrease from 8.30¢ to 8.23¢ per kWh. Please go to www.dec.coop for more information.

Service Address: 942 SCOTT'S VALLEY RD Service Desc: IRRIGATION

Map Location: 4C-13-5L-CP Rate: Irrigation

Meter	From	To	Days	Begin Rdg	End Rdg	Usage	Multiplier	Code
9268	08/14/2017	09/14/2017	31	35754	36191	4370	10.00	
Detail of Electric Charges								
Detail Of Charges						4,370 kWh x 0.0775	338.68	
Total This Meter							338.68	



Monthly Usage

Period	Days	Avg kWh
This Month	31	141
Last Month	33	215
Last Year	31	153

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HOWARD R TUGEL
942 SCOTTS VALLEY RD
YONCALLA OR 97499-0000



Account Number: 48113003
Statement Date 08/19/2016 Due Date 09/10/2016

Your Electric Bill Information

Amount Of Previous Bill	220.67
Payment 08/11/2016	220.67 CR
Balance Forward	0.00
Current Charges	604.01
Total Amount Due	\$604.01

Page 1 of 2

Messages

IRRIGATION SERVICE: 20 HORSEPOWER

Service Address: 942 SCOTTS VALLEY RD Service Desc: IRRIGATION

Map Location: 4C-13-5L-CP Rate: Irrigation

Meter	From	To	Days	Begin Rdg	End Rdg	Usage	Multiplier	Code
9268	07/11/2016	08/15/2016	35	33571	34208	6370	10.00	N

Detail of Electric Charges

Detail Of Charges	
KWH Charge	6,370 kWh x 0.0775
Horsepower Charge	493.68
Total This Meter	110.33
	604.01



Monthly Usage

Period	Days	Avg kWh
This Month	35	182
Last Month	0	0
Last Year	30	229

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stakey note
2016
partial

DOUGLAS

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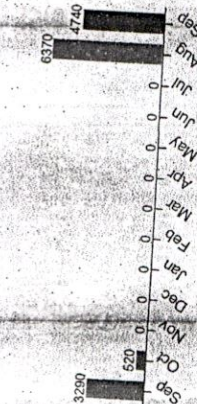
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541-673-6616 www.douglaselectric.com

HOWARD R TUGEL
942 SCOTTS VALLEY RD
YONCALLA OR 97499-0000



Service Address: 942 SCOTTS VALLEY RD Service Desc: IRRIGATION
Map Location: 4C-13-5L-CP Rate: Irrigation

Meter	From	To	Days	Begin Rdg	End Rdg	Usage	Multiplier	Code
9268	08/15/2016	09/15/2016	31	34208	34682	4740	10.00	



Monthly Usage

Period	Days	Avg kWh
This Month	31	153
Last Month	35	182
Last Year	33	100

Your Electric Bill Information

Amount Of Previous Bill	604.01
Payment 08/26/2016	604.01 CR
Balance Forward	0.00
Current Charges	367.35
Total Amount Due	\$367.35

Messages
IRRIGATION SERVICE: 20 HORSEPOWER

Page 1 of 2

Detail Of Electric Charges

KWH Charge	4,740 kWh x 0.0775	367.35
Total This Meter		367.35

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Douglas County Official Records
Daniel J. Loomis, County Clerk

2020-005510

03/17/2020 03:39:00 PM

DEED-WD Cnt=1 Str=17 RRHARRIS
\$15.00 \$11.00 \$10.00 \$60.00

\$96.00

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DOUGLAS COUNTY CLERK



CERTIFICATE PAGE

DO NOT REMOVE THIS PAGE FROM ORIGINAL
DOCUMENT

THIS PAGE MUST BE INCLUDED IF DOCUMENT IS RE-RECORDED

First American Title
1700 NW Garden Valley Blvd. #204
Roseburg, OR 97471
3377915 JH

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After recording return to:
Howard R. Tugel
942 Scotts Valley Rd
Yoncalla, OR 97499

Until a change is requested all tax
statements shall be sent to the
following address:
Howard R. Tugel
942 Scotts Valley Rd
Yoncalla, OR 97499

File No.: 7391-3377915 (jt)
Date: January 07, 2020

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Sharon A. Mast, Trustee under The Sharon Mast Living Trust, dated March 8, 2007, Grantor, conveys and warrants to **Howard R. Tugel**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Douglas, State of Oregon, described as follows:

All that portion of Parcel 2 of Partition Plat No. 2007-0164 of the Records of Partition Plats for Douglas County, Oregon, which lies South of the South line of the R.M. Kelly Donation Land Claim No. 41 in Township 22 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$150,000.00**. (Here comply with requirements of ORS 93.030)

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APN: R129513

Statutory Warranty Deed
- continued

File No.: 7391-3377915 (jt)

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.

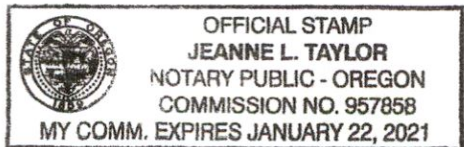
Dated this 16 day of March, 2020.

Sharon A. Mast, Trustee under The Sharon Mast
Living Trust, dated March 8, 2007

Sharon A. Mast
Sharon A. Mast, Trustee

STATE OF Oregon)
County of Douglas)ss.
)

This instrument was acknowledged before me on this 16 day of Mar., 2020
by Sharon A. Mast as Trustee of The Sharon Mast Living Trust, dated March 8, 2007, on behalf of the
trust.



Jeanne Taylor
Notary Public for Oregon
My commission expires: 1-22-21



\$101.00

00481269201900022280040043

01/25/2019 11:40:15 AM

DEED-BS Cnt=1 Stn=18 MARRIAGECOUNTER
\$20.00 \$11.00 \$60.00 \$10.00

DOUGLAS COUNTY RECORDING

241592 18 AWTAYLOR
01/25/2019 11:41:47 AM
TUGEL, HOWARD

DOUGLAS COUNTY CLERK

RECEIVED

FEB 16 2021

OWRD

DEED-BS 101.00
of Pages Recorded 20.00
A&T/OLIS Fee 11.00
HOUSING FEE (NO ADMI 60.00
Survey Fee 10.00
2019-002228 01/25/2019 11:40:15 AM

Total \$101.00
CHECK 1859 101.00

Amount Due 0.00

Thank You

Retain this receipt for your records



CERTIFICATE
PAGE

DO NOT REMOVE THIS PAGE FROM ORIGINAL
DOCUMENT

THIS PAGE MUST BE INCLUDED IF DOCUMENT IS RE-RECORDED

13625 -

AFTER RECORDING,
PLEASE RETURN TO:
Mr. Howard R. Tugel
942 Scotts Valley Rd.
Yoncalla, OR 97499

STATUTORY BARGAIN AND SALE DEED

TUGEL AG DEVELOPMENT, LLC, a Nevada limited liability company, Grantor, conveys to HOWARD R. TUGEL, Grantee, all of Grantor's interest in the real property described in Exhibit A attached hereto:

The true and actual consideration for this conveyance is distribution of interest in limited liability company.

Until a change is requested, all tax statements are to be sent to the following address: Mr. Howard R. Tugel, 942 Scotts Valley Rd., Yoncalla, OR 97499.

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

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LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

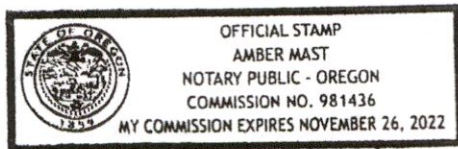
DATED this 24 day of January, 2019.

TUGEL AG DEVELOPMENT, LLC, a
Nevada limited liability company

by Howard R. Tugel
Howard R. Tugel, Manager

STATE OF OREGON)
)ss.
County of Douglas)

Personally appeared before me this 24 day of January, 2019, the above-named HOWARD R. TUGEL, Manager of Tugel Ag Development, LLC, and acknowledged the foregoing instrument to be his voluntary act and deed.



Amber Mast
Notary Public for Oregon
My commission expires: 11.26.22

EXHIBIT A

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Parcel 1:

That portion of the William J.J. Scott Donation Land Claim No. 38 lying within Section 31, Township 22 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Except that portion lying Westerly of the centerline of Elk Creek.

Also except all that portion lying within the limits of Scotts Valley Road No. 8.

Parcel 2:

A portion of that land described in Instrument No. 73-10383, records of Douglas County, Oregon, being more particularly described as follows:

Beginning at a point being the intersection of the centerline of Bennet Creek with the east line of Section 31, Township 22 South, Range 4 West, W.M., Douglas County, Oregon; thence South along said section line to a point being the intersection of an east/west wire fence commonly known and held as the south line of the R. Kelly DLC No. 41 and the east line of said Section 31, said Township and Range; thence westerly along the south line of said claim as marked by said wire fence, 777 feet more or less to a point; thence leaving said claim line as marked by said east/west wire fence and along a fence line running in a northwesterly direction the following bearings and distances: North 5° 02' 28" West 433.44 feet, North 32° 34' 02" West 394.97 feet, North 28° 20' 13" West 252.32 feet and North 18° 13' 49" West 270.04 feet to a point; thence East to a point in the centerline of Bennet Creek; thence Southeasterly along the centerline of Bennet Creek to the place of beginning.

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OWRD

This is a final order in other than a 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.

STATE OF OREGON

COUNTY OF DOUGLAS

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

ROGER E. JOHNSTON
RT 1, BOX 83
YONCOLLA, OREGON 97499

confirms the right to use the waters of ELK CREEK, tributary of the UMPQUA RIVER for IRRIGATION OF 12.2 ACRES.

This right was perfected under Permit 13488. The date of priority is FEBRUARY 16, 1939. The amount of water to which this right is entitled is limited to an amount actually beneficially used and shall not exceed 0.15 CUBIC FOOT PER SECOND, or its equivalent in case of rotation, measured at the point of diversion from the stream.

The points of diversion are located as follows:

SE 1/4 NE 1/4, AS PROJECTED ON DLC 38, SECTION 31, T 22 S, R 4 W, W.M; 1775 FEET SOUTH AND 1600 EAST FROM N 1/4 CORNER, SECTION 31

SE 1/4 NE 1/4, AS PROJECTED ON DLC 38, SECTION 31, T 22 S, R 4 W, W.M; 2600 FEET SOUTH AND 1900 EAST FROM N 1/4 CORNER, SECTION 31

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is limited to ONE-EIGHTIETH of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year.

T-3745.JWG

Certificate Number 82861

13625 -

A description of the place of use to which this right is appurtenant is as follows:

SE 1/4 NE 1/4 8.1 ACRES
NE 1/4 SE 1/4 4.1 ACRES
BOTH AS PROJECTED WITHIN W. J. J. SCOTT DLC 38
SECTION 31
TOWNSHIP 22 SOUTH, RANGE 4 WEST, W.M.

Land on which water is to be used is a part of the property more explicitly described by appropriator as follows:

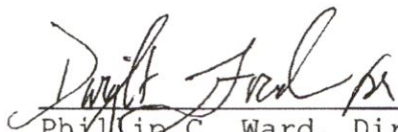
Beginning at the Southwest corner of the William J. J. Scott donation land claim, being Claim No. 38 in Section 31 Township 22 South, Range 4 East of the Willamette Meridian, and running thence East 40 chains; thence North 40 chains; thence West 40 chains and thence South 40 chains to the place of beginning, containing 160 acres.

This certificate is issued to confirm a change in PLACE OF USE approved by an order of the Water Resources Director entered DECEMBER 16, 1977, approving Transfer Application 3745, and supersedes Certificate 14635, State Record of Water Right Certificates.

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

WITNESS the signature of the Water Resources Director, affixed

DEC 15 2006


Philip C. Ward, Director
Water Resources Department

Recorded in State Record of Water Right Certificates Number 82861.

T-3745.JWG

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This is a final order in other than a 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.

STATE OF OREGON

COUNTY OF DOUGLAS

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

GERALD JOHNSTON
YONCOLLA, OREGON 97499

confirms the right to use the waters of ELK CREEK, tributary of the UMPQUA RIVER for IRRIGATION OF 24.07 ACRES.

This right was perfected under Permit 13488. The date of priority is FEBRUARY 16, 1939. The amount of water to which this right is entitled is limited to an amount actually beneficially used and shall not exceed 0.30 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 as follows:

NE 1/4 SE 1/4, SE 1/4 NE 1/4, SW 1/4 NE 1/4, NW 1/4 NE 1/4 AS
PROJECTED WITHIN W. J. J. SCOTT DLC 38, SECTION 31, TOWNSHIP 22
SOUTH, RANGE 4 WEST, W.M

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is limited to ONE-EIGHTIETH of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year.

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T-3745-rr.JWG

Certificate Number 82862

13625 -

A description of the place of use to which this right is appurtenant is as follows:

NE 1/4 NE 1/4 4.60 ACRES
NW 1/4 NE 1/4 4.00 ACRES
SW 1/4 NE 1/4 7.17 ACRES
SE 1/4 NE 1/4 2.90 ACRES
NE 1/4 SE 1/4 5.40 ACRES
ALL AS PROJECTED WITHIN W. J. J. SCOTT DLC 38
SECTION 31
TOWNSHIP 22 SOUTH, RANGE 4 WEST, W.M.

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FEB 16 2021

OWRD

Land on which water is to be used is a part of the property more explicitly described by appropriator as follows:

Beginning at the Southwest corner of the William J. J. Scott donation land claim, being Claim No. 38 in Section 31 Township 22 South, Range 4 East of the Willamette Meridian, and running thence East 40 chains; thence North 40 chains; thence West 40 chains and thence South 40 chains to the place of beginning, containing 160 acres.

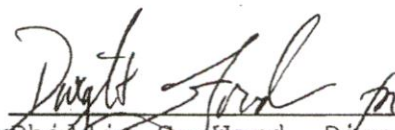
This certificate describes that portion of the water right confirmed by Certificate 14635, Volume 12, State Record of Water Right certificates, NOT modified by the provisions of an order of the Water Resources Director entered DECEMBER 16, 1977, approving Transfer 3745.

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 use of the water for the above purpose is restricted to beneficial use on the lands or place of use described. The use confirmed herein may be made only at times when sufficient water is available to satisfy all prior rights, including rights for maintaining instream flows.

WITNESS the signature of the Water Resources Director, affixed

DEC 15 2006


Philip C. Ward, Director
Water Resources Department

Recorded in State Record of Water Right Certificates Number 82862.

T-3745-rr.JWG

13625 -

Property Details for Property ID: R29215**Owner Information :**

Owner Name: TUGEL, HOWARD R
Owner Address #1: 942 SCOTTS VALLEY RD
Owner Address #2:
Owner Address # 3:
Owner City/State/Zip: YONCALLA, OR 97499
Alternate Account #: 1907.05
Account Status: A

Property Information :

Township: 22
Range: 04W
Section: 31
Quarter:
Sixteenth:
Maintenance Area: 2
Year Built:
Bedrooms:
Exemption Code:
MFD Home ID:
Situs Address: 942 SCOTTS VALLEY RD
YONCALLA, OR 97499
Map ID: 22043100100
County Property Class: 512I
Legal Acreage: 70.19
Code Area: 03200
Neighborhood Code: SE
Living Area: 2802
Baths:
Exemption Desc.:

Value Information : 2020-2021 Certified Values and Tax Information

Improvement Appr. Value: \$231,001.00
Land Appr. Value: \$134,526.00
Land Market Value: \$637,410.00
Total Real Market Value: \$868,411.00
Total Appr. Value: \$365,527.00
Exemption Value: \$0.00
Total Assessed Value: \$363,735.00
Taxes Imposed: \$2,408.04

Sales Information :

Deed No: 2019-2228
Sale Price: \$0.00
Sale Date: 1/24/2019

DISCLAIMER

The information provided here is for convenience ONLY. For All Commercial, Industrial, and Multi-Family Properties visit the Douglas County Assessor's Office. The records located at the Douglas County Assessor's office are the one and only legal instruments for Assessment purposes. Although reasonable attempts are made to maintain this information as accurate as possible, these documents are being provided as an informational convenience ONLY. Douglas County in no way will be liable for any inaccuracies, inconsistencies, errors, omissions, or other deviations in these documents from the original copies maintained and filed at the Douglas County Assessor's Office.

RECEIVED

FEB 16 2021

OWRD

13625 -