

Instream Lease Renewal Application

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

Complete the questions below and include any required attachments Fill in or check boxes as indicated. (N/A= Not Applicable)	Instream Lease <u>IL- 1628</u> Renewal Fee included <input checked="" type="checkbox"/>
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The undersigned hereby request Instream Lease Number IL- 1628 be renewed.

Fees: \$150.00 for an instream lease renewal application
 Check enclosed **or** Fee Charged to customer account _____ (Account name)

Term of the Lease: The lease is requested to begin in month <u>June</u> year <u>2022</u> and end month <u>September</u> year <u>2026</u>	
Validity of the Right(s) (check the appropriate box): <input checked="" type="checkbox"/> The water right(s) to be leased have been used under the terms and conditions of the right(s) during the last five years or have been leased instream. <input type="checkbox"/> If the water right(s) have not been used for the last five years, right(s). Documentation describing why the water right(s) is not subject to forfeiture is provided. ORS 540.610(2).	Termination provision (for multiyear leases): The parties to the lease request: <input type="checkbox"/> a. The option of terminating the lease prior to expiration of the full term with written notice to the Department by the Lessor(s) and/or Lessee. <input checked="" type="checkbox"/> b. The option of terminating the lease prior to expiration of the full term, with consent by all parties to the lease. <input type="checkbox"/> c. The parties would not like to include a Termination Provision. (See instructions for limitations to this provision)

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

The undersigned declare:

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

Alfred Dinsdale Date: 2022-04-26
Signature of Lessor

Printed name (and title): Alfred Dinsdale Business name, if applicable: _____
Mailing Address (with state and zip): 19540 SW Conzelmann Rd, Sherwood, OR 97140
Phone number (include area code): _____ **E-mail address: _____

Julie Horowitz Date: 2022-04-21
Signature of Lessor

Printed name (and title): Julie Horowitz Business name, if applicable: _____
Mailing Address (with state and zip): 19540 SW Conzelmann Rd, Sherwood, OR 97140
Phone number (include area code): _____ **E-mail address: _____

See next page for additional signatures.

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Date: _____

Signature of Co-Lessor

Printed name (and title): _____ Business name, if applicable: _____

Mailing Address (with state and zip): _____

Phone number (include area code): _____ **E-mail address: _____

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Date: _____

Signature of Co-Lessor

Printed name (and title): _____ Business name, if applicable: _____

Mailing Address (with state and zip): _____

Phone number (include area code): _____ **E-mail address: _____

Lacey Townsend

Date: 2022-04-13

Signature of Lessee

Tualatin Soil and Water
Conservation District

Printed name (and title): Lacey Townsend, Executive Director Business name, if applicable: _____

Mailing Address (with state and zip): 7175 NE Evergreen Pkwy #400, Hillsboro, OR 97124

Phone number (include area code): 503-334-2290 **E-mail address: lacey.townsend@tualatinswcd.org

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

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After recording return to:
Alfred L. Dinsdale and Julie Horowitz
19540 SW Conzelmann rd
Sherwood, OR 97140

Until a change is requested all tax
statements shall be sent to the
following address:
Alfred L. Dinsdale and Julie Horowitz
19540 SW Conzelmann rd
Sherwood, OR 97140

File No.: 7032-3793739 (KK)
Date: December 07, 2021

Washington County, Oregon **2021-131311**
D-DW
Stn=2 S AKINS **12/23/2021 12:22:22 PM**
\$20.00 \$11.00 \$5.00 \$60.00 \$1,500.00 **\$1,596.00**

THIS SPACE RESERVED

I, Joe Nelson, Director of Assessment and Taxation and Ex-Officio
County Clerk for Washington County, Oregon, do hereby certify that
the within instrument of writing was received and recorded in the
book of records of said county.

Joe Nelson, Director of Assessment and
Taxation, Ex-Officio County Clerk

STATUTORY WARRANTY DEED

Peter B. Dinsdale, Grantor, conveys and warrants to **Alfred L. Dinsdale and Julie Horowitz, as tenants by the entirety**, 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 Washington, State of Oregon, described as follows:

See attached exhibit "A"

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 **\$1,500,000.00**. (Here comply with requirements of ORS 93.030)

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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 8 day of December, 2021.

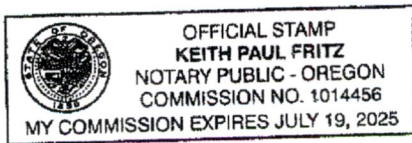
Peter B. Dinsdale
Peter B. Dinsdale

STATE OF Oregon)
County of Marion)ss.

This instrument was acknowledged before me on this 8 day of December, 2021 by **Peter B. Dinsdale**.

Keith Paul Fritz

Notary Public for Oregon
My commission expires: July 19, 2025



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EXHIBIT A

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

PARCEL I:

FIRST TRACT: THAT PART OF THE ANDERSON SMITH DONATION LAND CLAIM NO. 64, IN TOWNSHIP 1 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT 1.82 CHAINS NORTH 12° 30' EAST FROM THE SOUTHEAST CORNER OF THE JOHN JOHNSON DONATION LAND CLAIM, NO. 70, IN TOWNSHIP 1 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, RUNNING THENCE NORTH 12° E 19.95 CHAINS TO THE SOUTHWEST CORNER OF GEORGE FANTZ LAND, THENCE SOUTH 89° 30' EAST 27.71 CHAINS TO A POST; THENCE SOUTH 2° EAST 18.83 CHAINS; THENCE SOUTH 89° 15' WEST 32.72 CHAINS TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM A TRIANGULAR PIECE IN THE SOUTHEAST CORNER WITHIN THE RAILROAD RIGHT OF WAY.

SECOND TRACT: THAT PART OF THE JOHN JOHNSON DONATION LAND CLAIM NO. 70 IN TOWNSHIP 1 NORTH, RANGE 3 WEST, OF THE WILLAMETTE MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST OF SAID DONATION LAND CLAIM 70; RUNNING THENCE NORTH 75° 35' WEST 10.81 CHAINS TO THE SOUTHEAST CORNER OF A 4 ACRE TRACT CONVEYED TO CHARLES WALTER BY DEED RECORDED ON PAGE 524 OF BOOK 76, RECORDS OF DEEDS FOR WASHINGTON COUNTY, OREGON; THENCE BY THE FOLLOWING MEANDERS UP THE CENTER OF MCKAY CREEK NORTH 30° EAST 1.14 CHAINS; THENCE NORTH 73° EAST 2.70 CHAINS; THENCE NORTH 23° EAST 1.25 CHAINS; THENCE NORTH 11° WEST 1.75 CHAINS; THENCE NORTH 12° EAST 1.65 CHAINS TO THE NORTHEAST CORNER OF A TRACT OF SIX ACRES SOLD TO CHARLES WALTER; THENCE LEAVING SAID CREEK AND ON THE NORTH LINE OF SAID SIX ACRE TRACT, NORTH 76° 38' WEST 13.75 CHAINS TO THE CENTER OF THE GLENCOE AND SHADYBROOK WAGON ROAD; THENCE ALONG THE CENTER OF SAID ROAD NORTH 26° 20' EAST 3.26 CHAINS; THENCE ALONG SAID ROAD NORTH 32° 15' EAST 9 CHAINS; THENCE SOUTH 82° 30' EAST 11.85 CHAINS TO THE CENTER OF MCKAY CREEK; THENCE FOLLOWING UP SAID CREEK WITH THE FOLLOWING MEANDERINGS, SOUTH 52° 30' EAST 4.60 CHAINS, THENCE SOUTH 79° EAST 0.80 CHAINS; THENCE NORTH 55° EAST 0.70 CHAINS; THENCE NORTH 12° WEST 0.90 WEST 0.90 CHAINS; THENCE NORTH 41° WEST 2.30 CHAINS; THENCE NORTH 18° EAST 2.80 CHAINS; THENCE NORTH 9° EAST 4.30 CHAINS; THENCE NORTH 56° EAST 1.40 CHAINS; THENCE EAST 1.40 CHAINS; THENCE EAST 2.51 CHAINS TO THE EAST BOUNDARY LINE OF SAID DONATION LAND CLAIM NO. 70; THENCE LEAVING SAID CREEK SOUTH 12° 30' WEST 29.57 CHAINS TO THE PLACE OF THE BEGINNING.

PART OF SECTION 6 AND OF THE ANDERSON SMITH DONATION LAND CLAIM NO. 54, TOWNSHIP 1 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON AND OF THE TRACT CONVEYED TO NANCY JOHNSON BY DEED RECORDED AT PAGE 264 OF BOOK Y, RECORDS OF DEEDS FOR WASHINGTON COUNTY, OREGON; BEGINNING AT THE SOUTHEAST CORNER OF THE JOHN JOHNSON DONATION LAND CLAIM NO. 70, OF SAID TOWNSHIP, BEING REENTRANT CORNER OF SAID SMITH DONATION LAND CLAIM; AND RUNNING THENCE NORTH 13° 03' EAST 115.7 FEET TO THE NORTH BOUNDARY OF SAID NANCY JOHNSON TRACT; THENCE NORTH 89° 16' EAST 1787.7 FEET TO THE INTERSECTION WITH THE NORTH BOUNDARY OF THE TRACT CONVEYED TO THE UNITED RAINWAYS COMPANY BY DEED

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RECORDED AT PAGE 365 OF BOOK 87 OF SAID RECORDS; THENCE SOUTH 72° 17' WEST 1786 FEET; THENCE FOLLOWING SAME ON A CURVE TO THE RIGHT, 439 FEET TO AN IRON PIPE, 2" DIA.; THENCE NORTH 2° 07' WEST ABOUT 450 FEET TO THE CENTER OF MCKAY CREEK; THENCE UP-STREAM WITH THE MEANDERINGS THEREOF ABOUT 130 FEET TO INTERSECTION OF THE SOUTH BOUNDARY OF SAID JOHNSON DONATION LAND CLAIM; AND THENCE SOUTH 75° 12' EAST 312 FEET TO THE PLACE OF BEGINNING.

PART OF SECTION 6, AND OF THE ANDERSON SMITH DONATION LAND CLAIM NO. 64 OF TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON AND OF THE TRACT OF LAND CONVEYED TO NANCY JOHNSON BY DEED RECORDED IN BOOK "Y", PAGE 264, RECORDS OF DEEDS FOR SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT AND RUNNING THENCE ALONG THE WEST BOUNDARY THEREOF, NORTH 0°07' WEST 591.7 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 72°17' EAST ALONG THE RAILROAD TRACT, 315 FEET TO THE EAST SIDE OF THE CROSSING NOW IN USE; THENCE SOUTH 17° 43' EAST 20 FEET; THENCE SOUTH 72°17' WEST 300 FEET; THENCE SOUTH 0°07' EAST 576.7 FEET; THENCE SOUTH 89°57' WEST 20 FEET TO THE PLACE OF BEGINNING.

PARCEL II:

AN IRREGULAR TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, AND BEING PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF THE SPOKANE, PORTLAND AND SEATTLE RAILWAY COMPANY VERNONIA BRANCH, WITH THE WEST LINE OF THE NANCY JOHNSON TRACT, SAID POINT BEING NORTH 1° 10' WEST, 478.5 FEET FROM THE SOUTHWEST CORNER OF SAID NANCY JOHNSON TRACT; THENCE WEST 49.5 FEET TO THE CENTER OF MCKAY CREEK; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE CENTER OF SAID MCKAY CREEK 600.0 FEET, MORE OR LESS, TO THE WEST BOUNDARY OF THE RALPH AND MARY JOHNSON TRACT; THENCE SOUTH 2° 07' EAST ALONG WEST BOUNDARY OF SAID RALPH AND MARY JOHNSON TRACT 431.1 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF SAID BURLINGTON NORTHERN RAILROAD COMPANY; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RAILROAD RIGHT OF WAY LINE A DISTANCE OF 162.6 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, BEING THE SAME PREMISES CONVEYED BY HAZEL VOLPP AND PAUL VOLPP TO THE SPOKANE, PORTLAND AND SEATTLE RAILWAY COMPANY (NOW BURLINGTON NORTHERN RAILROAD COMPANY) BY DEED DATED NOVEMBER 15, 1948, AND RECORDED NOVEMBER 20, 1948 IN BOOK 291 AT PAGE 91, RECORDS OF SAID WASHINGTON COUNTY, OREGON.

EXCEPTING AND RESERVING, however, unto said Grantor, its successors and assigns all of the coal, oil, gas, casinghead gas and all ores and minerals of every kind of nature, including sand and gravel by Quitclaim Deed recorded December 22, 1992 as Fee No. 92091566.

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Signature Certificate

Reference number: 7DXTT-7AWM5-JGTNC-FMNEY

Signer	Timestamp	Signature
Lacey Townsend Email: lacey.townsend@tualatinswcd.org		
Sent:	13 Apr 2022 18:53:29 UTC	IP address: 24.20.177.247
Viewed:	13 Apr 2022 19:32:32 UTC	Location: Beaverton, United States
Signed:	13 Apr 2022 19:32:49 UTC	
Julie Horowitz Email: jewelsalf@msn.com		
Sent:	13 Apr 2022 18:53:29 UTC	IP address: 50.38.48.254
Viewed:	21 Apr 2022 15:03:16 UTC	Location: Sherwood, United States
Signed:	21 Apr 2022 15:08:23 UTC	
Alfred Dinsdale Email: alfred@dinsdalenursery.com		
Sent:	13 Apr 2022 18:53:29 UTC	IP address: 50.38.48.254
Viewed:	26 Apr 2022 14:50:47 UTC	Location: Sherwood, United States
Signed:	26 Apr 2022 14:51:27 UTC	

Document completed by all parties on:
26 Apr 2022 14:51:27 UTC

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