

Instream Lease Renewal Application



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 IL- 1624
Renewal Fee included

The undersigned hereby request Instream Lease Number IL- 1624 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 June year 2022 and end month September year 2026

Validity of the Right(s)

(check the appropriate box):

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

Termination provision (for multiyear leases):

The parties to the lease request:

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

(See instructions for limitations to this provision)

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

The undersigned declare:

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

Joseph (JD) Kemper

Date: 2022-04-12

Signature of Lessor

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

Mailing Address (with state and zip): 5770 NW Marsh Rd, Forest Grove, OR 97116

Phone number (include area code): 5037067524 **E-mail address: kemper.jd@gmail.com

Date: _____

Signature of Lessor

Printed name (and title): _____ Business name, if applicable: MAY 13 2022

Mailing Address (with state and zip): _____

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

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See next page for additional signatures.

_____ 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: _____

_____ 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: 2022-04-12

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

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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Washington County, Oregon **2020-032106**
D-DW **04/16/2020 09:30:22 AM**
Stn=16 M LOPEZ
\$15.00 \$11.00 \$5.00 \$60.00 \$290.00 **\$381.00**



After recording return to:
Joseph Kemper
5770 Northwest Marsh Road
Forest Grove, OR 97116

Until a change is requested all tax
statements shall be sent to the
following address:
Joseph Kemper
5770 Northwest Marsh Road
Forest Grove, OR 97116

File No.: 7032-3439185 (KK)
Date: April 02, 2020

THIS SPACE RESERVED

I, Margaret Garza, Interim 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.

Margaret Garza, Interim Director of
Assessment and Taxation, Ex-Officio

STATUTORY WARRANTY DEED

VDS Farms, Inc., Grantor, conveys and warrants to **Joseph Kemper**, 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 **\$290,000.00**. (Here comply with requirements of ORS 93.030)

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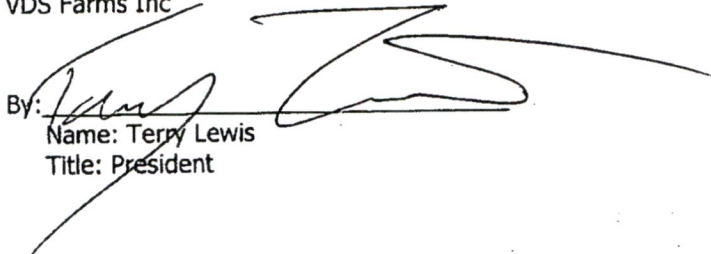
MAY 13 2022

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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.

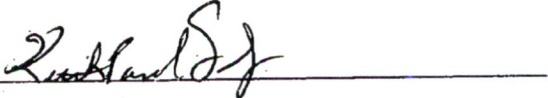
Dated this 13 day of April, 2020

VDS Farms Inc

By: 
Name: Terry Lewis
Title: President

STATE OF Oregon)
)ss.
County of Washington)

This instrument was acknowledged before me on this 13 day of April, 2020 by Terry Lewis as President of VDS Farms Inc, on behalf of the .





Notary Public for Oregon
My commission expires: Sept 13, 2021

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EXHIBIT A

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

PARCEL I:

Being a part of the Northwest one-quarter of the Southwest one-quarter of Section 16, the Northeast one-quarter of the Southeast one-quarter of Section 17, and of the Richard Arthur Donation Land Claim No. 43, in Township 1 North, Range 3 West of the Willamette Meridian, in the County of Washington and State of Oregon, more particularly described as follows:

Beginning on the North line of a 50 acre tract sold to J.W. Marsh by Alex Chalmers at an iron bar bearing North 11.215 chains and North 89°19' West 17.61 chains from the Southeast corner of said Arthur claim; thence North 89°19' West 13.02 chains to a yew post; thence South on a line marked by a yew post on the left bank of the West fork of Dairy Creek, 17.60 chains to the center of said creek; thence down said creek to a point 17.61 chains West and 9.61 chains South of the Southeast corner of said Arthur claim; thence North 20.83 chains to the place of beginning; also right to use the right of way for road purposes conveyed by Alexander Chalmers and wife to J.W. Marsh by Deed recorded in Book 69, Page 205, Washington County Deed Records.

PARCEL II:

Being a part of the Northwest one-quarter of the Southwest one-quarter of Section 16, the Northeast one-quarter of the Southeast one-quarter of Section 17, and of the Richard Arthur Donation Land Claim No. 43, all in Township 1 North, Range 3 West of the Willamette Meridian, in the County of Washington and State of Oregon, more particularly described as:

Beginning at a stone on the East line of said claim 11.215 chains from the Southeast corner of said claim; thence on the North line of a 50 acre tract sold to J. W. Marsh by Alex Chalmers, North 89°19' West 17.61 chains to an iron bar; thence South on a line marked by a yew post on the left bank of the West fork of Dairy Creek, 20.83 chains to the center of said creek; thence down said creek to its junction with the East fork of Dairy Creek; thence up the East fork to the East line of said Arthur claim; thence North on said line 5.20 chains to the place of beginning; also a right of way 2 rods wide, beginning at the Northwest corner of said tract and extending across the North end of that tract conveyed to Bertha Weidewitsch, TOGETHER WITH the right to use a right of way for road purposes conveyed by Alexander Chalmers and wife to J.W. Marsh by Deed recorded in Book 69, Page 205, Washington County Deed Records.

NOTE: This legal description was created prior to January 1, 2008.

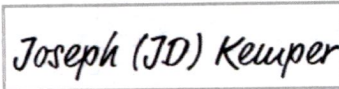

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Signature Certificate

Reference number: HHSFB-8X29A-QZ5XR-GFZSC

Signer	Timestamp	Signature
Joseph (JD) Kemper Email: kemper.jd@gmail.com Sent: 04 Apr 2022 19:38:18 UTC Viewed: 10 Apr 2022 14:12:14 UTC Signed: 12 Apr 2022 14:00:24 UTC		 IP address: 50.109.244.206 Location: Forest Grove, United States
Lacey Townsend Email: lacey.townsend@tualatinswcd.org Sent: 04 Apr 2022 19:38:18 UTC Viewed: 12 Apr 2022 16:41:04 UTC Signed: 12 Apr 2022 16:41:40 UTC		 IP address: 24.20.177.247 Location: Beaverton, United States

Document completed by all parties on:
12 Apr 2022 16:41:40 UTC

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Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 30,000+ companies worldwide.

