

**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.

**FOR ALL TEMPORARY TRANSFER APPLICATIONS**

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**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](http://apps.wrd.state.or.us/apps/misc/wrd_fee_calculator).
- 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 96200 (certificate pending).**  
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: 2022 End Year: 2026.**
- 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 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):**

<input type="checkbox"/> Application fee not enclosed/insufficient	<input type="checkbox"/> Map not included or incomplete
<input type="checkbox"/> Land Use Form not enclosed or incomplete	
<input type="checkbox"/> Additional signature(s) required	<input type="checkbox"/> Part _____ is incomplete

Other/Explanation \_\_\_\_\_

Staff: \_\_\_\_\_ Phone: \_\_\_\_\_ 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°).

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**Applicant Information**

APPLICANT/BUSINESS NAME <b>McEst Ranches, LLC Attn: Bill Dolsen</b>		PHONE NO. <b>(509) 961-6468</b>	ADDITIONAL CONTACT NO.
ADDRESS <b>301 N. 3<sup>rd</sup> Street</b>			FAX NO.
CITY <b>Yakima</b>	STATE <b>WA</b>	ZIP <b>98901</b>	E-MAIL <b>adam@dolsenco.com</b>
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 <b>Schwabe, Williams &amp; Wyatt Attn: Shonee Langford</b>		PHONE NO. <b>(503) 540-4261</b>	ADDITIONAL CONTACT NO.
ADDRESS <b>Equitable Center 530 Center Street NE, Suite 730</b>			FAX NO.
CITY <b>Salem</b>	STATE <b>OR</b>	ZIP <b>97301</b>	E-MAIL <b>slangford@schwabe.com</b>
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:

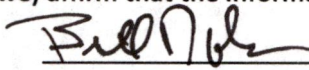
**We are requesting approval to move 67.0 acres of supplemental groundwater rights temporarily from field corners outside of pivots. The intent of the proposed temporary transfer is to provide a more reliable source of irrigation water to a portion of an existing pivot located on the To Lands.**

**The From and To Lands currently are irrigated using irrigation rights held by the Baker Valley Irrigation District (BVID) and the US Bureau of Reclamation. The BVID and Reclamation rights will not be moved by this transfer, but may be exercised on the authorized and proposed places of use during the transfer period as allowed within the limits of the authorized duties. The BVID has approved of this proposed temporary transfer. We also discussed this temporary transfer with Kelly Starnes of the Transfer Section on April 4, 2022 and Marcy Osborn, the District 8 Watermaster on April 20, 2022. Ms. Osborn indicated she did not see any issues related to the similar reliability of the primary rights for the proposed transfer.**

**In addition to the BVID and Reclamation rights, a portion of the From and To Lands have senior primary surface-water irrigation rights under Certificates 73566 and 86090 held by McEst Ranches, LLC. These rights will remain unchanged and may be exercised during the transfer, recognizing the limitations on the duties described in the certificates.**

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.

  
Applicant signature

**Bill Dolsen, Manager**  
Print Name (and Title if applicable)

**5/26/2022**  
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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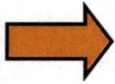
1/10/12

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 <b>Baker Valley Irrigation District Attn: Jeff Colton</b>	ADDRESS <b>3895 10<sup>th</sup> Street</b>	
CITY <b>Baker City</b>	STATE <b>OR</b>	ZIP <b>97814</b>

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 <b>NA</b>	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 <b>Baker County</b>	ADDRESS <b>1995 Third Street, Suite 131</b>	
CITY <b>Baker City</b>	STATE <b>OR</b>	ZIP <b>97814</b>

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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 # 96200 (Certificate Pending)**

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**Description of Water Delivery System**

System capacity: **10.1** cubic feet per second (cfs) OR  
 \_\_\_\_\_ gallons per minute (gpm)

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.

**Well K has a 100-hp turbine pump that produces 1.9 cfs, based on a pumping lift of 322 feet, a 20-psi operating pressure and a lift of 5 feet to the place of use. There is also a 50-hp booster pump at the well that produces 1.9 cfs at an operating pressure of 70 psi.**

**Well S has a 200-hp turbine that produces 3.5 cfs, based on a pumping lift of 219 feet, a 70-psi operating pressure and a lift of 0 feet to the place of use.**

**Well T has a 200-hp turbine pump that produces 4.7 cfs, based on a pumping lift of 142 feet, a 70-psi operating pressure and a lift of -20 feet to the place of use (place of use is lower than pump).**

**The mainline system connects to 20 pivots and hydrants used for wheel lines on pivot corners. The pivots can apply a total of 27.9 cfs. There are over 9,900 feet of 3-inch-diameter wheel lines that have at least 247 sprinklers with 3/16<sup>th</sup> inch nozzles, that are capable of delivering 1.9 cfs.**

**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)
Well K	<input checked="" type="checkbox"/> Authorized <input type="checkbox"/> Proposed	BAKE 50717	7 S	39 E	24	NE	NE	2800	20 ft S and 60 ft W from NE Corner, Section 24
Well S	<input checked="" type="checkbox"/> Authorized <input type="checkbox"/> Proposed	BAKE 52394	7 S	40 E	31	NW	NE	2900	10 ft S and 1360 ft W from SE Corner, Section 30
Well T	<input checked="" type="checkbox"/> Authorized <input type="checkbox"/> Proposed	BAKE 52392	7 S	40 E	29	SW	SW	2800	90 ft N and 870 ft E from SW Corner, Section 29

**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.

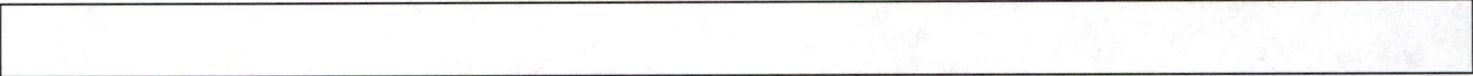
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**Table 2. Description of Temporary Changes to Water Right Certificate # 96200 (Certificate Pending)**

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						
<b>EXAMPLE</b>																										
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
7	S	40	E	30	NE	NE	2800	--	8.4	Supplemental Irrigation	Wells K, S & T	4/4/2003	POU	7	S	39	E	36	NE	NE	4100	--	4.8	No Change	Wells K, S & T	4/4/2003
"	"	"	"	"	NW	NE	"	"	6.8	"	"	"	"	7	S	39	E	36	SE	NE	4100	--	2.5	No Change	Wells K, S & T	4/4/2003
"	"	"	"	"	SW	NE	"	"	5.9	"	"	"	"	7	S	40	E	31	NW	NW	2900	L2	28.9	No Change	Wells K, S & T	4/4/2003
"	"	"	"	"	SE	NE	"	"	8.7	"	"	"	"	7	S	40	E	31	SW	NW	2900	L2	30.8	No Change	Wells K, S & T	4/4/2003
"	"	"	"	"	NE	NW	"	L1	4.0	"	"	"	"													
"	"	"	"	"	NW	NW	"	L2	5.7	"	"	"	"													
"	"	"	"	"	SE	NW	"	L1	1.0	"	"	"	"													
"	"	"	"	"	SE	SW	"	L1	4.7	"	"	"	"													
"	"	"	"	"	NE	SE	"	--	6.3	"	"	"	"													
"	"	"	"	"	NW	SE	"	"	5.1	"	"	"	"													
"	"	"	"	"	SW	SE	"	"	4.4	"	"	"	"													
"	"	"	"	"	SE	SE	"	"	6.0	"	"	"	"													

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TOTAL ACRES	67.0
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TOTAL ACRES	67.0
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Additional remarks: \_\_\_\_\_

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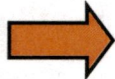
**Water Right Certificate # 96200 (Certificate Pending)**

**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: McEst Ranches, LLC holds 39.15 acres of rights under Certificate 86090 and 54.0 acres of rights under Certificate 73655 in the quarter-quarters affected by the transfer. These primary surface-water rights will remain in place unchanged and may be exercised, depending on surface-water availability. The locations of these rights are shown on the transfer map. As indicated on the map, not all or the acres authorized by these rights are shown.

Baker Valley Irrigation District (BVID) and US Bureau of Reclamation surface-water rights in the From and To Lands are described in Certificates 73406, 73605, 73610 and 73999. The BVID and Reclamation surface-water rights on the FROM and To Land may be exercised, depending on surface-water availability.



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](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.

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**Water Right Certificate # 96200 (Certificate Pending)**

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
Well K	Yes	L-11115	720 ft	16 in	+1.5 to 412	0 to 40 ft	78 to 118 and 228 to 408	34	Alluvial & Bedrock	1.3 cfs
Well S	Yes	L-114078	667 ft	12 in & 16 in	16 in: +1 to 79 12 in: +2 to 498	0 to 79 ft	260 to 480 and 520 to 660	22	Bedrock and Basalt	3.5 cfs
Well T	Yes	L-114089	780 ft	12 in & 16 in	16 in: +1 to 58.5 12 in: +2 to 579	0 to 58.5 ft	360 to 560	14	Bedrock and Basalt	4.7 cfs

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Steven R. Bruce, RG, LHg, CWRE

1626 Victorian Way

Eugene, OR 97401

(503) 319-8926

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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 )  
 ) ss  
 County of BAKER)

I, Bill DOLSEN, in my capacity as Manager of landowner McEst Ranches, LLC,  
 mailing address 301 N. 3<sup>RD</sup> STREET YAKIMA, WA 98901  
 telephone number (509)961-6468, 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 # 96200 (Pending) **OR**

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

Certificate #	Township	Range	Mer	Sec	¼ ¼	Gov't Lot or DLC	Acres (if applicable)

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 # \_\_\_\_\_ (For Historic POD/POA Transfers)

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3. The water right was used for: (e.g., crops, pasture, etc.): CROPS

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.

Bruce Hulse

Signature of Affiant

5/26/2022  
Date

Signed and sworn to (or affirmed) before me this 26 day of May, 2022.



Kenneth J. Williams  
Notary Public for Oregon/Washington

My Commission Expires: 11/10/2025

Supporting Documents	Examples
<input type="checkbox"/> Copy of a water right certificate that has been issued within the last five years. (not a remaining right certificate)	Copy of <b>confirming</b> water right certificate that shows issue date
<input type="checkbox"/> Copies of receipts from sales of irrigated crops or for expenditures related to use of water	<ul style="list-style-type: none"> <li>• Power usage records for pumps associated with irrigation use</li> <li>• Fertilizer or seed bills related to irrigated crops</li> <li>• Farmers Co-op sales receipt</li> </ul>
<input checked="" type="checkbox"/> Records such as FSA crop reports, irrigation district records, NRCS farm management plan, or records of other water suppliers  <u>See May 21, 2021 Claim of Beneficial Use Report and Map for Permit G-17655 (Application G-15977) Prepared by Skookum Water Associates Inc. on file at the Department</u>	<ul style="list-style-type: none"> <li>• District assessment records for water delivered</li> <li>• Crop reports submitted under a federal loan agreement</li> <li>• Beneficial use reports from district</li> <li>• IRS Farm Usage Deduction Report</li> <li>• Agricultural Stabilization Plan</li> <li>• CREP Report</li> </ul>
<input type="checkbox"/> Aerial photos containing sufficient detail to establish location and date of photograph	<p>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.</p> <p>Sources for aerial photos:            OSU – <a href="http://www.oregonexplorer.info/imagery">www.oregonexplorer.info/imagery</a>            OWRD – <a href="http://www.wrd.state.or.us">www.wrd.state.or.us</a>            Google Earth – <a href="http://earth.google.com">earth.google.com</a>            TerraServer – <a href="http://www.terra-server.com">www.terra-server.com</a></p>
<input type="checkbox"/> Approved Lease establishing beneficial use within the last 5 years	Copy of instream lease or lease number

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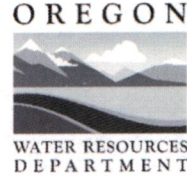
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# Supplemental Form D

## Water Right Transfers Within the Boundaries of or Served by an Irrigation District or other Water Supplier (Association, Ditch Co., etc.)

[For transfers submitted under OAR Chapter 690 Division 380]



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

The Department requires non-district applicants to communicate with districts/water suppliers during the planning and preparation of transfer applications involving water rights having a point of diversion or appropriation (POD/POA) or place of use (POU) served by or located within the boundaries of an irrigation district, or other type of water supplier to which assessments are paid. In some cases consent will be required from the district or water supplier.

This form must be included with any transfer application that involves rights served by or located within the boundaries of a district or other type of water supplier.

### 1. APPLICANT INFORMATION

NAME McEST RANCHES, LLC ATTN: BILL DOLSEN			PHONE (HM)		
PHONE (WK) (509) 961-6468		CELL	FAX		
ADDRESS 301 N. 3 <sup>RD</sup> STREET					
CITY YAKIMA	STATE WA	ZIP 98901	E-MAIL** BILL@DOLSENCO.COM		

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### 2. DISTRICT or WATER SUPPLIER INFORMATION

DISTRICT/WATER SUPPLIER NAME BAKER VALLEY IRRIGATION DISTRICT ATTN: JEFF COLTON			PHONE (HM)		
PHONE (WK) (541) 523-5451		CELL	FAX		
ADDRESS 3895 10 <sup>TH</sup> STREET					
CITY BAKER CITY	STATE OR	ZIP 97814	E-MAIL** J.E.COLTON@GMAIL.COM		

**\*\* By providing an e-mail address, the applicant and/or the district/water supplier consents to receive all correspondence from the Department electronically. Copies of final order documents will also be mailed.**

### 3. WATER RIGHTS ISSUED IN THE NAME OF, or LOCATED WITHIN, or SERVED BY AN IRRIGATION DISTRICT, OTHER DISTRICT, OR WATER SUPPLIER

a. List the water right(s) involved in this transfer:

	Application / Decree	Permit / Previous Transfer	Certificate	Is the water right in the name of a district, water supplier, or BOR*?
1.	S-2412	S-1260	73406	YES <input checked="" type="checkbox"/>
2.	S-46642	S-45593	73605	YES <input checked="" type="checkbox"/>
3.	S-20705	S-32932	73610	YES <input checked="" type="checkbox"/>
4.	S-62167	S-50696	73999	YES <input checked="" type="checkbox"/>

Attach additional pages for additional water rights if necessary.

\*Bureau of Reclamation



b. Determine a district's/water supplier's connection to your points of diversion (POD) or appropriation (POA) and places of use (POU). [You may need to consult with your district/water supplier.]

**CURRENT ASSOCIATIONS** Please answer the following "yes" or "no" questions:

YES  NO  One or more of the current POD(s) / POA(s) involved in the transfer are served by a district/water supplier or rely on BOR water.

YES  NO  All or a portion of the current POU involved in this proposed transfer receives water for either primary or supplemental irrigation from the district/water supplier; i.e., the POU is currently layered with a district or BOR water supplied water right(s).

**PROPOSED ASSOCIATIONS** Please answer the following "yes" or "no" questions:

YES  NO  One or more of the proposed POD(s) / POA(s) involved in the transfer are currently served or will be served by a district/water supplier if the transfer is approved, or rely on BOR water. **The proposed POU currently can receive BVID and BOR water. These sources may be exercised during this temporary transfer if surface water is available.**

YES  NO  All or a portion of the proposed POU involved in this proposed transfer currently receives or will receive either primary or supplemental irrigation from the district/water supplier; i.e., the POU will be layered with a district/water supplier or BOR water supplied water right(s). **The proposed POU currently can receive BVID and BOR water. These sources may be exercised during this temporary transfer if surface water is available.**

COMMENTS OR ADDITIONAL INFORMATION

THIS TRANSFER IS INTENDED TO BE TEMPORARY FOR UP TO 5 YEARS, BUT MAY BE CANCELED EARLIER THAN THE DATE AUTHORIZED BY THE PERMIT.

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**4. APPLICANT'S SIGNATURE**

(1) I certify that I have notified the district/water supplier about the proposed water right transfer application by [check one]:

email,  phone,  postal mail,  in person, or  other (please specify Both Phone & Email)

(2) I certify that to the best of my knowledge the information contained in this Supplemental Form D is true and accurate.

Applicant Signature

Bill Dolsen, Manager

Name (print)

5/13/22

Date

**5. (WHEN REQUIRED) DISTRICT or WATER SUPPLIER CONSENT TO THE PROPOSED WATER RIGHT TRANSFER**

District Manager or Water Supplier consent is required if any box on this form is marked "YES."

The district/water supplier certifies the following:

(1) The district/water supplier has reviewed the applicant's proposed water right transfer application and maps; and

(2) The district/water supplier consents to the proposed water right transfer application.

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YES  NO  NA  After proof of completion, the confirming water right certificate is to remain in the name of the U.S. Bureau of Reclamation or the district/water supplier. **This is a temporary transfer.**

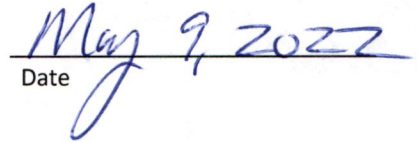
YES  NO  NA  The district/water supplier will be responsible for submitting the claim of beneficial use prepared by a Certified Water Rights Examiner (CWRE). **This is a temporary transfer.**



Jeff Colton, BVID District Manager

Signature of District Manager /Water Supplier

Name (print), Title



Date

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Sections 24 & 36, T7S, R39E and Sections 19, 29, 30, 31 & 32, T7S, R40E, W.M., Baker County


TEMPORARY TRANSFER MAP  
Certificate 96200 (Certificate Pending)  
McEst Ranches, LLC

EXPLANATION

FROM LANDS

 PERMIT G-17655  
SUPPLEMENTAL IRRIGATION - 67.0 A  
WELLS K, S & T  
PRIORITY: 4/4/2003

TO LANDS

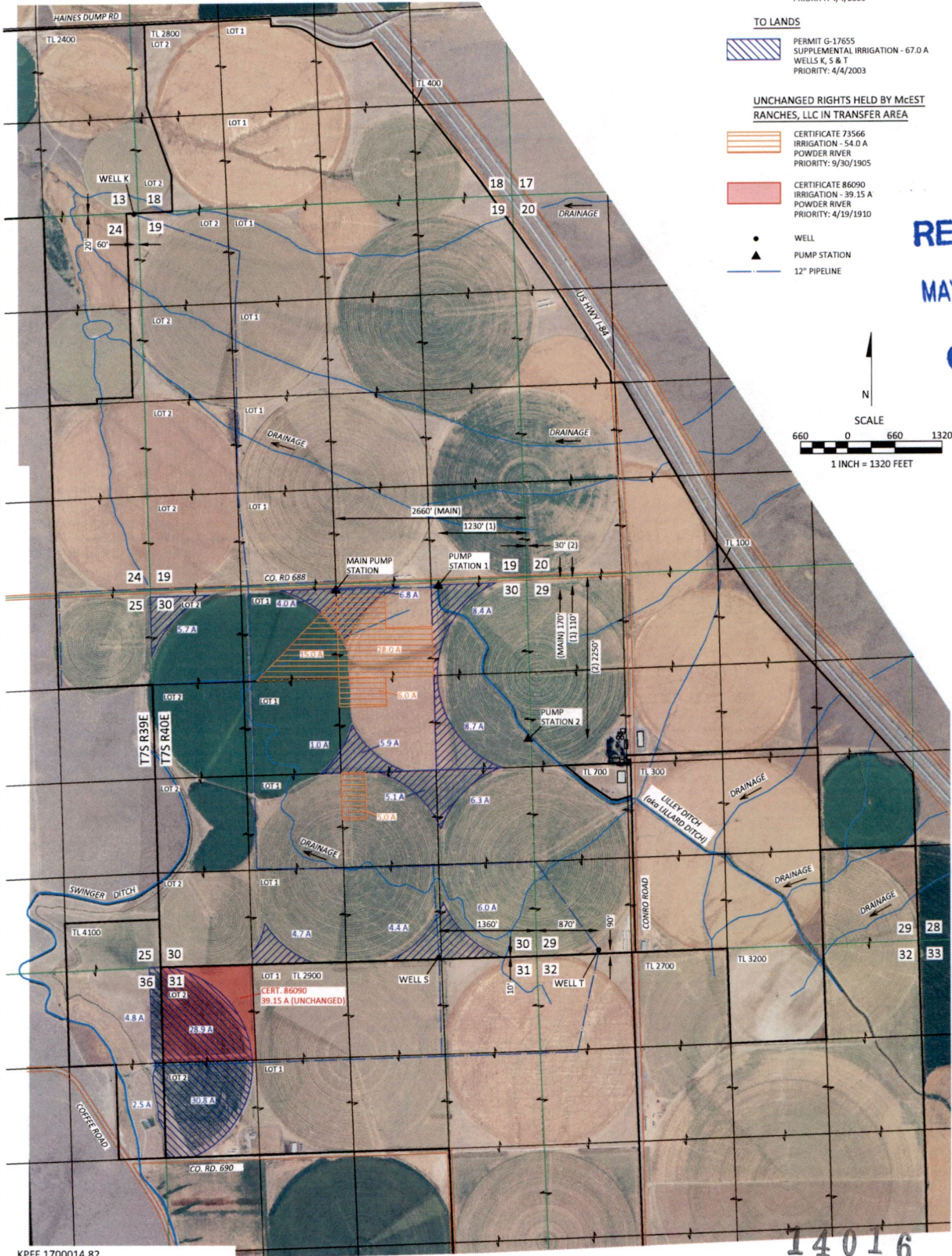
 PERMIT G-17655  
SUPPLEMENTAL IRRIGATION - 67.0 A  
WELLS K, S & T  
PRIORITY: 4/4/2003

UNCHANGED RIGHTS HELD BY McEST RANCHES, LLC IN TRANSFER AREA

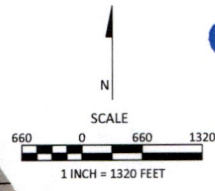
 CERTIFICATE 73566  
IRRIGATION - 54.0 A  
POWDER RIVER  
PRIORITY: 9/30/1905

 CERTIFICATE 86090  
IRRIGATION - 39.15 A  
POWDER RIVER  
PRIORITY: 4/19/1910

 WELL  
 PUMP STATION  
 12" PIPELINE



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KPFF 1700014.82

**SKOOKUM**  
WATER ASSOCIATES INC

1626 VICTORIAN WAY  
EUGENE, OR 97401  
(503) 319-8926

DRAFT

NOTES:

1. Not all authorized acres of the water rights are shown.
2. From and To Lands have Baker Valley Irrigation District surface-water rights under certificates 73406, 73605, 73610 & 73999.

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May 4, 2022

This map is not intended to provide legal dimensions or locations of property ownership lines

Figure 1

**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.

**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](http://apps.wrd.state.or.us/apps/misc/wrd_fee_calculator).
- 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 96200 (certificate pending).**  
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: 2022 End Year: 2026.**
- 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 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):**

<input type="checkbox"/> Application fee not enclosed/insufficient	<input type="checkbox"/> Map not included or incomplete
<input type="checkbox"/> Land Use Form not enclosed or incomplete	<input type="checkbox"/> Part _____ is incomplete
<input type="checkbox"/> Additional signature(s) required	

Other/Explanation \_\_\_\_\_

Staff: \_\_\_\_\_ Phone: \_\_\_\_\_ 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°).

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**Applicant Information**

APPLICANT/BUSINESS NAME <b>McEst Ranches, LLC Attn: Bill Dolsen</b>			PHONE NO. <b>(509) 961-6468</b>	ADDITIONAL CONTACT NO.
ADDRESS <b>301 N. 3<sup>rd</sup> Street</b>				FAX NO.
CITY <b>Yakima</b>	STATE <b>WA</b>	ZIP <b>98901</b>	E-MAIL <b>adam@dolsenco.com</b>	
<b>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.</b>				

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

AGENT/BUSINESS NAME <b>Schwabe, Williams &amp; Wyatt Attn: Shonee Langford</b>			PHONE NO. <b>(503) 540-4261</b>	ADDITIONAL CONTACT NO.
ADDRESS <b>Equitable Center 530 Center Street NE, Suite 730</b>				FAX NO.
CITY <b>Salem</b>	STATE <b>OR</b>	ZIP <b>97301</b>	E-MAIL <b>slangford@schwabe.com</b>	
<b>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.</b>				

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

**We are requesting approval to move 67.0 acres of supplemental groundwater rights temporarily from field corners outside of pivots. The intent of the proposed temporary transfer is to provide a more reliable source of irrigation water to a portion of an existing pivot located on the To Lands.**

**The From and To Lands currently are irrigated using irrigation rights held by the Baker Valley Irrigation District (BVID) and the US Bureau of Reclamation. The BVID and Reclamation rights will not be moved by this transfer, but may be exercised on the authorized and proposed places of use during the transfer period as allowed within the limits of the authorized duties. The BVID has approved of this proposed temporary transfer. We also discussed this temporary transfer with Kelly Starnes of the Transfer Section on April 4, 2022 and Marcy Osborn, the District 8 Watermaster on April 20, 2022. Ms. Osborn indicated she did not see any issues related to the similar reliability of the primary rights for the proposed transfer.**

**In addition to the BVID and Reclamation rights, a portion of the From and To Lands have senior primary surface-water irrigation rights under Certificates 73566 and 86090 held by McEst Ranches, LLC. These rights will remain unchanged and may be exercised during the transfer, recognizing the limitations on the duties described in the certificates.**

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.**

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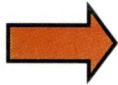
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Check here if any of the water rights proposed for transfer are or will be located within or served by an irrigation or other water district. (NOTE: If this box is checked, you must complete and attach Supplemental Form D.)

DISTRICT NAME <b>Baker Valley Irrigation District Attn: Jeff Colton</b>		ADDRESS <b>3895 10<sup>th</sup> Street</b>	
CITY <b>Baker City</b>	STATE <b>OR</b>	ZIP <b>97814</b>	

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 <b>NA</b>		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 <b>Baker County</b>		ADDRESS <b>1995 Third Street, Suite 131</b>	
CITY <b>Baker City</b>	STATE <b>OR</b>	ZIP <b>97814</b>	

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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 # 96200 (Certificate Pending)**

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**Description of Water Delivery System**

System capacity: 10.1 cubic feet per second (cfs) OR  
 \_\_\_\_\_ gallons per minute (gpm)

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.

Well K has a 100-hp turbine pump that produces 1.9 cfs, based on a pumping lift of 322 feet, a 20-psi operating pressure and a lift of 5 feet to the place of use. There is also a 50-hp booster pump at the well that produces 1.9 cfs at an operating pressure of 70 psi.

Well S has a 200-hp turbine that produces 3.5 cfs, based on a pumping lift of 219 feet, a 70-psi operating pressure and a lift of 0 feet to the place of use.

Well T has a 200-hp turbine pump that produces 4.7 cfs, based on a pumping lift of 142 feet, a 70-psi operating pressure and a lift of -20 feet to the place of use (place of use is lower than pump).

The mainline system connects to 20 pivots and hydrants used for wheel lines on pivot corners. The pivots can apply a total of 27.9 cfs. There are over 9,900 feet of 3-inch-diameter wheel lines that have at least 247 sprinklers with 3/16<sup>th</sup> inch nozzles, that are capable of delivering 1.9 cfs.

**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)
Well K	<input checked="" type="checkbox"/> Authorized <input type="checkbox"/> Proposed	BAKE 50717	7 S	39 E	24	NE	NE	2800	20 ft S and 60 ft W from NE Corner, Section 24
Well S	<input checked="" type="checkbox"/> Authorized <input type="checkbox"/> Proposed	BAKE 52394	7 S	40 E	31	NW	NE	2900	10 ft S and 1360 ft W from SE Corner, Section 30
Well T	<input checked="" type="checkbox"/> Authorized <input type="checkbox"/> Proposed	BAKE 52392	7 S	40 E	29	SW	SW	2800	90 ft N and 870 ft E from SW Corner, Section 29

**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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**Table 2. Description of Temporary Changes to Water Right Certificate # 96200 (Certificate Pending)**

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						
<b>EXAMPLE</b>																										
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
7	S	40	E	30	NE	NE	2800	--	8.4	Supplemen- tal Irrigation	Wells K, S & T	4/4/ 2003	POU	7	S	39	E	36	NE	NE	4100	--	4.8	No Change	Wells K, S & T	4/4/ 2003
"	"	"	"	"	NW	NE	"	"	6.8	"	"	"	"	7	S	39	E	36	SE	NE	4100	--	2.5	No Change	Wells K, S & T	4/4/ 2003
"	"	"	"	"	SW	NE	"	"	5.9	"	"	"	"	7	S	40	E	31	NW	NW	2900	L2	28.9	No Change	Wells K, S & T	4/4/ 2003
"	"	"	"	"	SE	NE	"	"	8.7	"	"	"	"	7	S	40	E	31	SW	NW	2900	L2	30.8	No Change	Wells K, S & T	4/4/ 2003
"	"	"	"	"	NE	NW	"	L1	4.0	"	"	"	"													
"	"	"	"	"	NW	NW	"	L2	5.7	"	"	"	"													
"	"	"	"	"	SE	NW	"	L1	1.0	"	"	"	"													
"	"	"	"	"	SE	SW	"	L1	4.7	"	"	"	"													
"	"	"	"	"	NE	SE	"	--	6.3	"	"	"	"													
"	"	"	"	"	NW	SE	"	"	5.1	"	"	"	"													
"	"	"	"	"	SW	SE	"	"	4.4	"	"	"	"													
"	"	"	"	"	SE	SE	"	"	6.0	"	"	"	"													

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TOTAL ACRES	67.0
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TOTAL ACRES	67.0
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Additional remarks: \_\_\_\_\_

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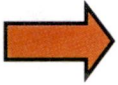
**Water Right Certificate # 96200 (Certificate Pending)**

**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: McEst Ranches, LLC holds 39.15 acres of rights under Certificate 86090 and 54.0 acres of rights under Certificate 73655 in the quarter-quarters affected by the transfer. These primary surface-water rights will remain in place unchanged and may be exercised, depending on surface-water availability. The locations of these rights are shown on the transfer map. As indicated on the map, not all or the acres authorized by these rights are shown.

Baker Valley Irrigation District (BVID) and US Bureau of Reclamation surface-water rights in the From and To Lands are described in Certificates 73406, 73605, 73610 and 73999. The BVID and Reclamation surface-water rights on the FROM and To Land may be exercised, depending on surface-water availability.



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](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.

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**Water Right Certificate # 96200 (Certificate Pending)**

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
Well K	Yes	L-11115	720 ft	16 in	+1.5 to 412	0 to 40 ft	78 to 118 and 228 to 408	34	Alluvial & Bedrock	1.3 cfs
Well S	Yes	L-114078	667 ft	12 in & 16 in	16 in: +1 to 79 12 in: +2 to 498	0 to 79 ft	260 to 480 and 520 to 660	22	Bedrock and Basalt	3.5 cfs
Well T	Yes	L-114089	780 ft	12 in & 16 in	16 in: +1 to 58.5 12 in: +2 to 579	0 to 58.5 ft	360 to 560	14	Bedrock and Basalt	4.7 cfs

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DEEDS

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**After recording return to Grantee at:**

**McEST RANCHES, LLC**  
c/o STOKES LAWRENCE  
**VELIKANJE, MOORE & SHORE**  
Attention: Dustin E. Yeager  
120 N. Naches Avenue  
Yakima, Washington 98901-2757

**Mail all tax statements to:**

**McEST RANCHES, LLC**  
PO Box 1726  
Yakima, WA 98907

THIS SPACE RESERVED FOR RECORDER'S USE

**QUITCLAIM DEED**

**Grantor(s):** (1) **McEST 2, LLC**

**Grantee(s):** (1) **McEST RANCHES, LLC**

**Assessor's Tax Parcel ID No(s):** 518 07S39 4100; **Ref. No. 7239**  
518 07S40 2900; **Ref. No. 7305**  
517 07S40 2900; **Ref. No. 7801**

**The true consideration for this conveyance is:** *None*

**GRANTOR, McEST 2, LLC**, a Washington limited liability company, for no consideration and for the sole purpose of effectuating a mere change in identity or form of ownership, conveys and quitclaims to Grantee, **McEST RANCHES, LLC**, a Washington limited liability company, all of Grantor's right, title, and interest in the real estate described on attached Exhibit A, which is situated in the county of Baker, state of Oregon, together with all of Grantor's after-acquired title therein.

Grantor expressly limits the covenants of this Quitclaim Deed to those expressed herein, if any, and expressly excludes all covenants arising or that arise by statutory or any other implication.

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

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APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

EXECUTED effective as of the 1st day of January, 2020.

**GRANTOR:**

**McEST 2, LLC**

By: R. William Dolsen  
R. William Dolsen, Manager

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF YAKIMA )

On December 30, 2019, **R. WILLIAM DOLSEN** ("Signer"), who is personally known to me or proved by satisfactory evidence to be the Signer, personally appeared before me and acknowledged that Signer executed the above-stated Quitclaim Deed ("Instrument") as Signer's free and voluntary act and deed for the uses and purposes stated in the Instrument and that Signer is authorized to execute the Instrument in the following capacity:

- As Manager for **McEST 2, LLC**, a Washington limited liability company



Jarda Kelley  
(print name) Jarda Kelley  
NOTARY PUBLIC in and for the state of Washington  
My appointment expires 9/9/2023

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**EXHIBIT A**

**Legal Description**

**Reference No. 7239:**

**TRACT I**

A parcel of land in Township 7 South, Range 39 East of the Willamette Meridian, in the County of Baker and State of Oregon, described as follows:

Section 25: South half of the Southeast quarter of the Southeast quarter.

Section 36: Northeast quarter of the Northeast quarter; AND  
the East half of the Southeast quarter of the Northeast quarter;

EXCEPTING THEREFROM the following two parcels:

Parcel No. 1: That portion conveyed to Baker County by deed recorded August 13, 1907, in Deed Book 65, page 303, records of Baker County, Oregon.

Parcel No. 2: That portion conveyed to Baker County by deed recorded July 18, 1949, in Deed Book 151, page 7, records of Baker County, Oregon.

This legal description was created prior to January 1, 2008.  
(518 07S39 4100; Ref. No. 7239)

**Reference Nos. 7305 and 7801:**

**TRACT II**

A parcel of land in Township 7 South, Range 40 East of the Willamette Meridian, Baker County, Oregon:

Section 31: Lot 1 of the Northwest quarter (East half of the Northwest quarter);  
Lot 2 of the Northwest quarter (West half of the Northwest half);  
the Northeast quarter; AND  
the East half of the Southeast quarter.

Section 32: West half of the West half.

This legal description was created prior to January 1, 2008.  
(518 07S40 2900; Ref. No. 7305; SPLIT ACCOUNT)  
(517 07S40 2900; Ref. No. 7801; SPLIT ACCOUNT)

All situated in Baker County, Oregon.

B20 01 0057

STATE OF OREGON }  
COUNTY OF BAKER }  
I CERTIFY THAT THIS  
INSTRUMENT WAS RECEIVED  
AND RECORDED IN THE BOOK  
OF RECORDS OF SAID COUNTY

STEFANIE KIRBY, BAKER CO. CLERK

BY *Karen Phillips* DEPUTY

DOC#: B20010054

1/02/2020 2:15 PM

REFUND: .00 101.00

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**BARGAIN AND SALE DEED**

**McEST RANCHES, LLC, a Washington Limited Liability Company, Grantor, conveys to ALLEN POTATO, LLC, an Oregon Limited Liability Company, Grantee, all of Grantor's right, title and interest in and to that certain real property situate in Baker County, Oregon, described more fully on Exhibit "A" attached hereto and by this reference incorporated herein.**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including without limit, all water and water rights, ditches and ditch rights appurtenant thereto, or used or held for use in connection therewith, and however evidenced or manifested.

The true consideration for this conveyance is \$-0-.

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

DATED THIS 10 day of MARCH, 2014.

McEST RANCHES, LLC

By: R. William Dolsen  
R. WILLIAM DOLSEN, Managing Member

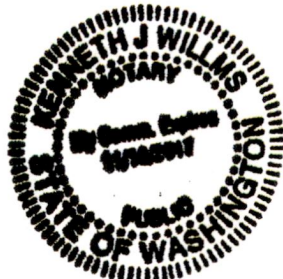
STATE OF OREGON }  
County of Baker } ss:

The foregoing instrument was acknowledged before me this 10 day of MARCH, 2014, by R. WILLIAM DOLSEN, Managing Member, for McEST RANCHES, LLC.

Kenneth J. Willis  
Notary Public for Yakima County  
My Commission Expires: 11/10/2017

AFTER RECORDING RETURN TO:  
Allen Potato, LLC  
48748 McCarty Bridge Road  
North Powder, Oregon 97867

SEND TAX STATEMENTS TO:  
Allen Potato, LLC  
48748 McCarty Bridge Road  
North Powder, Oregon 97867



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# PARTITION PLAT NUMBER P2014-002

Situate in Sections 13, 24 and 25, Township 7 South, Range 39 East and Sections 18, 19, 20, 29 and 30, Township 7 South, Range 40 East of the Willamette Meridian, Baker County, Oregon

SCALE: 1"=2000'

## BASIS OF BEARING

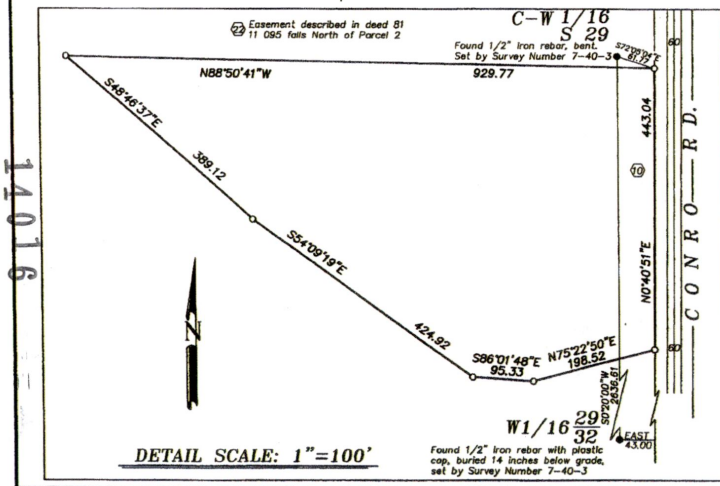
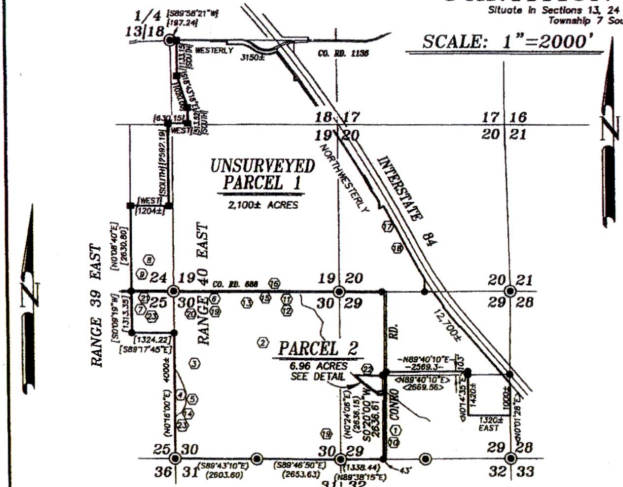
Solar observation taken at a point 3350 feet South and 3360 feet West of the Northeast corner of Section 22, Township 6 South, Range 39 East of the Willamette Meridian, as per Partition Plat No. P2011-010 and Union County Survey No. O13-2011

## LEGEND

- Monument of record, not tied by this partition
- Rebar monument, set by Survey Number 7-39-7, 7-40-3, 7-40-4 or 7-40-5, not tied by this partition unless otherwise noted
- 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by survey for Charlie Vaughan, dated Nov-Dec. 2013
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Easement Line
- - - Existing Ditch
- ( ) Record measurement as per Survey Number 7-40-3
- [ ] Record measurement as per Survey Number 7-39-7
- | | Record measurement as per MF B13 47 0051
- < > Record measurement as per Survey Number 7-40-4
- - - Record measurement as per Survey Number 7-40-5

## NOTES AND EASEMENTS

- ① Easement, 25 ft. in width, granted to Lillard Irrigation Company by deed recorded in Book 62, Page 266, for ditch or pipeline
- ② Easement, 25 ft. in width, granted to Lillard Irrigation Company by deed recorded in Book 62, Page 271, for ditch or pipeline
- ③ Easement, no width specified, granted to S.A. Lillard and J.F. Lillard by deed recorded in Book 77, Page 211 for ditch, flume or canal
- ④ Easement, granted to Leslie B. Riggs and Paul W. Riggs by deed recorded in Book 80, Page 505, for irrigation ditch
- ⑤ Easement, granted to Sheriff of Baker County, by deed recorded in Book 124, Page 110, over any roads under construction to be used as public roads
- ⑥ Easement, no width specified, granted to Pacific Telephone and Telegraph Company, by deed recorded in Book 131, Page 477
- ⑦ Easement, no width specified, granted to Pacific Telephone and Telegraph Company, by deed recorded in Book 131, Page 505
- ⑧ Reservation of minerals, in deed from the State of Oregon, recorded in Book 137, Page 83
- ⑨ Reservation of mineral rights, in deed from Aldo Bodeau, recorded in Book 160, Page 534
- ⑩ Easement, granted to United States of America, by Deed 66 26 054, for water pipe line
- ⑪ Easement, granted to United States of America, by Deed 66 26 056, for water pipe line
- ⑫ Right of way easement, 10 ft. in width, granted to California-Pacific Utilities Company, recorded in Deed 67 48 011
- ⑬ Easement, granted to Baker Valley Irrigation District, recorded in Deed 67 51 034 for irrigation canal
- ⑭ Easement, granted to United States of America, by Deed 68 23 026
- ⑮ Right of way easement, 10 ft. wide, granted to California-Pacific Utilities Company, recorded in Deed 70 14 029
- ⑯ Limited access provisions contained in Deed to State of Oregon, recorded as deed 70 15 012, Deed 70 15 017 and deed 71 16 037
- ⑰ Limited access provisions contained in Final Judgment to the State of Oregon recorded as Baker County Court Record 21 058
- ⑱ Right of way easement, 15 ft. wide, granted to California-Pacific Utilities Company, recorded in Deed 76 23 107
- ⑲ Right of way easement, 15 ft. wide granted to California-Pacific Utilities Company, recorded in Deed 76 23 107
- ⑳ Right of way easement, 15 ft. wide granted to California-Pacific Utilities Company, recorded in Deed 76 23 107
- ㉑ Easement, 15 ft. wide, granted to C P National Corporation by Deed recorded as 81 14 095
- ㉒ Easement, granted to Baker Valley Irrigation District by Deed 80 12 107
- ㉓ Easement, 10 ft. wide, granted to Oregon Trail Electric Consumers Cooperative by Deed 80 16 119
- ㉔ Sewage disposal shall be provided by a DEQ approved sanitary sewage disposal system



## REFERENCE MATERIAL

- Survey Number 7-39-7
- Survey Number 7-40-3
- Survey Number 7-40-4
- Survey Number 7-40-5
- 0007 Strip Map 98-3-30
- DEED REFERENCES
- Deed 67 001
- B13 47 0051

Preliminary Title Report Number 0031047, dated October 13, 2013, prepared by Amertitus

## NARRATIVE

This partition was done at the request of Charlie Vaughan, legal representative for Alan Pateo, LLC. Mr. Vaughan wanted the tract as shown partitioned away from the agricultural ground as per Conditional Use Permit CU-1-010. Parcel 1 is UNSURVEYED. No attempt was made to place anterior lines aside from the portion around Parcel 2. I place the dividing line at the direction of Mr. Vaughan. I hold the rebar also found at the West 1/16th corner of Section 29 and 32 as well as the Center-West 1/16th of Section 29, set by Survey Number 7-40-3. I place the West right of way line of Conrod Road by establishing a point due East of the C-W 1/16 29 feet and driving to a point 43 feet due East of the W 1/16 between 29 and 32 as per deed case. I find no other unusual conditions with this partition.

## SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hau, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. P2014-002, and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in the Plat Records of BAKER COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hau, OPLS 83571

## WATER RIGHTS

1. Certificate 53133 to Fraser Ranches, over portion of E 1/2 of SE 1/4, Sec. 24 T7S, R39E and W 1/2 of W 1/2 of Sec. 18, T7S, R40E.
2. Permit 015710, over most of the land within this partition.
3. Permit 013616, over portion of lands within Sections 24 and 25, T7S, R39E and Secs 18, 19 and 20, T7S, R40E.
4. Certificate 73989 to Baker Valley Irrigation District, for storage right over a portion of the NE 1/4, NE 1/4 Sec. 25, T7S, R39E.
5. Certificate 52843 to Connecticut General Life Insurance Co over a portion of Section 29 and the NE 1/4 Section 30, T7S, R40E.
6. Certificate 73566 to Kirk Smith over a portion of Section 30, T7S, R40E.
7. Certificate 86290 to Lindsay Brothers and Donald and Dorothy Hubbard, over a portion of Sec. 30, T7S, R40E.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**RECEIVED**

JEFFREY S. HAU  
83571

Revised Date: July 30, 2015  
Sheet 1 of 2

OWRD

B14 11 0252

# PARTITION PLAT NUMBER P2014-002

Situate in Sections 13, 24 and 25, Township 7 South, Range 39 East and Sections 18, 19, 20, 29 and 30, Township 7 South, Range 40 East of the Willamette Meridian, Baker County, Oregon

## SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Land Surveyor, do hereby certify that I have plotted UNSURVEYED Parcel 1 and surveyed and plotted Parcel 2 of this partition, being situate in Sections 13, 24 and 25, Township 7 South, Range 39 East and Sections 18, 19, 20, 29 and 30, Township 7 South, Range 40 East of the Willamette Meridian, Baker County, Oregon, more particularly described as follows:

That portion of the Southeast quarter of Section 13 and the East half of the East half of Section 24, Township 7 South, Range 39 East and that portion of Lot 2 of the Southwest quarter of Section 18 (The West half of the Southwest quarter) of Township 7 South, Range 40 East of the Willamette Meridian lying East and South of the following described line:

- Beginning of a point on the North line of the Southwest quarter of Section 18, Township 7 South, Range 40 East of the Willamette Meridian, Baker County, Oregon, said point which bears North 89°58'21" East, a distance of 197.24 feet from the West quarter corner of said Section 18,
- Thence South, a distance of 1133.15 feet,
- Thence South 18°43'18" East, a distance of 1020.00 feet,
- Thence South, a distance of 513.52 feet,
- Thence West, a distance of 630.15 feet,
- Thence South, a distance of 2592.19 feet,
- Thence West, a distance of 1204 feet, more or less, to the West line of the East half of the East half of Section 24, Township 7 South, Range 39 East of the Willamette Meridian.

ALSO INCLUDING, the Northeast quarter of the Northeast quarter of Section 25, Township 7 South, Range 39 East of the Willamette Meridian,

ALSO INCLUDING, in Township 7 South, Range 40 East of the Willamette Meridian, Baker County, Oregon: Section 18: The Southwest quarter of the Southeast quarter, the South half of Lot 1 of the Southwest quarter (the Southeast quarter of the Southwest quarter), all that portion of the North half of Lot 1 of the Southwest quarter (the Northeast quarter of the Southwest quarter) lying South of the County Road right of way, and all that portion of the Northwest quarter of the Southwest quarter and the Southeast quarter of the Southwest quarter lying Southwesterly of the County Road right of way.

Section 19: All lying Southwesterly of the County road right of way.

Section 20: The West half of the Southwest quarter, all that portion of the West half of the Northwest quarter lying Southwesterly of the County road right of way and all that portion of the East half of the Southwest quarter lying Southwesterly of the I-84 (formerly I-80N) right of way.

Section 22: The West half of the West half, all that portion of the Northwest quarter of the Northeast quarter, the Southeast quarter of the Northeast quarter, the Northwest quarter of the Southeast quarter lying Southwesterly of the I-84 (formerly I-80N) right of way.

All that portion of the Southwest quarter of the Northeast quarter lying Southwesterly of I-84 (formerly I-80N) right of way, EXCEPTING THEREFROM the South 103 feet;

The East half of the Northwest quarter, EXCEPTING THEREFROM the following two parcels:

Parcel 1: That portion of the South 103 feet of the Southwest quarter of the Northwest quarter lying East of Baker County Road.

Parcel 2: Road right of way conveyed to Baker County, recorded January 25, 1974 in Deeds 74 04 054.

A parcel in the East half of the Southwest quarter described as follows: Beginning at the Southwest corner of the East half of the Southwest quarter of said section; thence North 28°36' feet, more or less to the Northwest corner of said East half of the Southwest quarter; thence East 58 feet; thence South 28°36' feet, more or less to a point 43 feet East of the Southwest corner of said East half of the Southwest quarter; thence West 43 feet to the Point of Beginning.

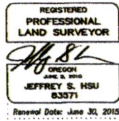
Also including the South 42 feet of the West 42 feet of the Southwest quarter of the Northwest quarter.

Section 30: All EXCEPTING THEREFROM, the coal, oil, gas and other minerals underlying the surface of said land, reserved in State Deed recorded June 14, 1945 in Deed Book 137, Page 83.

EXCEPTING THEREFROM, the oil and mineral right underlying the surface of that portion lying in the E 1/4 SW 1/4 of Section 26, reserved in deed recorded March 10, 1953 in Deed Book 163, Page 534, and all rights and easements in favor of the estate of oil and minerals.

Subject to assessments of record and rights of way as they exist. I further certify that I made this plat by order of and under the direction of the owners thereof, and that Parcel 2 is monumented as shown on the annexed map, in accordance with O.R.S. 92.055.

*Jeffrey S. Hsu*  
Jeffrey S. Hsu, OPLS 83571  
Bogert, Griffith and Blockman  
2006 Adams Avenue  
LaGrande, OR 97850



## DECLARATION

Know all people by these presents that McEst Ranches, LLC, is the owner of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and has caused Parcel 2 to be surveyed and plotted and Parcel 1 to be plotted as shown on the annexed plat, all in accordance with the provisions of O.R.S. 92. In witness whereof, McEst Ranches, LLC, through its Manager, R. William Dolson, as authorized under the Limited Liability Company Agreement of McEst Ranches, LLC, hereby approves and signs this instrument.

*R. William Dolson*  
R. WILLIAM DOLSON, Manager  
McEst Ranches, LLC

## APPROVALS

### BAKER COUNTY SURVEYOR

Approved this 20<sup>TH</sup> day of Feb., 2014.

by *Thomas J. Hanley*  
Thomas J. Hanley

### BAKER COUNTY PLANNING DEPARTMENT

Approved this 21<sup>ST</sup> day of February, 2014.

*Holly Bowers*  
Holly Bowers  
Baker County Planning Director

## ACKNOWLEDGMENTS

State of ~~Washington~~ Oregon SS  
County of ~~King~~ Baker

Know all these people by these presents, on this 21<sup>ST</sup> day of February, 2014, before me a Notary Public in and for said County and State personally appeared R. WILLIAM DOLSON, who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

*Caroleann R. Caden*  
Caroleann R. Caden  
Notary Public for  
the State of Oregon Washington



Historical seal

### BAKER COUNTY TAX COLLECTOR

I hereby certify that pursuant to O.R.S. 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the 2013-2014 tax roll which become a lien on the land within this partition, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by *Alice Saffinger* Date: 2-24-14

## SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. P2014-002 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in the Plat Records of BAKER COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

*Jeffrey S. Hsu*  
Jeffrey S. Hsu, OPLS 83571

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MAY 27 2022

OWRD

## FILING STATEMENT

### BAKER COUNTY CLERK

State of Oregon SS  
County of Baker

I do hereby certify that the attached partition plat was received for record on the 24<sup>TH</sup> day of February, 2014, at 10:30 o'clock A.M. and recorded in Baker County records.

*Jamara J. Green Co. Clerk*  
by Karen Phillips, Deputy

814 11 0253

**EXHIBIT "A"**

A tract of land situated in the Southwest quarter of Section 29, Township 7 South, Range 40 East of the Willamette Meridian, Baker County, Oregon, more particularly described as follows:

Beginning at a point on the West right of way line of Conro Road (Co. Rd. No. 737), said point which bears South 72°05'04" East, a distance of 61.77 feet from the Center-West 1/16th corner of said Section 29,

Thence: North 88°50'41" West, a distance of 929.77 feet,

Thence: South 48°46'37" East, a distance of 389.12 feet,

Thence: South 54°09'19" East, a distance of 424.92 feet,

Thence: South 86°01'48" East, a distance of 95.33 feet,

Thence: North 75°22'50" East, a distance of 198.52 feet to the West right of way line of Conro Road (Co. Rd. No 737),

Thence: North 0°40'51" East, along said West right of way line, a distance of 443.04 feet, to the Point of Beginning of this description.

Containing 6.96 acres.

STATE OF OREGON )  
COUNTY OF BAKER )  
I CERTIFY THAT THIS  
INSTRUMENT WAS RECEIVED  
AND RECORDED IN THE BOOK  
OF RECORDS OF SAID COUNTY  
TAMARA J. GREEN, BAKER CO. CLERK  
BY *Faren Phillips* DEPUTY  
DOC#: 14110251B  
3/20/2014 10:04 AM  
REF .00 61.00  
*SS+U* *CK*

**RECEIVED**

**MAY 27 2022**

**OWRD**

**14016**

WARRANTY DEED

ALLEN POTATO, LLC, an Oregon Limited Liability Company, Grantor, warrants and conveys to McEST RANCHES, LLC, a Washington Limited Liability Company, Grantee, all of Grantor's right, title and interest in and to that certain real property situated in Baker County, Oregon, described more fully on Exhibit "A" attached hereto and by this reference incorporated herein.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including without limit, all water and water rights, ditches and ditch rights appurtenant thereto, or used or held for use in connection therewith, and however evidenced or manifested.

SUBJECT TO easements, covenants, conditions, restrictions, reservations and rights-of-way of record or visible upon inspection.

SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways or lying below the mean high water mark of various creeks crossing said property.

SUBJECT TO the classification of the property as farm use land for tax assessment purposes which may have resulted in a deferral of property taxes. Grantees shall be responsible for any additional taxes or interest resulting from any disqualification of the property from such classification which arise as a consequence of actions of Grantee during Grantee's ownership; provided, Grantor shall be responsible for any such additional taxes or interest resulting from any such disqualification which arise as a consequence of actions of Grantor during Grantor's ownership.

The true consideration for this conveyance is \$8,165,700.00 which includes consideration paid for certain personal property located thereon including any irrigation equipment and manufactured home.

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

DATED THIS 16<sup>th</sup> day of December, 2013.

ALLEN POTATO, LLC

Brad E. Allen member  
BRAD E. ALLEN, Member

June C. Allen member  
JUNE C. ALLEN, Member

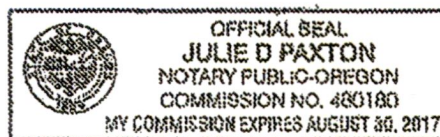
STATE OF OREGON )  
                          ) ss:  
County of Baker )

The foregoing instrument was acknowledged before me this 16 day of December, 2013, by BRAD E. ALLEN and JUNE C. ALLEN, for Allen Potato, LLC.  
*\* as members*

Julie D Paxton  
Notary Public for Oregon  
My Commission Expires: 8/30/17

AFTER RECORDING RETURN TO:  
AMERITITLE  
2245 Main Street  
Baker City, Oregon

SEND TAX STATEMENTS TO:  
McEst Ranches, LLC  
PO Box 1726  
Yakima, WA 98907



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AMERITITLE: BA-31047



## EXHIBIT "A"

TRACT ONE:

The Southeast quarter of Section 13, Township 7 South, Range 39 East of the Willamette Meridian, in the County of Baker and State of Oregon.

ALSO the East half of the East half of Section 24, Township 7 South, Range 39 East of the Willamette Meridian, in the County of Baker and State of Oregon.

ALSO the Northeast quarter of the Northeast quarter of Section 25, Township 7 South, Range 39 East of the Willamette Meridian, in the County of Baker and State of Oregon.

EXCEPTING from the above-described portions of Sections 13 and 24 all that portion lying Northerly and Westerly of the following described line:

BEGINNING at a point on the North line of the Southwest quarter of Section 18, Township 7 South, Range 40 East of the Willamette Meridian, said point which bears North 89°58'21" East a distance of 197.24 feet from the West quarter corner of said Section 18; thence South a distance of 1133.15 feet; thence South 18°43'18" East a distance of 1020.00 feet; thence South a distance of 513.52 feet; thence West a distance of 630.15 feet; thence South a distance of 2592.19 feet; thence West a distance of 1204 feet, more or less, to the West line of the East half of the East half of Section 24, Township 7 South, Range 39 East of the Willamette Meridian, being the POINT OF TERMINATION of said line.

TRACT TWO:

Government Lot 2 of the Southwest quarter (being the West half of the Southwest quarter), the South half of Government Lot 1 of the Southwest quarter (being the Southeast quarter of the Southwest quarter), and the Southwest quarter of the Southeast quarter of Section 18, Township 7 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon.

ALSO all that portion of the North half of Government Lot 1 of the Southwest quarter (being the Northeast quarter of the Southwest quarter) of Section 18, Township 7 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, lying Southerly of the County Road right of way.

ALSO all that portion of the Northwest quarter of the Southeast quarter of Section 18, Township 7 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, lying Southwesterly of the County Road right of way.

ALSO all that portion of the Southeast quarter of the Southeast quarter of Section 18, Township 7 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, lying Southwesterly of the County Road right of way.

ALSO Government Lots 1 and 2 of the Northwest quarter (being the entire Northwest quarter), Government Lots 1 and 2 of the Southwest quarter (being the entire Southwest quarter), the Southeast quarter, the South half of the Northeast quarter, and the Northwest quarter of the Northeast quarter of

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Section 19, Township 7 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon.

ALSO all that portion of the Northeast quarter of the Northeast quarter of Section 19, Township 7 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, lying Southwesterly of the County Road right of way.

ALSO the West half of the Southwest quarter of Section 20, Township 7 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon.

ALSO all that portion of the West half of the Northwest quarter of Section 20, Township 7 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, lying Southwesterly of the County Road right of way.

ALSO all that portion of the East half of the Southwest quarter of Section 20, Township 7 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, lying Southwesterly of the U.S. Highway I-84 (formerly 80N) right of way.

EXCEPTING THEREFROM all that portion of the above-described land lying Northerly and Westerly of the following described line:

BEGINNING at a point on the North line of the Southwest quarter of Section 18, Township 7 South, Range 40 East of the Willamette Meridian, said point which bears North 89°58'21" East a distance of 197.24 feet from the West quarter corner of said Section 18; thence South a distance of 1133.15 feet; thence South 18°43'18" East a distance of 1020.00 feet; thence South a distance of 513.52 feet; thence West a distance of 630.15 feet; thence South a distance of 2592.19 feet; thence West a distance of 1204 feet, more or less, to the West line of the East half of the East half of Section 24, Township 7 South, Range 39 East of the Willamette Meridian, being the POINT OF TERMINATION of said line.

**TRACT THREE:**

The West half of the West half of Section 29, Township 7 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon.

ALSO all that portion of the Northwest quarter of the Northeast quarter of Section 29, Township 7 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, lying Southwesterly of the U.S. Highway I-84 (formerly 80N) right of way.

ALSO all that portion of the Southeast quarter of the Northeast quarter of Section 29, Township 7 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, lying Southwesterly of the U.S. Highway I-84 (formerly 80N) right of way.

ALSO all that portion of the Northeast quarter of the Southeast quarter of Section 29, Township 7 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, lying Southwesterly of the U.S. Highway I-84 (formerly 80N) right of way.

ALSO all that portion of the Southwest quarter of the Northeast quarter of Section 29, Township 7 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, lying Southwesterly of the U.S. Highway I-84 (formerly 80N) right of way.

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ALSO the East half of the Northwest quarter of Section 29, Township 7 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon.

ALSO a parcel in the East half of the Southwest quarter of Section 29, Township 7 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, more particularly described as follows:

BEGINNING at the Southwest corner of the East half of the Southwest quarter of Section 29, said township and range; thence North 2636 feet, more or less, to the Northwest corner of the East half of the Southwest quarter of said Section 29; thence East 59 feet; thence South 2636 feet, more or less, to a point 43 feet East of the Southwest corner of the East half of the Southwest quarter of said Section 29; thence West 43 feet to the POINT OF BEGINNING.

ALSO the South 42 feet of the West 42 feet of the Southeast quarter of the Northwest quarter of Section 29, Township 7 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon.

ALSO the West half, the West half of the East half, and the East half of the Southeast quarter of Section 30, Township 7 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon.

ALSO the East half of the Northeast quarter of Section 30, Township 7 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon.

EXCEPTING THEREFROM the South 103 feet of the Southwest quarter of the Northeast quarter of said Section 29.

ALSO EXCEPTING THEREFROM the following two parcels:

Parcel 1: The South 103 feet of the Southeast quarter of the Northwest quarter of Section 29, Township 7 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon.

Parcel 2: Road right of way conveyed to Baker County by instrument recorded January 25, 1974, as Deed No. 74 04 054, Baker County Deed Records.

STATE OF OREGON }  
County of Baker } ss

I certify that this instrument was received and recorded in the book of records of said county.

Tamara J. Green  
Baker County Clerk

by: *Karen Phillips* Deputy.

DOC#: 813500302  
56.00  
12/17/2013 3:55 PM  
REFUND: .00

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

McEst Ranches, LLC, a Washington Limited Liability  
Company

120 N Naches Avenue

Yakima WA 98901

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

McEst Ranches, LLC, a Washington Limited Liability  
Company

120 N Naches Avenue

Yakima WA 98901

File No. 281331AM

---

**STATUTORY WARRANTY DEED**

**Allen Potato, LLC an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**McEst Ranches, LLC, a Washington Limited Liability Company,**

Grantee(s), the following described real property in the County of Baker and State of Oregon free of encumbrances except as specifically set forth herein:

**Parcel 2 of PARTITION PLAT NUMBER P2014-002, being portions of Section 29, Township 7 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon.**

TOGETHER WITH all appurtenances belonging thereto, including water, water rights and matters appertaining thereto.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

07S4029, 700 18274

The true and actual consideration for this conveyance is \$600,000.00.

The above-described property is free of encumbrances except those shown on attached  
Exhibit A

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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 21 day of July, 2019

Allen Potato, LLC an Oregon Limited Liability Company

Brad E. Allen Member  
Brad E. Allen, member

Jane C. Allen Member  
Jane C. Allen, member

State of OR } ss  
County of Baker }

On this 21 day of February, 2019, before me, Mary M Banta a Notary Public in and for said state, personally appeared Brad E. Allen and Jane C. Allen known or identified to me to be the Managing Member in the Limited Liability Company known as Allen Potato, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Mary M Banta  
Notary Public for the State of OR  
Residing at: Baker City  
Commission Expires: 11/4/2022



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**EXHIBIT A**

**Encumbrances**

SUBJECT TO taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use the property will be subject to additional taxes or penalties and interest.

SUBJECT TO regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Baker Valley Irrigation District.

SUBJECT TO the rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.

SUBJECT TO an easement in favor of Lillard Irrigation Company, a private corporation, as disclosed by instrument recorded October 16, 1906, in Book 62, page 596.

SUBJECT TO an easement in favor of Lillard Irrigation Company, a private corporation, as disclosed by instrument recorded October 22, 1906, in Book 62, page 607.

SUBJECT TO reservation of all mineral rights, as disclosed by instrument recorded March 10, 1953, in Book 160, page 534.

SUBJECT TO an easement in favor of C P National Corporation, as disclosed by instrument recorded April 10, 1981, as Instrument No. 81 14 095.

STATE OF OREGON

County of Baker

} ss

I certify that this instrument was received and recorded in the book or records of said county.

Stefanie Kirby  
Baker County Clerk

by: *Yvonne Mark* Deputy.

DOC#: B19080031  
96.00  
2/22/2019 2:09 PM  
REFUND: .00

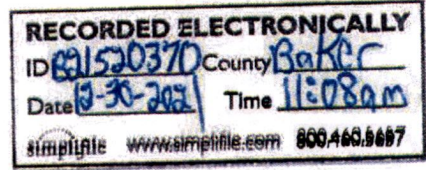
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**MAY 27 2022**

**OWRD**

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After recording return to Grantee at:  
BAKER VALLEY FARMS HOLDINGS, LLC  
c/o STOKES LAWRENCE  
VELIKANJE, MOORE & SHORE  
Attention: Charissa Johnston  
120 N. Naches Avenue  
Yakima, Washington 98901-2757



Mail all tax statements to:  
BAKER VALLEY FARMS HOLDINGS, LLC  
PO Box 1726  
Yakima, WA 98907

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Grantor(s): DIANA LOUISE COLLINS, TRUSTEE OF THE DIANA LOUISE  
COLLINS REVOCABLE LIVING TRUST, DATED SEPTEMBER 1,  
2015

Grantee(s): BAKER VALLEY FARMS HOLDINGS, LLC

The true consideration for *Two Million One Hundred Thousand and No/100 U.S.*  
this conveyance is: *Dollars (\$2,100,000.00)*

THE GRANTOR, DIANA LOUISE COLLINS, TRUSTEE OF THE DIANA LOUISE  
COLLINS REVOCABLE LIVING TRUST, DATED SEPTEMBER 1, 2015, conveys and  
warrants to BAKER VALLEY FARMS HOLDINGS, LLC, a Washington limited liability  
company, the Baker County, Oregon, real estate described on attached Exhibit A.

TOGETHER WITH all appurtenances belonging thereto, including water, water  
rights and matters appertaining thereto.

SUBJECT TO future real property taxes for the assessment year 2022.

SUBJECT TO the premises herein described being specially assessed as Zoned  
Farm Use Land. Upon declassification, an additional tax may be levied pursuant  
to Chapters 215, 308, 308A and 321 of the Oregon Revised Statutes.

SUBJECT TO rights of the public in and to any portion of the herein described  
premises lying within the boundaries of roads or highways.

Statutory Warranty Deed (Collins Trust to Baker Valley Farms Holdings)

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ETC #21-23524

SUBJECT TO any and all matters, including easements and assessments, if any, pertaining to any creeks and/or ditches crossing the herein described land.

SUBJECT TO rights of the public and of governmental bodies in and to that portion of this land lying below the high-water mark of any creeks crossing the herein described land.

SUBJECT TO statutory powers, including easements and assessments, if any, of the Baker Valley Irrigation District.

SUBJECT TO an easement, including the terms and provisions thereof, granted to Lillard Irrigation Company, a private corporation, by instrument dated October 22, 1906, recorded November 19, 1906, in Deed Book 63, page 59, records of Baker County, Oregon.

SUBJECT TO the reservation of an undivided 50% interest in all the coal, oil, gas and other minerals underlying the herein described land, contained in the deed granted from the Federal Land Bank of Spokane, a corporation, dated November 24, 1941, recorded December 12, 1941, in Deed Book 131, Page 94, records of Baker County, Oregon, and all rights and easements thereunder by said holder of the coal, oil, gas and mineral estate, or by any party claiming by, through or under said holder.

SUBJECT TO an easement, including the terms and provisions thereof, granted to Baker Valley Irrigation District, by instrument dated October 23, 1967, recorded December 19, 1967, in Deed 67 51 037, records of Baker County, Oregon.

SUBJECT TO a right of way easement, including the terms and provisions thereof, granted to California-Pacific Utilities Company, a corporation, dated April 19, 1973, recorded April 24, 1973, in Deed 73 17 026, records of Baker County, Oregon.

SUBJECT TO a right-of-way easement, including the terms and provisions thereof, granted to Oregon Trail Electric Consumers Cooperative, a cooperative corporation, dated March 23, 2015, recorded June 19, 2015, in Book 15 25 0035, records of Baker County, Oregon, for an electric transmission and/or distribution line.

SUBJECT TO easement, including the terms and provisions thereof, granted to Hubbard

Properties LP, a California limited partnership, by instrument dated August 29, 2019, recorded September 9, 2019, in Book 19 36 0059, records of Baker County, Oregon, for an underground irrigation pipeline and for ingress and egress.

SUBJECT TO right-of-way easement, including the terms and provisions thereof, granted to Oregon Trail Electric Consumers Cooperative, a cooperative corporation, dated February 26, 2020, recorded June 11, 2020, in Book 20 24 0002, records of Baker County, Oregon, for an electric transmission and/or distribution line.



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.

*[Signature and notary acknowledgment on the following page.]*

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Statutory Warranty Deed (Collins Trust to Baker Valley Farms Holdings)

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Dated this 29 day of December, 2021.

**GRANTOR:**

**DIANA LOUISE COLLINS REVOCABLE  
LIVING TRUST, DATED SEPTEMBER 1, 2015**

By: *Diana Louise Collins*  
Diana Louise Collins, Trustee

STATE OF OREGON )  
 ) ss.  
COUNTY OF Willamette

On 12/29, 2021, **DIANA LOUISE COLLINS** ("Signer"), who is personally known to me or proved by satisfactory evidence to be the Signer, personally appeared before me and acknowledged that Signer executed the above-stated **Statutory Warranty Deed** ("Instrument") as Signer's free and voluntary act and deed for the uses and purposes stated in the Instrument and that Signer is authorized to execute the Instrument in the following capacity:

As Trustee of the **DIANA LOUISE COLLINS REVOCABLE LIVING TRUST**, dated **September 1, 2015**



*Kate M Fent*  
(print name) Kate m Fent  
NOTARY PUBLIC in and for the state of Oregon  
My appointment expires 4/11/23

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**EXHIBIT A**

**Legal Description**

Land in Township 7 South, Range 40 East of the Willamette Meridian, in the County of Baker and state of Oregon, described as follows:

Section 29: The Southeast quarter of the Southeast quarter.

Section 32: The East half of the West half;  
the East half of the Northeast quarter;  
the West half of the Southeast quarter; and  
the Southwest quarter of the Northeast quarter;

The East half of the Southeast quarter, EXCEPTING the East 30 feet thereof;

EXCEPTING THEREFROM that portion thereof lying within the boundaries of public roads.

ALSO, EXCEPTING THEREFROM a portion of the Southeast quarter of the Southwest quarter and the Southwest quarter of the Southeast quarter of said Section 32, more particularly described as follows:

Beginning at a point on the North line of Baker County Road No. 712, a distance of 104 feet East of the West line of said Southwest quarter of the Southeast quarter; thence North 208 feet and parallel to the quarter section line, to a point; thence West 208 feet to a point; thence South 208 feet to the North right-of-way line of County Road No. 712; thence East along the North line of said county road, 208 feet to the point of beginning.

FURTHER EXCEPTING THEREFROM 50% of all minerals, oil, and gas in or under the surface of that portion in Section 32, except the East half of the Northeast quarter, and all rights and easements in favor of the estate of said minerals, oil or gas, which was reserved by The Federal Land Bank of Spokane, a corporation, by deed recorded December 12, 1941, in Deed Book 131, page 94, records of Baker County, Oregon.

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

(517 07S40 2700; Ref. No. 7792)

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WATER WELL REPORTS

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MAY 27 2022

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BAKE  
50717

FEB 14 2000

STATE OF OREGON  
WATER SUPPLY WELL REPORT  
(as required by ORS 537.765)  
WATER RESOURCES DEPT.  
SALEM, OREGON

WELL I.D. # L 11115  
START CARD # 097118

Instructions for completing this report are on the last page of this form.

(1) OWNER: Well Number L11115  
Name Cal Worthington  
Address 4821 Buchanan Rd.  
City Haines State OR Zip 97833

(2) TYPE OF WORK  
 New Well  Deepening  Alteration (repair/recondition)  Abandonment

(3) DRILL METHOD:  
 Rotary Air  Rotary Mud  Cable  Auger  
 Other Reverse Rotary

(4) PROPOSED USE:  
 Domestic  Community  Industrial  Irrigation  
 Thermal  Injection  Livestock  Other

(5) BORE HOLE CONSTRUCTION:  
Special Construction approval  Yes  No Depth of Completed Well 720 ft.  
Explosives used  Yes  No Type \_\_\_\_\_ Amount \_\_\_\_\_

HOLE				SEAL			
Diameter	From	To	Material	From	To	Sacks or pounds	
28"	0	412	Cement Grout	0	40'	4 1/2 yds	
16"	412	720					

How was seal placed: Method  A  B  C  D  E  
 Other Overbore with Tremie  
Backfill placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Material \_\_\_\_\_  
Gravel placed from 40 ft. to 412 ft. Size of gravel 3/8"

Diameter	From	To	Gauge	Steel			Plastic	Welded	Threaded
				Steel	Plastic	Welded			
Casing: 16"	418'	78'	.375	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	118'	228'	.375	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	408'	412'	.375	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Liner:				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) N/A

(7) PERFORATIONS/SCREENS:  
 Perforations Method Johnson  
 Screens Type Wirewrap Material Mild Steel

From	To	Slot size	Number	Diameter	Tele. size	Casing	Liner
78'	118'	.040		16"	Pipe	<input checked="" type="checkbox"/>	<input type="checkbox"/>
228'	408'	.040		16"	Pipe	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour

Yield gal/min	Drawdown	Drill stem at	Time
900	300'		4 hrs. Etc.

Temperature of water 105' Depth Artesian Flow Found \_\_\_\_\_  
Was a water analysis done?  Yes By whom \_\_\_\_\_  
Did any strata contain water not suitable for intended use?  Too little  
 Salty  Muddy  Odor  Colored  Other \_\_\_\_\_  
Depth of strata: \_\_\_\_\_

(9) LOCATION OF WELL by legal description:  
County Baker Latitude \_\_\_\_\_ Longitude \_\_\_\_\_  
Township 7 N or S Range 39 E or W. WM.  
Section 24 NE 1/4 NE 1/4  
Tax Lot 2400 Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
Street Address of Well (or nearest address) CONROE LANE

(10) STATIC WATER LEVEL:  
34' ft. below land surface. Date 1-1-00  
Artesian pressure \_\_\_\_\_ lb. per square inch. Date \_\_\_\_\_

(11) WATER BEARING ZONES:  
Depth at which water was first found Hope Picked Fall of Water

From	To	Estimated Flow Rate	SWL
Full of water while drilling			

(12) WELL LOG:  
Ground Elevation \_\_\_\_\_

Material	From	To	SWL
top soil	0	2	
clay shale & clay sh/s w/gravel	2	78	
sand & gravel w/sh/s & clay	78	105	
broken clay & sand	105	250	
broken clay w/interbedded	250	331	
shale			
mid sand w/hard pieces	331	337	
of claystone			
broken fractured shale	337	408	
w/clay mix			
white & brown clay	408	415	
broken fractured rock	415	550	
green, brown & blue in color			
fractured rock (concretion)	550	640	
turning blue at 575'			
hard solid rock	640	644	
fractured rock (green, brown)	644	660	
broken rock (cast) green, brown	660	670	
broken rock (harder) grey	670	720	

Date started 12-8-99 Completed 1-30-00  
(unbonded) Water Well Constructor Certification:

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.  
WWC Number \_\_\_\_\_  
Signed \_\_\_\_\_ Date \_\_\_\_\_

(bonded) Water Well Constructor Certification:  
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.  
WWC Number 1906  
Signed \_\_\_\_\_ Date 2/10/00

WELL I.D. LABEL# I 114078  
START CARD # 1024620  
ORIGINAL LOG #

STATE OF OREGON  
WATER SUPPLY WELL REPORT  
(as required by ORS 537.765 & OAR 690-205-0210)

2/4/2015

(1) LAND OWNER

Owner Well I.D. \_\_\_\_\_  
First Name BILL Last Name DOLSEN  
Company MCEST RANCH LLC  
Address P O BOX 1726  
City YAKIMA State WA Zip 97814

(2) TYPE OF WORK

New Well  Deepening  Conversion  
 Alteration (complete 2a & 10)  Abandonment (complete 5a)

(2a) PRE-ALTERATION

Casing: Dia + From To Gauge Stl Plstc Wld Thrd  
Material From To Amt sacks/lbs  
Seal: \_\_\_\_\_

(3) DRILL METHOD

Rotary Air  Rotary Mud  Cable  Auger  Cable Mud  
 Reverse Rotary  Other

(4) PROPOSED USE

Domestic  Irrigation  Community  
 Industrial/Commercial  Livestock  Dewatering  
 Thermal  Injection  Other

(5) BORE HOLE CONSTRUCTION

Depth of Completed Well 667.00 ft Special Standard  Attach copy

BORE HOLE

Dia	From	To	Material	From	To	Amt	Sacks
20	0	79	Cement	0	79	60	S
16	79	498			Calculated	53	
12	498	667			Calculated		

How was seal placed Method  A  B  C  D  E  
 Other

Backfill placed from \_\_\_\_\_ ft to \_\_\_\_\_ ft Material \_\_\_\_\_

Filter pack from \_\_\_\_\_ ft to \_\_\_\_\_ ft Material \_\_\_\_\_ Size \_\_\_\_\_

Explosives used  Yes Type \_\_\_\_\_ Amount \_\_\_\_\_

(5a) ABANDONMENT USING UNHYDRATED BENTONITE

Proposed Amount \_\_\_\_\_ Actual Amount \_\_\_\_\_

(6) CASING/LINER

Casing	Liner	Dia	+	From	To	Gauge	Stl	Plstc	Wld	Thrd
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12	<input checked="" type="checkbox"/>	2	498	250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	16	<input checked="" type="checkbox"/>	1	70	250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10	<input type="checkbox"/>	487	667	250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Shoe  Inside  Outside  Other Location of shoes \_\_\_\_\_  
Temp casing  Yes Dia \_\_\_\_\_ From \_\_\_\_\_ To \_\_\_\_\_

(7) PERFORATIONS/SCREENS

Perforations Method Holt perforator

Screens Type \_\_\_\_\_ Material \_\_\_\_\_

Perf	Casing/Screen	Dia	From	To	Screen slot width	Slot length	# of slots	Tele. pipe size
Perf	Casing	12	260	480	25	1	10800	
Perf	Casing	10	520	660	25	1	9240	

(8) WELL TESTS: Minimum testing time is 1 hour

Pump  Bailor  Air  Flowing Artesian  
Yield gal/min \_\_\_\_\_ Drawdown \_\_\_\_\_ Drift stem Pump depth \_\_\_\_\_ Duration (hr) \_\_\_\_\_  
1500 \_\_\_\_\_ 260 \_\_\_\_\_ S \_\_\_\_\_

Temperature \_\_\_\_\_ °F Lab analysis  Yes  No

Water quality concerns?  Yes (describe below) TDS amount \_\_\_\_\_

From	To	Description	Amount	Units

(9) LOCATION OF WELL (legal description)

County BAKER Twp 7.00 S N/S Range 40.00 E E/W WM  
Sec 30 SW 1/4 of the SE 1/4 Tax Lot 2800  
Tax Map Number \_\_\_\_\_ Lot \_\_\_\_\_  
Lat \_\_\_\_\_ or \_\_\_\_\_ DMS or DD  
Long \_\_\_\_\_ or \_\_\_\_\_ DMS or DD  
 Street address of well  Nearest address  
47012 CONRO RD BAKER CITY OR

(10) STATIC WATER LEVEL

Date	SWL(psi)	SWL(ft)
Existing Well / Pre-Alteration		
Completed Well 11/14/2014		22

Flowing Artesian?  Dry Hole?

WATER BEARING ZONES

Depth water was first found 25

SWL Date	From	To	Est Flow	SWL(psi)	SWL(ft)
10/9/2014	25	27	100		13
10/20/2014	140	501	1500		22

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(11) WELL LOG

Ground Location \_\_\_\_\_

Material	From	To
Top soil	0	4
Tanish brown claystone hard	4	25
Brown claystone WB	25	27
Brown hard claystone	27	140
Brown clay stone med hard WB	140	305
Brown claystone med soft WB	305	520
Gray basalt med hard with fractures WB	520	601
Gray basalt med hard	601	660
Gray basalt hard	660	667

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MAR 12 2015

SALEM, OR

Date Started 10/7/2014 Completed 11/14/2014

(unbonded) Water Well Constructor Certification

I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

License Number \_\_\_\_\_ Date \_\_\_\_\_

Signed \_\_\_\_\_

(bonded) Water Well Constructor Certification

I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

License Number 1606 Date 2/4/2015

Signed JOHN MARCHELLE (bonded)

Contact Info (optional) \_\_\_\_\_

2/3/2015

**(1) LAND OWNER** Owner Well I.D. \_\_\_\_\_  
 First Name BILL Last Name DOLSEN  
 Company MCEST RANCHES LLC.  
 Address P.O BOX 1726  
 City YAKIMA State WA Zip 98907

**(2) TYPE OF WORK**  New Well  Deepening  Conversion  
 Alteration (complete 2a & 10)  Abandonment (complete 5a)

**(2a) PRE-ALTERATION**  
 Dia + From To Gauge Stl Plstc Wld Thrd  
 Casing:            
 Material From To Amt sacks/lbs  
 Seal: \_\_\_\_\_

**(3) DRILL METHOD**  
 Rotary Air  Rotary Mud  Cable  Auger  Cable Mud  
 Reverse Rotary  Other \_\_\_\_\_

**(4) PROPOSED USE**  Domestic  Irrigation  Community  
 Industrial/ Commercial  Livestock  Dewatering  
 Thermal  Injection  Other \_\_\_\_\_

**(5) BORE HOLE CONSTRUCTION** Special Standard  (Attach copy)  
 Depth of Completed Well 780.00 ft.

BORE HOLE			SEAL			sacks/
Dia	From	To	Material	From	To	lbs
20	0	58.5	Cement	0	58.5	51 S
16	58.5	579			Calculated	50
8	579	780			Calculated	

How was seal placed: Method  A  B  C  D  E  
 Other \_\_\_\_\_  
 Backfill placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Material \_\_\_\_\_  
 Filter pack from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Material \_\_\_\_\_ Size \_\_\_\_\_  
 Explosives used:  Yes Type \_\_\_\_\_ Amount \_\_\_\_\_

**(5a) ABANDONMENT USING UNHYDRATED BENTONITE**  
 Proposed Amount \_\_\_\_\_ Actual Amount \_\_\_\_\_

**(6) CASING/LINER**

Casing	Liner	Dia	+ From	To	Gauge	Stl	Plstc	Wld	Thrd
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12	<input checked="" type="checkbox"/> 24	500	250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	16	<input checked="" type="checkbox"/> 12	58.5	250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12	<input type="checkbox"/> 500	579	365	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Shoe  Inside  Outside  Other Location of shoe(s) \_\_\_\_\_  
 Temp casing  Yes Dia \_\_\_\_\_ From \_\_\_\_\_ To \_\_\_\_\_

**(7) PERFORATIONS/SCREENS** Perforations Method Holt perforator

Perf/ Screen	Casing/ Liner	Screen Dia	From	To	Scrns/ slot width	Slot length	# of slots	Tele/ pipe size
Perf	Casing	12	360	460	.25	1	5400	12
Perf	Casing	12	460	560	.25	1	5400	12

**(8) WELL TESTS: Minimum testing time is 1 hour**  
 Pump  Bailer  Air  Flowing Artesian  

Yield gal/min	Drawdown	Drill stem/Pump depth	Duration (hr)
1500		500	4

 Temperature 56 °F Lab analysis  Yes By \_\_\_\_\_  
 Water quality concerns?  Yes (describe below) TDS amount  

From	To	Description	Amount	Units

**(9) LOCATION OF WELL (legal description)**  
 County BAKER Twp 7.00 S N/S Range 40.00 E E/W WM  
 Sec 29 SW 1/4 of the SW 1/4 Tax Lot 2800  
 Tax Map Number \_\_\_\_\_ Lot \_\_\_\_\_  
 Lat \_\_\_\_\_ " or \_\_\_\_\_ DMS or DD  
 Long \_\_\_\_\_ " or \_\_\_\_\_ DMS or DD  
 Street address of well  Nearest address  
47012 CONRO RD, BAKER CITY OR

**(10) STATIC WATER LEVEL**

Existing Well / Pre-Alteration Completed Well	Date	SWL(psi)	+ SWL(ft)
	8/20/2014		14

Flowing Artesian?  Dry Hole?

WATER BEARING ZONES Depth water was first found 23.00

SWL Date	From	To	Est Flow	SWL(psi)	+ SWL(ft)
7/22/2014	23	25	75		14
7/31/2014	175	710	1500		24

**(11) WELL LOG** Ground Elevation \_\_\_\_\_

Material	From	To
Top soil	0	5
Tanish brown clay stone hard	5	23
Brown clay stone WB	23	25
Brown clay stone hard	25	175
Brown clay stone soft WB	175	527
Brown clay stone med hard WB	527	587
Brown basalt med hard with fractured WB	587	647
Gray basalt med hard with fractures WB	647	710
Gray hard basalt	710	780

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 MAY 27 2022  
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Date Started 7/23/2014 Completed 8/20/2014

**(unbonded) Water Well Constructor Certification**  
 I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.  
 License Number \_\_\_\_\_ Date \_\_\_\_\_  
 Signed \_\_\_\_\_

**(bonded) Water Well Constructor Certification**  
 I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.  
 License Number 1606 Date 2/3/2015  
 Signed JOHN MARCIEL (E-filed)  
 Contact Info (optional) 14016

STATE OF OREGON

COUNTY OF BAKER

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

BRAD AND JUNE ALLEN 48748 MCCARTY BRIDGE RD NORTH POWDER OR 97867	MCEST RANCHES LLC PO BOX 1726 YAKIMA WA 98907	NORTHWEST FARM CREDIT SERVICES FLCA PO BOX 1610 SUNNYSIDE WA 97944
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confirms the right to the use of water perfected under the terms of Permit G-17655. The amount of water used to which this right is entitled is limited to the amount used beneficially, and shall not exceed the amount specified, or its equivalent in the case of rotation, measured at the point of diversion from the source. The specific limits and conditions of the use are listed below.

APPLICATION FILE NUMBER: G-15977

SOURCE OF WATER: WELLS A, B, D, E, G, H, WELL I, K, S, AND T IN POWDER RIVER BASIN

PURPOSE OR USE: IRRIGATION OF 90.5 ACRES AND SUPPLEMENTAL IRRIGATION OF 3318.1 ACRES

MAXIMUM RATE: NOT TO EXCEED 17.98 CUBIC FEET PER SECOND (CFS); FURTHER LIMITED TO 11.98 CFS FROM ANY COMBINATION OF WELLS A, B, D, E, G, H, AND WELL I; FURTHER LIMITED TO THE FOLLOWING INDIVIDUAL RATES FROM THE WELLS:

WELL A – TOTAL RATE OF UP TO 0.89 CFS

WELL B – TOTAL RATE OF UP TO 2.31 CFS

WELL D – TOTAL RATE OF UP TO 2.64 CFS

WELL E – TOTAL RATE OF UP TO 4.5 CFS

WELL G – TOTAL RATE OF UP TO 0.25 CFS

WELL H – TOTAL RATE OF UP TO 0.25 CFS

WELL I – TOTAL RATE OF UP TO 1.62 CFS

AND FURTHER LIMITED TO 6.0 CFS FROM ANY COMBINATION OF WELLS K, S, AND T; FURTHER LIMITED TO THE FOLLOWING INDIVIDUAL RATES FROM THE WELLS:

WELL K – TOTAL RATE OF UP TO 1.9 CFS

WELL S – TOTAL RATE OF UP TO 3.5 CFS

WELL T – TOTAL RATE OF UP TO 4.7 CFS

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**NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW**

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.484 and ORS 536.075. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.484(2). Pursuant to ORS 183.484, ORS 536.075 and OAR 137-004-0080, you may petition for judicial review and 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. In addition, under ORS 537.260 any person with an application, permit or water right certificate subsequent in priority may jointly or severally contest the issuance of the certificate within three months after issuance of the certificate.



PERIOD OF USE: MARCH 1 THROUGH OCTOBER 31

DATE OF PRIORITY: APRIL 4, 2003

WELL LOCATIONS:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
7 S	39 E	WM	15	SE SE	WELL A - 655 FEET NORTH AND 840 FEET WEST FROM SE CORNER, SECTION 15
7 S	39 E	WM	14	SW NW	WELL B (NEW) - 2020 FEET SOUTH AND 85 FEET EAST FROM NW CORNER, SECTION 14
7 S	39 E	WM	14	SW NE	WELL D (NEW) - 2050 FEET SOUTH AND 2630 FEET WEST FROM NE CORNER, SECTION 14
7 S	39 E	WM	14	SW NE	WELL E (NEW) - 1445 FEET SOUTH AND 1780 FEET WEST FROM NE CORNER, SECTION 14
7 S	39 E	WM	14	SE SE	WELL G - 1145 FEET NORTH AND 5 FEET WEST FROM SE CORNER, SECTION 14
7 S	39 E	WM	13	NW SW	WELL H - 2620 FEET NORTH AND 1290 FEET EAST FROM SW CORNER, SECTION 13
7 S	39 E	WM	24	NE NE	WELL K - 20 FEET SOUTH AND 60 FEET WEST FROM NE CORNER, SECTION 24
7 S	40 E	WM	31	NW NE	WELL S (NEW) - 10 FEET SOUTH AND 1360 FEET WEST FROM SE CORNER, SECTION 30
7 S	40 E	WM	29	SW SW	WELL T (NEW)- 90 FEET NORTH AND 870 FEET EAST FROM SW CORNER, SECTION 29
7 S	39 E	WM	14	SW NE	WELL I (NEW) - 1405 FEET SOUTH AND 2480 FEET WEST FROM NE CORNER, SECTION 14

The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second and 3.0 acre-feet for each acre irrigated during the irrigation season of each year.

THE PLACE OF USE IS LOCATED AS FOLLOWS:

PRIMARY IRRIGATION						
Twp	Rng	Mer	Sec	Q-Q	Acres	Wells
7 S	39 E	WM	13	NE SE	31.4	A, B, D, E, G, H, Well 1
7 S	39 E	WM	13	NW SE	30.6	A, B, D, E, G, H, Well 1
7 S	39 E	WM	13	SW SE	1.4	A, B, D, E, G, H, Well 1
7 S	39 E	WM	13	SE SE	3.4	A, B, D, E, G, H, Well 1
7 S	39 E	WM	14	SE SE	23.3	A, B, D, E, G, H, Well 1
7 S	40 E	WM	18	NW SW	0.4	A, B, D, E, G, H, Well 1

SUPPLEMENTAL IRRIGATION						
Twp	Rng	Mer	Sec	Q-Q	Acres	Wells
7 S	39 E	WM	13	NW NE	39.2	A, B, D, E, G, H, Well 1
7 S	39 E	WM	13	SW NE	38.0	A, B, D, E, G, H, Well 1
7 S	39 E	WM	13	NE NW	35.3	A, B, D, E, G, H, Well 1
7 S	39 E	WM	13	NW NW	31.8	A, B, D, E, G, H, Well 1
7 S	39 E	WM	13	SW NW	39.0	A, B, D, E, G, H, Well 1
7 S	39 E	WM	13	SE NW	39.0	A, B, D, E, G, H, Well 1
7 S	39 E	WM	13	NE SW	39.0	A, B, D, E, G, H, Well 1
7 S	39 E	WM	13	NW SW	39.0	A, B, D, E, G, H, Well 1
7 S	39 E	WM	13	SW SW	38.5	A, B, D, E, G, H, Well 1
7 S	39 E	WM	13	SE SW	38.5	A, B, D, E, G, H, Well 1

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SUPPLEMENTAL IRRIGATION						
Twp	Rng	Mer	Sec	Q-Q	Acres	Wells
7S	39E	WM	14	SW NE	39.4	A, B, D, E, G, H, Well 1
7S	39E	WM	14	SE NE	39.2	A, B, D, E, G, H, Well 1
7S	39E	WM	14	NE NW	0.8	A, B, D, E, G, H, Well 1
7S	39E	WM	14	SW NW	40.0	A, B, D, E, G, H, Well 1
7S	39E	WM	14	SE NW	39.6	A, B, D, E, G, H, Well 1
7S	39E	WM	14	NE SW	39.5	A, B, D, E, G, H, Well 1
7S	39E	WM	14	NW SW	39.0	A, B, D, E, G, H, Well 1
7S	39E	WM	14	SW SW	34.0	A, B, D, E, G, H, Well 1
7S	39E	WM	14	SE SW	37.4	A, B, D, E, G, H, Well 1
7S	39E	WM	14	NE SE	39.5	A, B, D, E, G, H, Well 1
7S	39E	WM	14	NW SE	39.5	A, B, D, E, G, H, Well 1
7S	39E	WM	14	SW SE	40.0	A, B, D, E, G, H, Well 1
7S	39E	WM	14	SE SE	16.7	A, B, D, E, G, H, Well 1
7S	39E	WM	15	SE NE	25.2	A, B, D, E, G, H, Well 1
7S	39E	WM	15	NE SE	39.6	A, B, D, E, G, H, Well 1
7S	39E	WM	15	SE SE	39.6	A, B, D, E, G, H, Well 1
7S	39E	WM	22	NE NE	39.6	A, B, D, E, G, H, Well 1
7S	39E	WM	22	NW NE	36.0	A, B, D, E, G, H, Well 1
7S	39E	WM	22	SW NE	35.1	A, B, D, E, G, H, Well 1
7S	39E	WM	22	SE NE	39.5	A, B, D, E, G, H, Well 1
7S	39E	WM	23	NE NE	40.0	A, B, D, E, G, H, Well 1
7S	39E	WM	23	NW NE	40.0	A, B, D, E, G, H, Well 1
7S	39E	WM	23	SW NE	40.0	A, B, D, E, G, H, Well 1
7S	39E	WM	23	SE NE	40.0	A, B, D, E, G, H, Well 1
7S	39E	WM	23	NE NW	40.0	A, B, D, E, G, H, Well 1
7S	39E	WM	23	NW NW	39.5	A, B, D, E, G, H, Well 1
7S	39E	WM	23	SW NW	40.0	A, B, D, E, G, H, Well 1
7S	39E	WM	23	SE NW	39.4	A, B, D, E, G, H, Well 1
7S	39E	WM	24	NW NW	40.0	A, B, D, E, G, H, Well 1
7S	39E	WM	24	NE SE	31.6	K
7S	39E	WM	24	SE SE	31.6	K
7S	39E	WM	25	NE NE	35.0	K, S, T
7S	40E	WM	18	NE SW	37.2	K, S, T
7S	40E	WM	18	NW SW	19.0	K, S, T
7S	40E	WM	18	SW SW	20.5	K, S, T
7S	40E	WM	18	SE SW	38.9	K, S, T
7S	40E	WM	18	SE SW	0.9	K
7S	40E	WM	18	NW SE	5.8	K, S, T
7S	40E	WM	18	SW SE	25.5	K, S, T
7S	40E	WM	18	SW SE	3.3	K
7S	40E	WM	18	SE SE	12.1	K, S, T
7S	40E	WM	19	NE NE	28.5	K, S, T
7S	40E	WM	19	NW NE	22.8	K, S, T
7S	40E	WM	19	NW NE	11.0	K
7S	40E	WM	19	SW NE	31.6	K, S, T
7S	40E	WM	19	SE NE	38.9	K, S, T
7S	40E	WM	19	SE NE	0.3	K, S, T
7S	40E	WM	19	NE NW	32.0	K, S, T
7S	40E	WM	19	NE NW	4.5	K
7S	40E	WM	19	NW NW	32.0	K, S, T
7S	40E	WM	19	SW NW	30.6	K
7S	40E	WM	19	SE NW	32.0	K, S, T

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SUPPLEMENTAL IRRIGATION						
Twp	Rng	Mer	Sec	Q-Q	Acres	Wells
7 S	40 E	WM	19	NE SW	32.0	K, S, T
7 S	40 E	WM	19	NW SW	33.5	K
7 S	40 E	WM	19	SW SW	32.8	K
7 S	40 E	WM	19	SE SW	32.0	K, S, T
7 S	40 E	WM	19	NE SE	36.5	K, S, T
7 S	40 E	WM	19	NW SE	34.4	K, S, T
7 S	40 E	WM	19	SW SE	32.0	K, S, T
7 S	40 E	WM	19	SE SE	32.0	K, S, T
7 S	40 E	WM	20	NW NW	0.7	K, S, T
7 S	40 E	WM	20	SW NW	2.6	K, S, T
7 S	40 E	WM	20	SW NW	13.9	K
7 S	40 E	WM	20	NW SW	6.0	K
7 S	40 E	WM	20	NW SW	32.0	K, S, T
7 S	40 E	WM	20	SW SW	32.0	K, S, T
7 S	40 E	WM	20	SE SW	35.0	K, S, T
7 S	40 E	WM	29	NW NE	24.4	K, S, T
7 S	40 E	WM	29	SW NE	36.9	K, S, T
7 S	40 E	WM	29	SE NE	18.8	K, S, T
7 S	40 E	WM	29	NE NW	37.0	K, S, T
7 S	40 E	WM	29	NW NW	38.5	K, S, T
7 S	40 E	WM	29	SW NW	37.8	K, S, T
7 S	40 E	WM	29	SE NW	36.9	K, S, T
7 S	40 E	WM	29	NW SW	39.6	K, S, T
7 S	40 E	WM	29	SW SW	39.4	K, S, T
7 S	40 E	WM	29	NE SE	39.2	K, S, T
7 S	40 E	WM	30	NE NE	40.3	K, S, T
7 S	40 E	WM	30	NW NE	37.9	K, S, T
7 S	40 E	WM	30	SW NE	42.0	K, S, T
7 S	40 E	WM	30	SE NE	39.3	K, S, T
7 S	40 E	WM	30	NE NW	37.6	K, S, T
7 S	40 E	WM	30	NW NW	36.7	K, S, T
7 S	40 E	WM	30	SW NW	38.7	K, S, T
7 S	40 E	WM	30	SE NW	40.7	K, S, T
7 S	40 E	WM	30	NE SW	40.4	K, S, T
7 S	40 E	WM	30	NW SW	25.6	K, S, T
7 S	40 E	WM	30	SW SW	39.0	K, S, T
7 S	40 E	WM	30	SE SW	39.6	K, S, T
7 S	40 E	WM	30	NE SE	38.8	K, S, T
7 S	40 E	WM	30	NW SE	42.4	K, S, T
7 S	40 E	WM	30	SW SE	42.7	K, S, T
7 S	40 E	WM	30	SE SE	39.5	K, S, T

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Measurement, recording and reporting conditions:

- A. The water user shall maintain the totalizing flow meter or other suitable measuring device approved by the Director in good working order, at each point of appropriation. The water user shall keep a complete record of the amount of water used each month and shall submit a report which includes the recorded water use measurements to the Department annually or more frequently as may be required by the Director. Further, the Director may require the water user to report general water-use information, including the place and nature of use of water under the right.
- B. The water user shall allow the Watermaster access to the meters or measuring devices; provided however, where the meters or measuring devices are located within a private structure, the Watermaster shall request access upon reasonable notice.

The water user shall monitor and report the impact of water use under this right in accordance with the approved water level monitoring plan on file with the Department. If a well listed on this right (or replacement well) displays a total static water-level decline of 25 or more feet over any period of years, as compared to the reference level, then the water user shall discontinue use of, or reduce the rate or volume of withdrawal from, the well(s). Such action shall be taken until the water level recovers to above the 25-foot decline level or until the Department determines, based on the water user's and/or the Department's data and analysis, that no action is necessary because the aquifer in question can sustain the observed declines without adversely impacting the resource or senior water rights. The water user shall in no instance allow excessive decline, as defined in Commission rules, to occur within the aquifer as a result of use under this right.

The combined quantity of water diverted at the new points of appropriation (Well S, Well T and Well 1), together with that diverted at the old points of appropriation (Well A, Well B, Well D, Well E, Well G, Well H, Well I, and Well K), shall not exceed the quantity of water lawfully available at the original points of appropriation (Well A, Well B, Well C, Well D, Well E, Well F, Well G, Well H, Well I, Well J, Well K, Well L, Well M, Well O, Well P, and Well R) described as follows:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
7 S	39 E	WM	15	SE SE	WELL A (ORIGINAL) - 1120 FEET NORTH AND 990 FEET WEST FROM SE CORNER, SECTION 15
7 S	39 E	WM	14	NW SW	WELL B (ORIGINAL) - 2700 FEET SOUTH AND 100 FEET EAST FROM NW CORNER, SECTION 14
7 S	39 E	WM	14	SE SW	WELL C (ORIGINAL) - 1000 FEET NORTH AND 1650 FEET EAST FROM SW CORNER, SECTION 14
7 S	39 E	WM	14	SE NW	WELL D (ORIGINAL) - 1970 FEET SOUTH AND 2350 FEET EAST FROM NW CORNER, SECTION 14
7 S	39 E	WM	14	SW NE	WELL E (ORIGINAL) - 1450 FEET SOUTH AND 1820 FEET WEST FROM NE CORNER, SECTION 14
7 S	39 E	WM	14	SW NE	WELL F (ORIGINAL) - 1370 FEET SOUTH AND 1370 FEET WEST FROM NE CORNER, SECTION 14
7 S	39 E	WM	14	SE SE	WELL G (ORIGINAL) - 1300 FEET NORTH AND 100 FEET WEST FROM SE CORNER, SECTION 14
7 S	39 E	WM	13	SW NW	WELL H (ORIGINAL) - 2600 FEET SOUTH AND 1300 FEET EAST FROM NW CORNER, SECTION 13
7 S	39 E	WM	13	SE SE	WELL I (ORIGINAL) - 200 FEET NORTH AND 1300 FEET WEST FROM SE CORNER, SECTION 13
7 S	39 E	WM	13	NE SE	WELL J (ORIGINAL) - 2600 FEET NORTH AND 1200 FEET WEST FROM SE CORNER, SECTION 13
7 S	39 E	WM	24	NE NE	WELL K (ORIGINAL) - 20 FEET SOUTH AND 60 FEET WEST FROM NE CORNER, SECTION 24
7 S	39 E	WM	24	SE SE	WELL L (ORIGINAL) - 200 FEET NORTH AND 1300 FEET WEST FROM SE CORNER, SECTION 24
7 S	39 E	WM	25	NE NE	WELL M (ORIGINAL) - 1300 FEET SOUTH AND 1300 FEET WEST FROM NE CORNER, SECTION 25
7 S	40 E	WM	19	SW SE	WELL O (ORIGINAL) - 100 FEET NORTH AND 2620 FEET WEST FROM SE CORNER, SECTION 19
7 S	40 E	WM	19	SE SE	WELL P (ORIGINAL) - 50 FEET NORTH AND 1300 FEET WEST FROM SE CORNER, SECTION 19
7 S	39 E	WM	13	NW NE	WELL R (ORIGINAL) - 1300 FEET SOUTH AND 1620 FEET WEST FROM NE CORNER, SECTION 13

Water shall be acquired from the same aquifer as the original points of appropriation.

If substantial interference with a senior water right occurs due to withdrawal of water from any well listed on this right, then use of water from the well(s) shall be discontinued or reduced and/or the schedule of withdrawal shall be regulated until or unless the Department approves or implements an alternative administrative action to mitigate the interference. The Department encourages junior and senior appropriators to jointly develop plans to mitigate interferences.

The wells shall be maintained in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon. The works shall be equipped with a usable access port, and may also include an air line and pressure gauge adequate to determine the water level elevation in the well at all times.

Where two or more water users agree among themselves as to the manner of rotation in the use of water and such agreement is placed in writing and filed by such water users with the watermaster, and such rotation system does not infringe upon such prior rights of any water user not a party to such rotation plan, the watermaster shall distribute the water according to such agreement.

The Director may require water level or pump test results every ten years.

Failure to comply with any of the provisions of this right may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the right.

This right is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.

By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

The use of water shall be limited when it interferes with any prior surface or ground water rights.

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

Issued \_\_\_\_\_

Dwight French  
Water Right Services Division Administrator, for  
Thomas M. Byler, Director  
Oregon Water Resources Department

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MAY 27 2022

OWRD

May 26, 2022  
Project No. 10068.005

Oregon Water Resources Department  
725 Summer Street N.E., Suite A  
Salem, OR 97301-1266  
Attention: Ms. Joan Smith

Via UPS

**Submittal of Additional Temporary Transfer Application Documents  
McEst Ranches, LLC  
Baker County, Oregon**

Dear Ms. Jones,

As we discussed on May 25, 2022, we are submitting the temporary-transfer application documents described below on behalf of McEst Ranches, LLC. The Department has already received other portions of the application documents, including the \$1,130.90 fee. We have requested Bill Dolsen of McEst Ranches, LLC to sign and submit to you an Evidence of Use Affidavit and page 4 of the application form. We expect you should receive those documents from Mr. Dolsen by Tuesday, May 31, 2022.

This application is the second of two temporary transfers we are filing, based on the discussions Shonee Langford (Schwabe, Williamson & Wyatt) and I had with Kelly Starnes of the Department on April 4, 2022. We request that the first transfer application (T-13991) and this application be processed at the same time because both transfers involve the same groundwater supplemental water right.

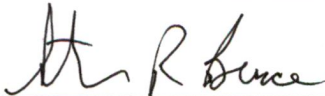
The enclosed documents consist of:

- Application for Water Right Temporary or Drought Transfer. As indicated above, Mr. Dolsen will send you a signed page 4 of the document. Mr. Langford will be the agent for McEst Ranches, LLC.
- A May 4, 2022 Temporary Transfer Map prepared by Skookum Water Associates Inc. and supporting maps provided by the Baker Valley Irrigation District.
- Deeds for the From Lands.
- Water Well Reports for Wells K, S and T.
- Copy of Draft Certificate 96200.

Thank you for your assistance.

Sincerely,

**SKOOKUM WATER ASSOCIATES INC.**



Steven R. Bruce, RG, CWRE  
Principal Hydrogeologist

cc. Adam Dolsen; Baker Valley Farms, LLC  
Collin Gerratt; Baker Valley Farms, LLC  
Shonee Langford; Schwabe, Williamson & Wyatt

T-13991?

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MAY 27 2022

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