

Application for

# District Instream Lease

## Part 1 of 4 – 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 Application to be used for water rights in the name of or conveyed by an Irrigation District (or similar organization) Complete Parts 1 through 4 and any required attachments	OWRD #	11-1971
	District #	

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

Fee in the amount of:

<input checked="" type="checkbox"/> \$610.00 for a lease involving four or more landowners or four or more water rights	Or <input type="checkbox"/> \$410.00 for all other leases
<input checked="" type="checkbox"/> Check enclosed <u>or</u>	
<input type="checkbox"/> Fee Charged to customer account _____ (Account name)	

☐ Yes ☒ N/A Pooled Lease-a lease with more than one Lessor (Landowner/water right interest holder)

☒ Part 1 – Completed Minimum Requirements Checklist

☒ Part 2 – Completed District and Other Party Signature Page

☒ Part 3 – Completed Place of Use and Lessor Signature Page

(Include a separate Part 3 for each Lessor.)

☒ Part 4 – Completed Water Right and Instream Use Information

(Include a separate Part 4 for each Water Right.)

☒ How many Water Rights are included in the lease application? 6 (# of rights)

List each water right to be leased instream here: 95429, 93490, 93492, 74367, 94244, 74312

☒ Yes ☐ N/A Other water rights, if any, appurtenant to the lands involved in the lease application and not proposed to be leased instream.

List those other water rights here: \_\_\_\_\_

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

### Required Attachments:

☒ Yes ☐ N/A Instream lease application map(s). More than one QQ and property may be included on each map. A map is **not** required if an entire right is being leased or if the right is for use of municipal or quasi-municipal water use. The map should include the following:

- A north arrow and map scale (no smaller than 1" = 1320').
- Label township, range, section and quarter-quarter (QQ).
- If an irrigation right, the numbers of acres to be leased in each quarter-quarter identify and hachure/shade to differentiate between the acreage being leased and any remaining. If the place of use has more than one priority date, source stream, and/or point of diversion you **must identify each with separate hachuring or shading** and label.
- Tax lot lines and numbers must be included on the map and should clearly identify the property(s) involved.

☒ Yes ☐ N/A If the Lessor(s) is not the deeded land owner, include one of the following:

- A notarized statement from the land owner consenting to the lease and a copy of the recorded deed; or
- A water right conveyance agreement and a copy of the recorded deed for the landowner at the time the water right was conveyed; or
- Other documentation.

☐ Yes ☒ N/A If the right has **not** been used in the last five years; provide supporting documentation indicating why a right (or portion thereof) is **not** subject to forfeiture.

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## Part 2 of 4 – District and other party Signature

<b>Term of the Lease:</b> The lease is requested to begin in: month <u>June</u> year <u>2023</u> and end: month <u>September</u> year <u>2023</u> .	
<b>Public use:</b> Check the public use(s) this lease will serve (as defined by ORS 537.332): <input checked="" type="checkbox"/> Conservation, maintenance and enhancement of aquatic, fish and wildlife, fish and wildlife habitat and any other ecological values. <input checked="" type="checkbox"/> Recreation <input checked="" type="checkbox"/> Pollution abatement <input checked="" type="checkbox"/> Navigation	<b>Termination provision (for multiyear leases):</b> <b>The parties to the lease request (choose one):</b> <input type="checkbox"/> a. The option of terminating the lease prior to expiration of the full term with written notice to the Department by the Lessor(s) and/or Lessee. <input type="checkbox"/> b. The option of terminating the lease prior to expiration of the full term, with consent by all parties to the lease. <input checked="" type="checkbox"/> c. The parties would not like to include a Termination Provision. (See instructions for limitations to this provision)
<b>Additive/Replacing Relationship to other instream water rights:</b> Instream leases are generally additive to other existing instream water rights created as a result of instream leases and transfers and/or allocations of conserved water. Since instream leases are also generally senior to other instream rights created through a state agency process or conversion of minimum flows, they generally replace a portion of these junior instream rights. If you would like this lease to relate to other instream water rights differently than described above, please check this box. <input type="checkbox"/> And attach an explanation of your intent.	
<b>Precedent:</b> If a right which has been leased is later proposed to be leased again or later transferred or become part of an allocation of conserved water project, a new injury review shall be required. An instream lease shall not set a precedent on a future transaction.	
<b>Validity of the rights to be leased:</b> <input checked="" type="checkbox"/> The water right(s) to be leased have been used under the terms and conditions of the right(s) during the last five years or have been leased instream; or <input type="checkbox"/> The water right(s) <b>have not been used</b> for the last five years according to the terms and conditions of the rights. However, the water right(s) is not subject to forfeiture under ORS 540.610(2). Documentation describing why the water right is not subject to forfeiture has been provided.	

### SIGNATURES

The undersigned declare that the information contained in this application is true and accurate.


  
Date: 5/8/2023  
Signature of Co-Lessor

Printed name (and title): Les Perkins, Manager

Business/Organization name: Farmers Irrigation District

Mailing Address (with state and zip): 1985 Country Club Road, Hood River, OR 97031

Phone number (include area code): 541-387-5261 \*\*E-mail address: les@fidhr.org

  
Date: 5/8/2023  
Signature of Co-Lessor

Printed name (and title): Megan Saunders, Watershed Project Manager

Business/organization name: Farmers Irrigation District

Mailing Address (with state and zip): 1985 Country Club Road, Hood River, OR 97031

Phone number (include area code): 541-387-5261 \*\*E-mail address: megan@fidhr.org

See next page for additional signatures.

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\_\_\_\_\_ Date: \_\_\_\_\_

Signature of Lessee

Printed name (and title): \_\_\_\_\_

Business/organization name: \_\_\_\_\_

Mailing Address (with state and zip): \_\_\_\_\_

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

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

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## Part 3 of 4 – Place of Use – Lessor Information and Signatures

**Complete Table 1 Identify water right(s) proposed to be leased instream**  
**Provide a separate Part 3 for each Lessor (water right interest holder/landowner)**

**Table 1**

**Irrigation District or other Water Purveyor Name:** Farmers Irrigation District

Specify Water Right, Priority Date, point of diversion(s) (POD), place of use, tax lot, gov't lot/DLC, acres to be leased, original use type, certificate page number, and any previous lease.

If not enough room below, you may add rows (see instructions) or create a spreadsheet/table (matching Table 1) and attach.

Any attached table should include reference to the Lessor.

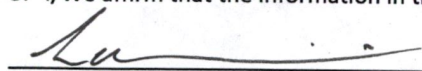
Water Right #	Priority Date	POD #	Twp	Rng	Sec	Q-Q	Tax Lot	Gov't Lot/DLC #	Acres	Use	Page #	Previous Lease #
See attached												

**Any additional information about the right:** \_\_\_\_\_

**Farm Deferral Tax Status:** Counties make the determination of whether a property qualifies for the farm use assessment without consideration of whether the lands have an associated water right which is leased instream. If you have questions regarding the farm use assessment you should contact your local county assessor. You should contact your County for any weed ordinance and management requirements.

The undersigned declare:

1. I/We agree during the term of this lease to suspend use of water allowed under the water right(s) involved in the lease as well as and any other appurtenant primary or supplemental water right(s); and
2. I/We certify are the lessor(s) (water right interest holder) of the water right(s) in Table 1. If not the deeded land owner, I/we have obtained consent from the deeded land owner and/or have provided documentation of authorization to pursue the instream lease; and
3. I/We affirm that the information in this application is true and accurate.



Signature of Lessor

Date: 5/8/2023

Printed name (and title): Les Perkins, Manager

Business name, if applicable: Farmers Irrigation District

Mailing Address (with state and zip): 1985 Country Club Road, Hood River, OR 97031

Phone number (include area code): 541-387-5261

\*\*E-mail address: les@fidhr.org



Signature of Lessor

Date: 5/8/2023

Printed name (and title): Megan Saunders, Watershed Project Manager

Business name, if applicable: Farmers Irrigation District

Mailing Address (with state and zip): 1985 Country Club Road, Hood River, OR 97031

Phone number (include area code): 541-387-5261

\*\*E-mail address: megan@fidhr.org

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# Part 4 of 4 – Water Right and Instream Use Information

Use a separate Part 4 for each water right to be leased instream

**Table 2**

Use Table 2 to illustrate the totals for the water right proposed to be leased instream (based on Part 3 of 4) Water Right # 95429

Total rate and volume by priority date, POD, use and acreage as appropriate considering the right to be leased. If not enough room below, you may add rows (see instructions) or create a spreadsheet (matching Table 2 and clearly labeled) and attach.

(cfs = cubic feet per second and af = acre-feet)

Priority Date	POD #	Use	Acre	Other Information (such as conditions/limitations on the right)	Rate (cfs)	Volume (af)
5/7/1906	16129	IR	3,181.1		39.76	9,543.3

Total af from storage, if applicable: \_\_\_\_\_ AF or ☒ N/A

If the POD is not described on the certificate or, if there is more than one POD listed on the certificate, then the specific POD must be described:

**Table 3**

<b>Instream Use created by the lease</b>	<b>River Basin:</b> <u>Hood River</u>	<b>River/Stream Name:</b> <u>Hood River, tributary to Columbia</u>				
<b>Proposed Instream Reach:</b> <input type="checkbox"/> A reach typically begins at the POD and ends at the mouth of the source stream: From the POD _____ to _____		<b>Or Proposed Instream Point:</b> <input checked="" type="checkbox"/> Instream use protected at the POD				
<b>OR</b> <input type="checkbox"/> Please check this box if you are not sure of the proposed reach and want water to be protected within a reach below the POD, if possible. If no reach is identified or the above box is not checked, and there is only one POD listed on the water right, the lease may be processed to be protected at the POD.)						
<b>Instream Portion: May not exceed the maximum rate/volume for the right (identified in Table 2)</b> Use the table 3 to illustrate the instream rate, volume and instream period by priority date, POD, Use and acreage, as appropriate. If not enough room below, you may add rows (see instructions) or create a spreadsheet (clearly labeled and matching the below portion of Table 3) and attach.						
<b>Priority date</b>	<b>POD #</b>	<b>Use</b>	<b>Acre</b>	<b>Proposed Instream Period</b>	<b>Instream Rate (cfs)</b>	<b>Total instream volume (af)</b>
5/7/1906	16129	IR	44.65	June 2 <sup>nd</sup> to September 30 <sup>th</sup>	0.558	133.95
<b>OR</b> <input type="checkbox"/> Please check this box if you are not sure of the proposed rate, volume and instream period. As part of its review process, the Department will identify the appropriate instream rate, volume and period considering the water right(s) being leased and instream benefits.						
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <b>Conditions to avoid enlargement or injury to other water rights, if any, or other limitations:</b> list here _____						
Note: The Department may identify additional conditions to prevent injury and/or enlargement.						
<b>Any additional information about the proposed instream use:</b> _____						

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## Part 4 of 4 – Water Right and Instream Use Information

Use a separate Part 4 for each water right to be leased instream

Table 2

Use Table 2 to illustrate the totals for the water right proposed to be leased instream (based on Part 3 of 4) Water Right # 93490

Total rate and volume by priority date, POD, use and acreage as appropriate considering the right to be leased. If not enough room below, you may add rows (see instructions) or create a spreadsheet (matching Table 2 and clearly labeled) and attach.

(cfs = cubic feet per second and af = acre-feet)

Priority Date	POD #	Use	Acre	Other Information (such as conditions/limitations on the right)	Rate (cfs)	Volume (af)
12/5/1974	16129	Spray	1,359.15		2.0	na

Total af from storage, if applicable: \_\_\_\_\_ AF or ☒ N/A

If the POD is not described on the certificate or, if there is more than one POD listed on the certificate, then the specific POD must be described:

Table 3

<b>Instream Use created by the lease</b>	<b>River Basin:</b> <u>Hood River</u>	<b>River/Stream Name:</b> <u>Hood River</u> , tributary to <u>Columbia</u>				
<b>Proposed Instream Reach:</b> <input type="checkbox"/> A reach typically begins at the POD and ends at the mouth of the source stream: From the POD _____ to _____		<b>Or Proposed Instream Point:</b> <input checked="" type="checkbox"/> Instream use protected at the POD				
<b>OR</b> <input type="checkbox"/> Please check this box if you are not sure of the proposed reach and want water to be protected within a reach below the POD, if possible. If no reach is identified or the above box is not checked, and there is only one POD listed on the water right, the lease may be processed to be protected at the POD.)						
<b>Instream Portion: May not exceed the maximum rate/volume for the right (identified in Table 2)</b> Use the table 3 to illustrate the instream rate, volume and instream period by priority date, POD, Use and acreage, as appropriate. If not enough room below, you may add rows (see instructions) or create a spreadsheet (clearly labeled and matching the below portion of Table 3) and attach.						
<b>Priority date</b>	<b>POD #</b>	<b>Use</b>	<b>Acre</b>	<b>Proposed Instream Period</b>	<b>Instream Rate (cfs)</b>	<b>Total instream volume (af)</b>
12/5/1974	16129	Spray	3.15			
<b>OR</b> <input checked="" type="checkbox"/> Please check this box if you are not sure of the proposed rate, volume and instream period. As part of its review process, the Department will identify the appropriate instream rate, volume and period considering the water right(s) being leased and instream benefits.						
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <b>Conditions to avoid enlargement or injury to other water rights, if any, or other limitations:</b> list here _____						
Note: The Department may identify additional conditions to prevent injury and/or enlargement.						
<b>Any additional information about the proposed instream use:</b> _____						

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## Part 4 of 4 – Water Right and Instream Use Information

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Use a separate Part 4 for each water right to be leased instream

Table 2

Use Table 2 to illustrate the totals for the water right proposed to be leased instream (based on Part 3 of 4)

Water Right # 93492

Total rate and volume by priority date, POD, use and acreage as appropriate considering the right to be leased. If not enough room below, you may add rows (see instructions) or create a spreadsheet (matching Table 2 and clearly labeled) and attach.

(cfs = cubic feet per second and af = acre-feet)

Priority Date	POD #	Use	Acreage	Other Information (such as conditions/limitations on the right)	Rate (cfs)	Volume (af)
7/28/1977	16129	F/TC	1441		5	na

Total af from storage, if applicable: \_\_\_\_\_ AF or ☒ N/A

If the POD is not described on the certificate or, if there is more than one POD listed on the certificate, then the specific POD must be described:

Table 3

<b>Instream Use created by the lease</b>	<b>River Basin:</b> <u>Hood River</u>	<b>River/Stream Name:</b> <u>Hood River</u> , tributary to <u>Columbia</u>				
<b>Proposed Instream Reach:</b> <input type="checkbox"/> A reach typically begins at the POD and ends at the mouth of the source stream: From the POD _____ to _____		<b>Or Proposed Instream Point:</b> <input checked="" type="checkbox"/> Instream use protected at the POD				
<b>OR</b> <input type="checkbox"/> Please check this box if you are not sure of the proposed reach and want water to be protected within a reach below the POD, if possible. If no reach is identified or the above box is not checked, and there is only one POD listed on the water right, the lease may be processed to be protected at the POD.)						
<b>Instream Portion: May not exceed the maximum rate/volume for the right (identified in Table 2)</b> Use the table 3 to illustrate the instream rate, volume and instream period by priority date, POD, Use and acreage, as appropriate. If not enough room below, you may add rows (see instructions) or create a spreadsheet (clearly labeled and matching the below portion of Table 3) and attach.						
<b>Priority date</b>	<b>POD #</b>	<b>Use</b>	<b>Acreage</b>	<b>Proposed Instream Period</b>	<b>Instream Rate (cfs)</b>	<b>Total instream volume (af)</b>
7/27/1977	16129	F/TC	3.15			
<b>OR</b> <input checked="" type="checkbox"/> Please check this box if you are not sure of the proposed rate, volume and instream period. As part of its review process, the Department will identify the appropriate instream rate, volume and period considering the water right(s) being leased and instream benefits.						
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <b>Conditions to avoid enlargement or injury to other water rights, if any, or other limitations:</b> list here _____						
Note: The Department may identify additional conditions to prevent injury and/or enlargement.						
<b>Any additional information about the proposed instream use:</b> _____						

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## Part 4 of 4 – Water Right and Instream Use Information

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Use a separate Part 4 for each water right to be leased instream

Table 2

Use Table 2 to illustrate the totals for the water right proposed to be leased instream (based on Part 3 of 4) Water Right # 74367

Total rate and volume by priority date, POD, use and acreage as appropriate considering the right to be leased. If not enough room below, you may add rows (see instructions) or create a spreadsheet (matching Table 2 and clearly labeled) and attach.

(cfs = cubic feet per second and af = acre-feet)

Priority Date	POD #	Use	Acre	Other Information (such as conditions/limitations on the right)	Rate (cfs)	Volume (af)
1900		IS	16.5		0.206	49.5

Total af from storage, if applicable: \_\_\_\_\_ AF or ☒ N/A

If the POD is not described on the certificate or, if there is more than one POD listed on the certificate, then the specific POD must be described: Woodworth Pipeline

Table 3

<b>Instream Use created by the lease</b>	<b>River Basin:</b> <u>Hood River</u>	<b>River/Stream Name:</b> <u>A Spring and Seepage Water, tributary to Indian Creek</u>				
<b>Proposed Instream Reach:</b> <input type="checkbox"/> A reach typically begins at the POD and ends at the mouth of the source stream: From the POD _____ to _____		<b>Or Proposed Instream Point:</b> <input checked="" type="checkbox"/> Instream use protected at the POD				
<b>OR</b> <input type="checkbox"/> Please check this box if you are not sure of the proposed reach and want water to be protected within a reach below the POD, if possible. If no reach is identified or the above box is not checked, and there is only one POD listed on the water right, the lease may be processed to be protected at the POD.)						
<b>Instream Portion: May not exceed the maximum rate/volume for the right (identified in Table 2)</b> Use the table 3 to illustrate the instream rate, volume and instream period by priority date, POD, Use and acreage, as appropriate. If not enough room below, you may add rows (see instructions) or create a spreadsheet (clearly labeled and matching the below portion of Table 3) and attach.						
<b>Priority date</b>	<b>POD #</b>	<b>Use</b>	<b>Acre</b>	<b>Proposed Instream Period</b>	<b>Instream Rate (cfs)</b>	<b>Total instream volume (af)</b>
1900		IS	0.10	June 2 <sup>nd</sup> to September 30 <sup>th</sup>		
<b>OR</b> <input checked="" type="checkbox"/> Please check this box if you are not sure of the proposed rate, volume and instream period. As part of its review process, the Department will identify the appropriate instream rate, volume and period considering the water right(s) being leased and instream benefits.						
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <b>Conditions to avoid enlargement or injury to other water rights, if any, or other limitations:</b> list here _____						
Note: The Department may identify additional conditions to prevent injury and/or enlargement.						
<b>Any additional information about the proposed instream use:</b> _____						

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## Part 4 of 4 – Water Right and Instream Use Information

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Use a separate Part 4 for each water right to be leased instream

Table 2

Use Table 2 to illustrate the totals for the water right proposed to be leased instream (based on Part 3 of 4) Water Right # 94244

Total rate and volume by priority date, POD, use and acreage as appropriate considering the right to be leased. If not enough room below, you may add rows (see instructions) or create a spreadsheet (matching Table 2 and clearly labeled) and attach.

(cfs = cubic feet per second and af = acre-feet)

Priority Date	POD #	Use	Acreage	Other Information (such as conditions/limitations on the right)	Rate (cfs)	Volume (af)
1/21/1985		IS	4.85		0.06	14.55

Total af from storage, if applicable: \_\_\_\_ AF or ☒ N/A

If the POD is not described on the certificate or, if there is more than one POD listed on the certificate, then the specific POD must be described:

Table 3

<b>Instream Use created by the lease</b>	<b>River Basin:</b> <u>Hood River</u>	<b>River/Stream Name:</b> <u>A Well</u> , tributary to <u>na</u>				
<b>Proposed Instream Reach:</b> <input type="checkbox"/> A reach typically begins at the POD and ends at the mouth of the source stream: From the POD ____ to ____		<b>Or Proposed Instream Point:</b> <input checked="" type="checkbox"/> Instream use protected at the POD				
<b>OR</b> <input type="checkbox"/> Please check this box if you are not sure of the proposed reach and want water to be protected within a reach below the POD, if possible. If no reach is identified or the above box is not checked, and there is only one POD listed on the water right, the lease may be processed to be protected at the POD.)						
<b>Instream Portion: May not exceed the maximum rate/volume for the right (identified in Table 2)</b> Use the table 3 to illustrate the instream rate, volume and instream period by priority date, POD, Use and acreage, as appropriate. If not enough room below, you may add rows (see instructions) or create a spreadsheet (clearly labeled and matching the below portion of Table 3) and attach.						
<b>Priority date</b>	<b>POD #</b>	<b>Use</b>	<b>Acreage</b>	<b>Proposed Instream Period</b>	<b>Instream Rate (cfs)</b>	<b>Total instream volume (af)</b>
1/21/1985		IS	0.15	June 2 <sup>nd</sup> to September 30 <sup>th</sup>		
<b>OR</b> <input checked="" type="checkbox"/> Please check this box if you are not sure of the proposed rate, volume and instream period. As part of its review process, the Department will identify the appropriate instream rate, volume and period considering the water right(s) being leased and instream benefits.						
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <b>Conditions to avoid enlargement or injury to other water rights, if any, or other limitations:</b> list here ____						
Note: The Department may identify additional conditions to prevent injury and/or enlargement.						
<b>Any additional information about the proposed instream use:</b> ____						

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## Part 4 of 4 – Water Right and Instream Use Information

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Use a separate Part 4 for each water right to be leased instream

Table 2

Use Table 2 to illustrate the totals for the water right proposed to be leased instream (based on Part 3 of 4)						Water Right # <u>74312</u>	
Total rate and volume by priority date, POD, use and acreage as appropriate considering the right to be leased. If not enough room below, you may add rows (see instructions) or create a spreadsheet (matching Table 2 and clearly labeled) and attach. (cfs = cubic feet per second and af = acre-feet)							
Priority Date	POD #	Use	Acre	Other Information (such as conditions/limitations on the right)	Rate (cfs)	Volume (af)	
5/10/1920		IS	4.75		0.06	14.25	
Total af from storage, if applicable: _____ AF or <input checked="" type="checkbox"/> N/A							
If the POD is not described on the certificate or, if there is more than one POD listed on the certificate, then the specific POD must be described:							

Table 3

Instream Use created by the lease		River Basin: <u>Columbia</u>		River/Stream Name: <u>An Unnamed Spring Branch</u> , tributary to <u>Columbia</u>		
<b>Proposed Instream Reach:</b> <input type="checkbox"/> A reach typically begins at the POD and ends at the mouth of the source stream: From the POD _____ to _____				<b>Or Proposed Instream Point:</b> <input checked="" type="checkbox"/> Instream use protected at the POD		
<b>OR</b> <input type="checkbox"/> Please check this box if you are not sure of the proposed reach and want water to be protected within a reach below the POD, if possible. If no reach is identified or the above box is not checked, and there is only one POD listed on the water right, the lease may be processed to be protected at the POD.)						
<b>Instream Portion: May not exceed the maximum rate/volume for the right (identified in Table 2)</b> Use the table 3 to illustrate the instream rate, volume and instream period by priority date, POD, Use and acreage, as appropriate. If not enough room below, you may add rows (see instructions) or create a spreadsheet (clearly labeled and matching the below portion of Table 3) and attach.						
Priority date	POD #	Use	Acre	Proposed Instream Period	Instream Rate (cfs)	Total instream volume (af)
5/10/1920		IS	4.15	June 2 <sup>nd</sup> to September 30 <sup>th</sup>		
<b>OR</b> <input checked="" type="checkbox"/> Please check this box if you are not sure of the proposed rate, volume and instream period. As part of its review process, the Department will identify the appropriate instream rate, volume and period considering the water right(s) being leased and instream benefits.						
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <b>Conditions to avoid enlargement or injury to other water rights, if any, or other limitations:</b> list here _____ Note: The Department may identify additional conditions to prevent injury and/or enlargement.						
<b>Any additional information about the proposed instream use:</b> _____						

## District Lease Application Information and Instructions

Helpful Links	If you are unsure or need assistance with your Application Contact us at 503-986-0900 or the Watermaster for your District
Watermasters in Oregon	<a href="https://www.oregon.gov/owrd/aboutus/contactus/Pages/RegionalOfficesandWatermastersDirectory.aspx">https://www.oregon.gov/owrd/aboutus/contactus/Pages/RegionalOfficesandWatermastersDirectory.aspx</a>
Instream Leasing Forms	<a href="https://www.oregon.gov/owrd/Forms/Pages/default.aspx?wp1278=se:%22instream+lease%22">https://www.oregon.gov/owrd/Forms/Pages/default.aspx?wp1278=se:%22instream+lease%22</a>
Fee Schedule	<a href="https://www.oregon.gov/owrd/WRDFormsPDF/fee_schedule.pdf">https://www.oregon.gov/owrd/WRDFormsPDF/fee_schedule.pdf</a>
Water Rights Information	<a href="https://apps.wrd.state.or.us/apps/wr/wrinfo/">https://apps.wrd.state.or.us/apps/wr/wrinfo/</a>
Additional Water Rights	<a href="https://apps.wrd.state.or.us/apps/wr/wrinfo/wr_platcard.aspx">https://apps.wrd.state.or.us/apps/wr/wrinfo/wr_platcard.aspx</a>
Water Rights Public Notice	<a href="https://apps.wrd.state.or.us/apps/misc/wrd_notice_view/?notice_id=21">https://apps.wrd.state.or.us/apps/misc/wrd_notice_view/?notice_id=21</a>
OAR: Chapter 690 Division	<a href="https://secure.sos.state.or.us/oard/displayDivisionRules.action?selectedDivision=3169">https://secure.sos.state.or.us/oard/displayDivisionRules.action?selectedDivision=3169</a>

### Eligible Water Rights

Surface and Storage water rights subject to Instream Lease include:

1. Certificated rights.
2. Adjudicated rights evidenced by a court decree.
3. Permits or transferred rights upon which satisfactory proof has been made.
4. Conserver's portion of conserved water allocation under ORS 537.445 to 537.500.
5. Secondary water rights for the use of stored water.
6. A Determined Claim in the Upper Klamath Basin determined and established in an order of determination certified by the Water Resources Director under ORS 539.130.

A water right that has not been used for five or more years may no longer be valid under Oregon law. If the Department reasonably suspects the right may no longer be valid, an affidavit attesting to the use and supporting documentation may be required or the lease may be denied as incomplete. An irrigation district or other water purveyor may provide evidence for water right holders, verifying the delivery of water for the lands appurtenant to the rights to be leased. Municipal water rights, in general, are not subject to forfeiture. However, if you have any questions, please contact the Department for additional information and/or clarification.

### Deadline for Submittal

A lease involving a water right with a seasonal use must be received prior to July 1. A lease involving a water right with a year round use must be received prior to October 1.

### Other Water Rights

It is important to provide an inventory of *all water rights appurtenant* to the same lands involved in the lease application. These are rights that are not being included in the lease application. This includes other primary and supplemental rights, even if the rights are still in permit status.

### Conservation Reserve Enhancement Program (CREP)

Indicate if some or all of the lands involved in the lease application are enrolled in the CREP program (or other similar Federal Program). The Department will send a copy of the order approving the lease to the Farm Services Administration and other associated parties. If lands involved in the lease are enrolled in another Federal Program, please provide the name of that program in the space provided in Part 1 of 4.

### Term of the lease

The term of the lease can be no less than one calendar year and no more than five calendar years.

**Note:** A lease may be renewed many times. See the link to Instream Leasing Forms above.

## District Lease Application Information and Instructions

### Termination provision

For multiyear leases, this provision gives the Lessor(s) and any Lessee an opportunity to request or prohibit an Instream Lease to terminate prior to the scheduled termination date. Unless otherwise specified, the Lessee, if there is one, has the same standing as the Lessor for management of the instream lease.

For instream leases submitted as Mitigation Projects in the Deschutes Groundwater Study Area, termination will be required by all parties to the lease and must be submitted to both the Salem and Bend OWRD offices.

Requests to terminate a lease, may be submitted by e-mail from the appropriate parties identified in the Final Order approving the lease application.

### Additive / Replacing

- Water rights that are leased instream generally have senior priority dates. Instream rights created by an instream lease are then additive to other instream rights with senior priority dates created as a result of instream lease, transfer and/or allocation of conserved water.
- If there is an existing junior instream right created as a result of a state agency application process or conversation of minimum flows, the instream right created as a result of a lease will generally replace a portion of that existing right with an earlier (senior) priority date.
- However, applicants may request a different relationship to other instream rights than described above. For example, under certain conditions, if the priority date of the instream right to be created by the lease is junior to an existing instream right (created as a result of a state agency application process or minimum flow conversion), the new instream use could be additive to those existing instream rights. In this example, the applicant may need to submit additional information (such as a letter from ODFW, DEQ, or OPRD) describing the instream benefits of making the rights additive.

### Parties to the Lease

- Lessor:** This is generally the landowner(s) and is referred to as the water right holder. All water right holders must sign the lease application. The lessor may also be someone that holds interest in the water right or another party that has been granted authorization by the landowner to leases the water right. If the Lessor is not the deeded landowner, additional information must be provided as specified in the application checklist (Minimum Requirements Checklist Part 1 of 4).
- Co-Lessor:** Irrigation districts (or other similar organizations) as defined in ORS Chapters 545, 547, 552, 553, or 554, which delivers water to the subject lands must be a party to the lease. If the source of water for the subject lands is stored water, then the owner/operator of the reservoir must also be party to the lease as Co-lessor.
- Lessee:** Individuals or organizations, which may provide compensation to the Lessor for the leasing of the subject water right instream. The Lessee may have, unless otherwise indicated, the same standing as the Lessor for all purposes regarding management and enforcement of the instream water right. 690-077-0076 (12)
- Trustee:** The Trustee is the Oregon Water Resources Department. If a person leases a right to the State without third party involvement, the Department will also be considered the Lessee.

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## District Lease Application Information and Instructions

### Tables 1, 2 and 3

If needed, you may attach a table and label with appropriate table #.

- Include all the information from the given table(s). For Table 1 include the specific Lessor information. The Lessor signatures and certification language should still be on Part 3. However, on Part 3 you may reference an attached table for the specific Lessor.

### Editing the Application Form

To add additional lines to tables within the forms or to copy and paste additional Part 3 & 4 pages, please **save the application form to your computer**. Unlock the document by using one of the following instructions for your Microsoft Word software version:

#### Microsoft Word 2007

- Unlock the document by clicking the **Review** tab, then click **Protect Document**, then click **Stop Protect**
- To relock the document, click **Editing Restrictions**, then click **Allow Only This Type of Editing**, select **Filling In Forms** from the drop-down menu, then check **Yes, Start Enforcing Protection**.

#### Microsoft Word 2010

- Unlock the document by clicking the **Review** tab, toggle the **Restrict Editing icon** at the upper right, then click **Stop Protect** at the bottom right. Then uncheck the "**Allow only this type of editing in the document: Filling in forms**" in the "Editing restrictions" section on the right-hand list of options.
- To relock the document, check the **Editing Restrictions/Allow Only This Type of Editing/Filling In Forms** box from the drop-down menu, then check **Yes, Start Enforcing Protection**. You do not need to assign a password for the editing restrictions.

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## Part 3 of 4 - Place of Use

Table 1

Lessor: Farmers Irrigation District

Water Right #	Priority Date	POD #	Township	Range	Section	QQ	Taxlot	Gov't Lot/DLC #	Acres	Use	Landowner Name(s)	Previous Lease #
95429	5/7/1906	16129	2N	10E	1	NW/NE	300		2.00	IR	Burkhart, Stephen	
95429	5/7/1906	16129	2N	10E	2	NE/NE	200		0.10	IR	TCLC Holdings	
74367	1900		2N	10E	2	NE/NE	200		0.10	IS	TCLC Holdings	
95429	5/7/1906	16129	2N	10E	2	NE/SE	301		0.35	IR	Graves, Brian	
95429	5/7/1906	16129	2N	10E	2	SE/SE	200		0.05	IR	Gilbert, Ronald & Charlotte	
95429	5/7/1906	16129	2N	10E	2	SE/SE	300		0.35	IR	Johnson, Charlotte	
95429	5/7/1906	16129	2N	10E	2	SW/SE	2400		0.25	IR	Flagline LLC	
95429	5/7/1906	16129	2N	10E	2	NE/SW	200		9.00	IR	Richter, Philip	
95429	5/7/1906	16129	2N	10E	2	SE/SW	1702		0.10	IR	Haynes, Ronald	
95429	5/7/1906	16129	2N	10E	2	SW/SW	2700		0.10	IR	Von Lubken, Gretchen	
93490	12/5/1974	16129	2N	10E	2	SW/SW	2700		0.10	Spray	Von Lubken, Gretchen	
93492	7/28/1977	16129	2N	10E	2	SW/SW	2700		0.10	F/TC	Von Lubken, Gretchen	
95429	5/7/1906	16129	2N	10E	3	NW/NE	1900		0.15	IR	Marchesi, Franco	
94244	1/21/1985		2N	10E	3	NW/NE	1900		0.15	IS	Marchesi, Franco	
95429	5/7/1906	16129	2N	10E	3	NE/NW	300		0.25	IR	Cooper, Trevor	
95429	5/7/1906	16129	2N	10E	3	NW/SE	101		0.45	IR	Gray, William & Jill	
95429	5/7/1906	16129	2N	10E	3	NW/SE	300		0.10	IR	Hawkins, Adrian & Miller, Tacia	
95429	5/7/1906	16129	2N	10E	3	NE/SW	800		0.45	IR	Schweller, Alan & Brenda	
95429	5/7/1906	16129	2N	10E	3	NW/SW	2600		0.70	IR	Zorza, Kathleen	
95429	5/7/1906	16129	2N	10E	11	SW/SW	1100		0.15	IR	Steve Benton Holding LLC	
95429	5/7/1906	16129	2N	10E	31	NE/NW	800		1.05	IR	Heltzel, Tim	
95429	5/7/1906	16129	2N	10E	31	SE/NW	800		0.25	IR	Heltzel, Tim	
95429	5/7/1906	16129	2N	10E	31	SE/NW	800		0.05	IR	Heltzel, Tim	
95429	5/7/1906	16129	3N	10E	33	SW/NE	2200		3.00	IR	Davidson, Mary & Freeman, Robert	
93490	12/5/1974	16129	3N	10E	33	SW/NE	2200		3.00	Spray	Davidson, Mary & Freeman, Robert	
93492	7/28/1977	16129	3N	10E	33	SW/NE	2200		3.00	F/TC	Davidson, Mary & Freeman, Robert	
95429	5/7/1906	16129	3N	10E	33	NE/SE	400		0.30	IR	Duckwall, Nathan A.	
95429	5/7/1906	16129	3N	10E	33	NE/SE	800		0.25	IR	Finstad, Terrance & Melanie	
95429	5/7/1906	16129	3N	10E	34	NE/NE	200		1.85	IR	Integrity Building and Construction	
95429	5/7/1906	16129	3N	10E	34	NE/NE	500		7.50	IR	Heritage Homes	IL-1670, IL-1264
95429	5/7/1906	16129	3N	10E	34	NW/NE	800		2.15	IR	Krutz, Wilbur O.	IL-1670, IL-1264
95429	5/7/1906	16129	3N	10E	34	NW/NE	1602		0.20	IR	Mack, Troyce & Kitts, Michael	
95429	5/7/1906	16129	3N	10E	34	SE/NE	2400		4.15	IR	Cervetto, Carmel M.	IL-1670
74312	5/10/1920		3N	10E	34	SE/NE	2400		4.15	IS	Cervetto, Carmel M.	
95429	5/7/1906	16129	3N	10E	34	SE/NW	420		0.10	IR	Lee, Dustin	
95429	5/7/1906	16129	3N	10E	34	SE/NW	425		0.20	IR	Harter, Kurt & Maureen	
95429	5/7/1906	16129	3N	10E	34	SE/SE	2102		0.10	IR	Claus, Stacy & Martin	
95429	5/7/1906	16129	3N	10E	34	SE/SE	2103		0.90	IR	Adams, Stephanie	IL-1670
95429	5/7/1906	16129	3N	10E	34	SE/SE	2300		0.30	IR	Johnston, Brian	
95429	5/7/1906	16129	3N	10E	34	SE/SE	2307		0.20	IR	Kendall, Robert & Elizabeth	
95429	5/7/1906	16129	3N	10E	34	SE/SE	2309		0.25	IR	Borkenhagen, Chris & Keiko	
95429	5/7/1906	16129	3N	10E	34	SE/SE	2310		0.25	IR	Hinman, Jennifer	
95429	5/7/1906	16129	3N	10E	34	SE/SE	2311		0.25	IR	Wols, Charleen & Doty, William	
95429	5/7/1906	16129	3N	10E	34	SE/SE	2312		0.30	IR	Kealy, Ryan	
95429	5/7/1906	16129	3N	10E	34	NE/SW	400		0.25	IR	Walker, Clinton & Latsy	
95429	5/7/1906	16129	3N	10E	34	SE/SW	1300		0.20	IR	Clegg, Damon & Klee, Amy	
93490	12/5/1974	16129	3N	10E	34	SE/SW	1300		0.20	Spray	Clegg, Damon & Klee, Amy	
93492	7/28/1977	16129	3N	10E	34	SE/SW	1300		0.20	F/TC	Clegg, Damon & Klee, Amy	
95429	5/7/1906	16129	3N	10E	34	SW/SW	100		0.10	IR	GL-Forden LLC	
95429	5/7/1906	16129	3N	10E	34	SW/SW	511		0.20	IR	Gehring, Heather	
95429	5/7/1906	16129	3N	10E	35	SE/SE	1004		1.20	IR	HR Senior Center	IL-1670
95429	5/7/1906	16129	3N	10E	35	SW/SE	2301		0.05	IR	Lara, Elodia & Chaparro-Rios, Cruz	
95429	5/7/1906	16129	3N	10E	35	NE/SW	202		0.90	IR	Marchesi, Franco	IL-1670
95429	5/7/1906	16129	3N	10E	35	NE/SW	631		0.10	IR	Moore, Patricia	
95429	5/7/1906	16129	3N	10E	35	NE/SW	1400		0.40	IR	Integrity Building and Construction	
95429	5/7/1906	16129	3N	10E	35	NW/SW	202		1.25	IR	Marchesi, Franco	IL-1670
95429	5/7/1906	16129	3N	10E	35	NW/SW	500		0.60	IR	Consolidated Land LLC	IL-1670
95429	5/7/1906	16129	3N	10E	35	SE/SW	911		0.10	IR	Wetli, Douglas	
95429	5/7/1906	16129	3N	10E	35	SE/SW	2200		0.20	IR	Roberts, Byron	IL-1670
95429	5/7/1906	16129	3N	10E	35	SW/SW	2200		0.90	IR	Roberts, Byron	IL-1670
95429	5/7/1906	16129	3N	10E	36	SE/SW	1400		0.05	IR	Evans, Amanda & Mitchell	

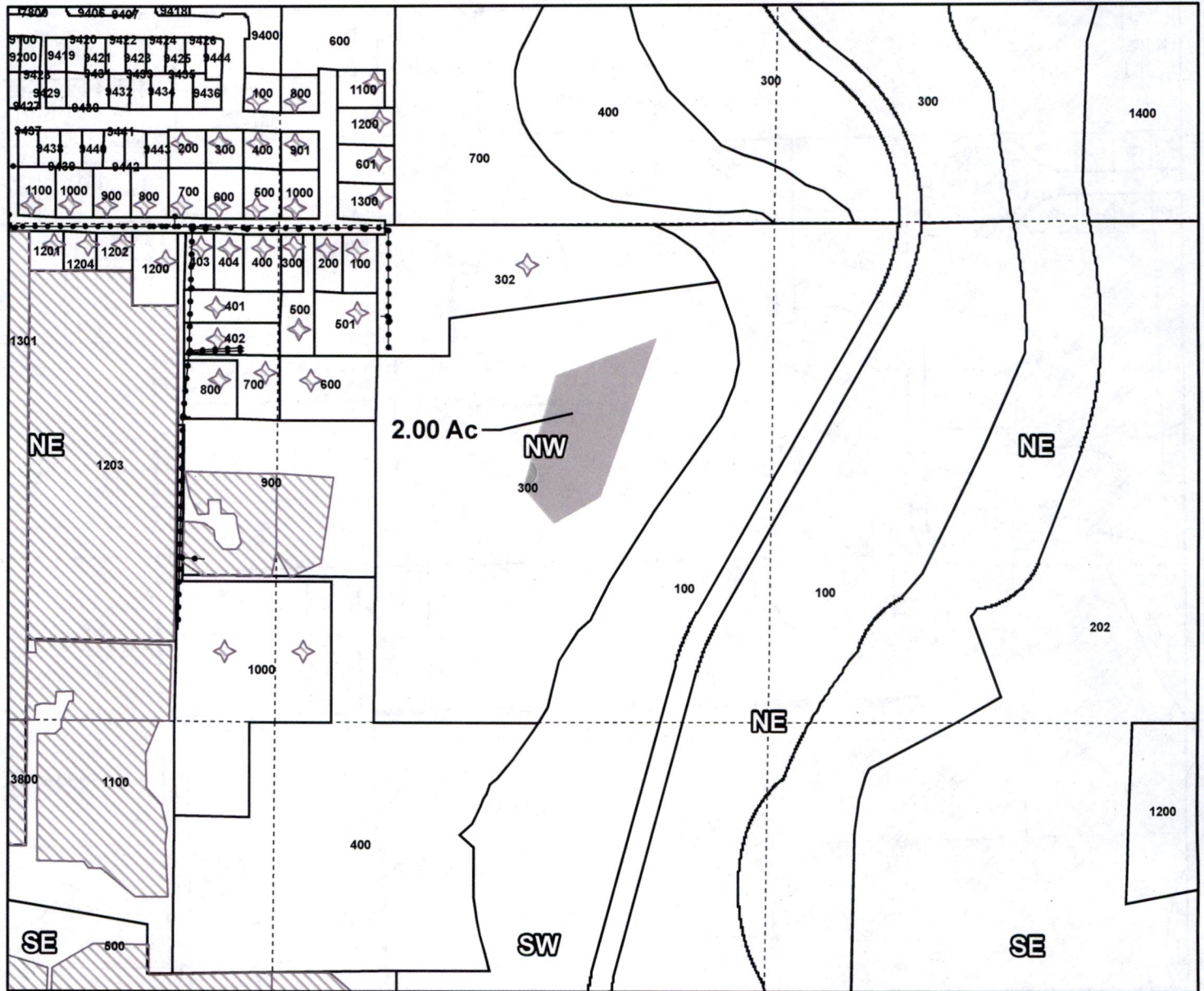
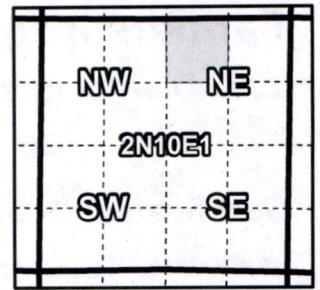
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# Farmers Irrigation District

## 2023 District Instream Lease Map

**Certificates: IR 95429**

Landowner: Burkhart



2N-10E-01-NW/NE-0300, 2.00 acres, Cert IR 95429, POD 16129

2.00 Acres Total

- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right



1 inch = 400 feet

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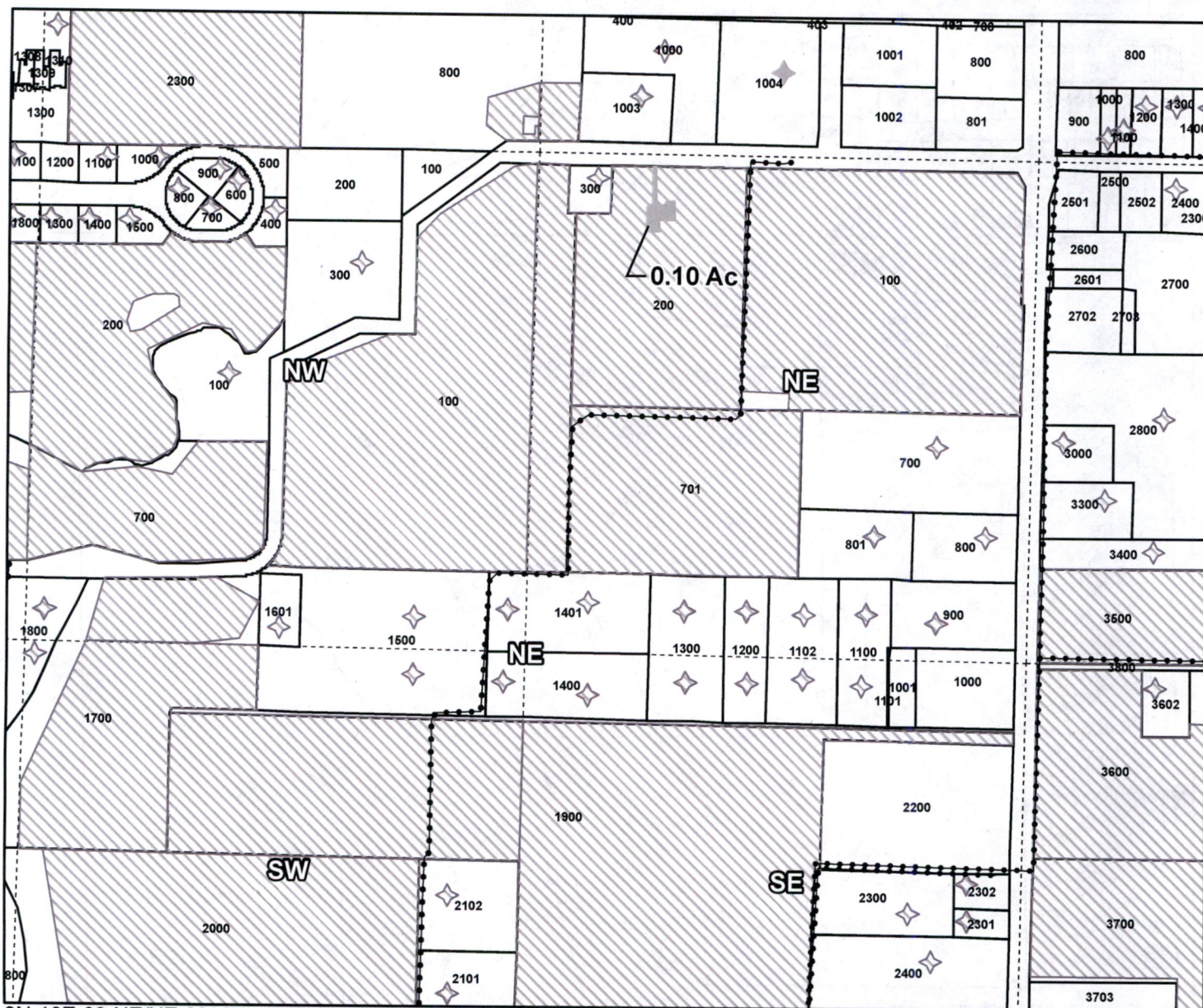
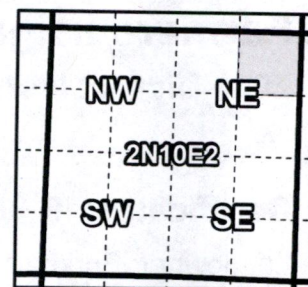
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# Farmers Irrigation District

## 2023 District Instream Lease Map

**Certificates: IR 95429**

Landowner: TCLC Holdings



0.10 Acres Total

- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right



1 inch = 400 feet

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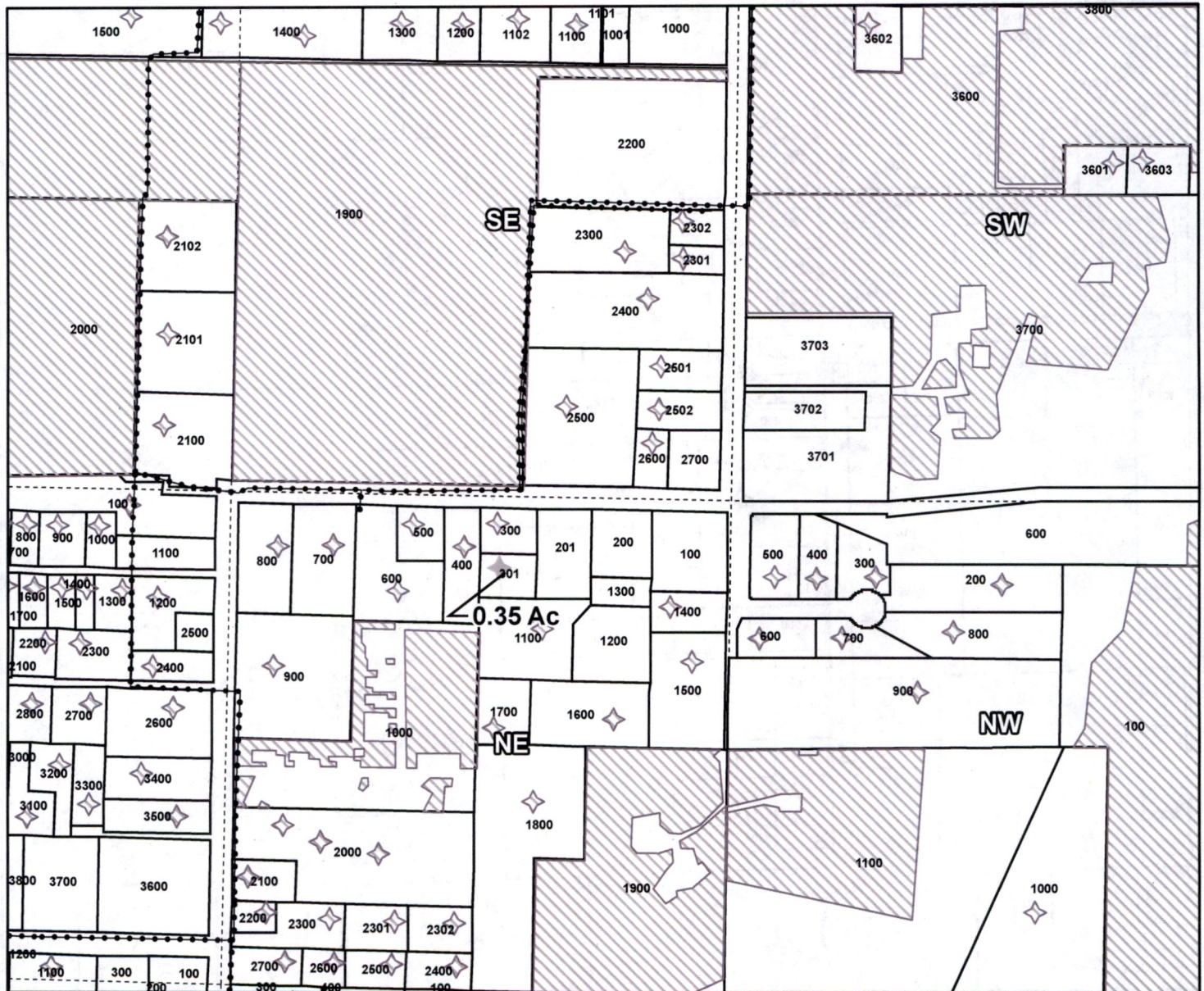
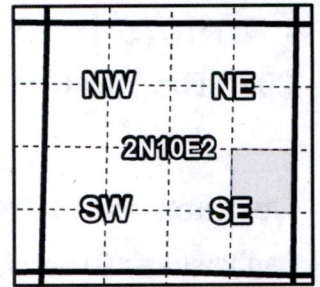
Prepared by Farmers Irrigation District | April 2023

# Farmers Irrigation District

## 2023 District Instream Lease Map

Certificates: IR 95429

Landowner: Graves



2N-10E-02-NE/SE-0301, 0.35 acres, Cert IR 95429, POD 16129

0.35 Acres Total

- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right

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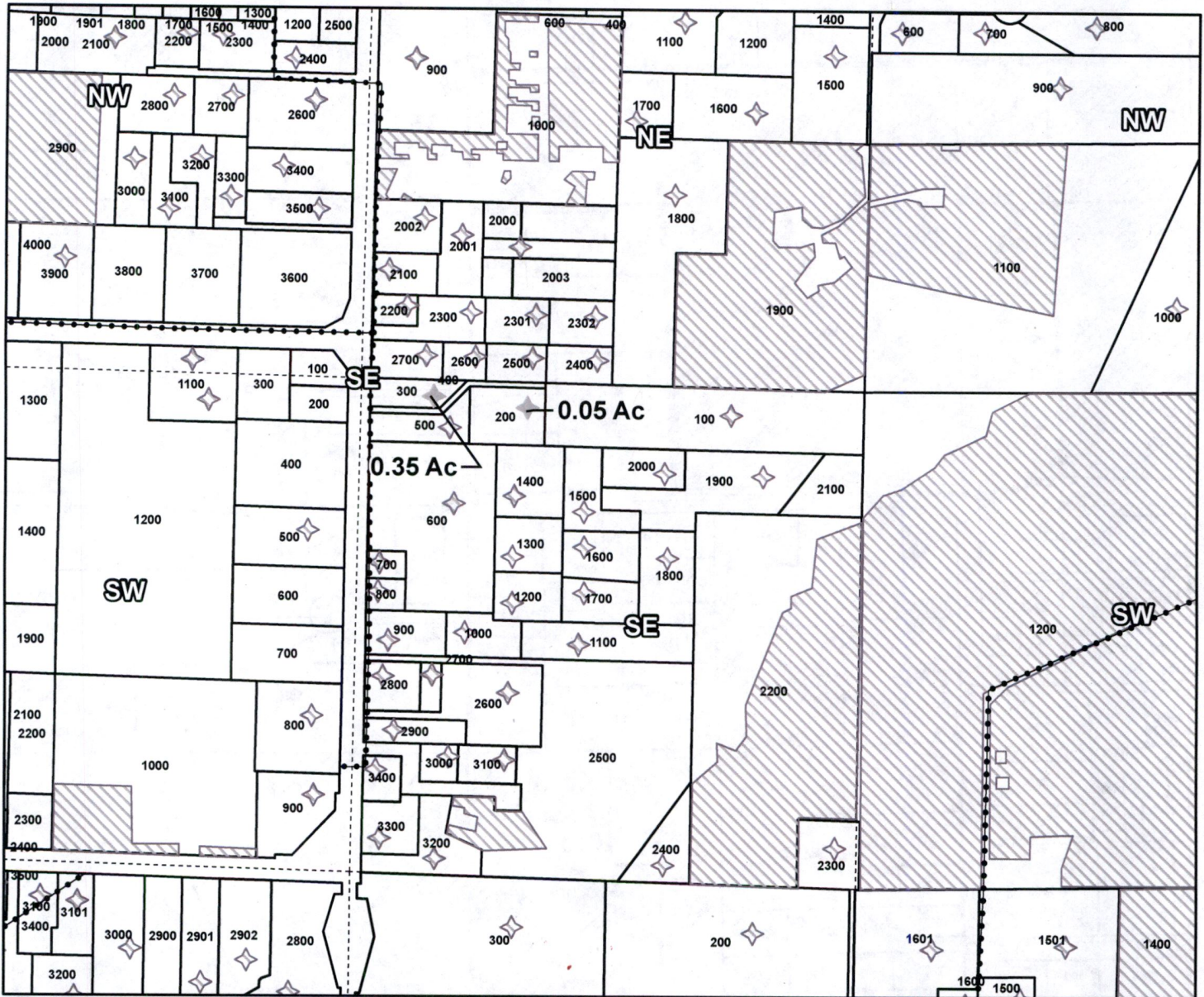
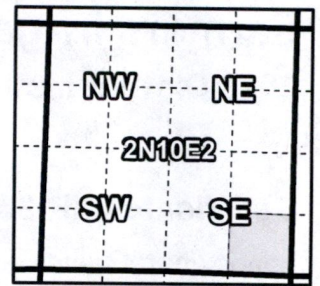
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# Farmers Irrigation District

## 2023 District Instream Lease Map

Certificates: IR 95429

Landowners: Gilbert; Johnson



2N-10E-02-SE/SE-0200, 0.05 acres, Cert IR 95429, POD 16129  
 2N-10E-02-SE/SE-0300, 0.35 acres, Cert IR 95429, POD 16129

0.40 Acres Total

- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right

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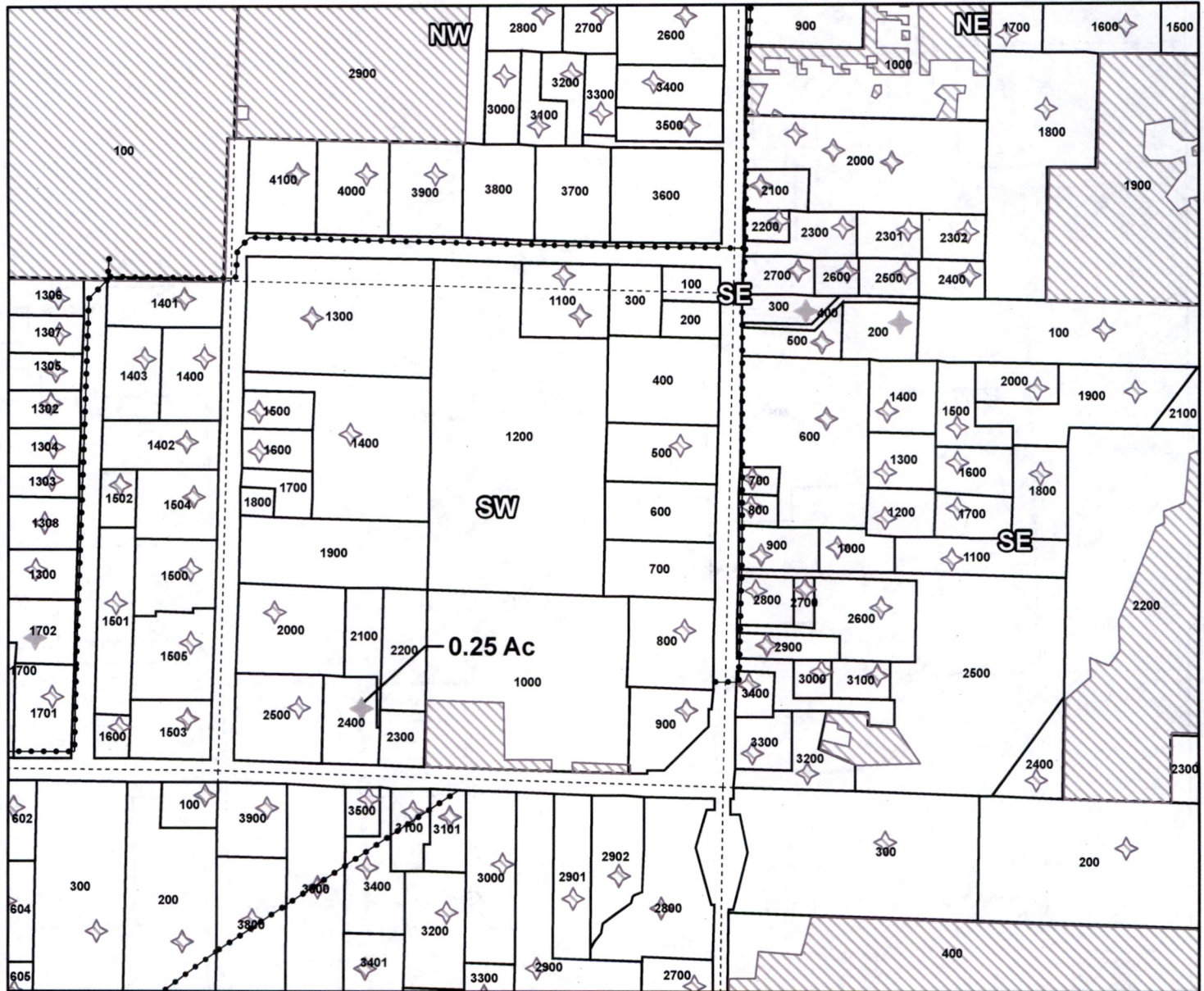


# Farmers Irrigation District

## 2023 District Instream Lease Map

Certificates: IR 95429

Landowner: Flagline



2N-10E-02-SW/SE-2400, 0.25 acres, Cert IR 95429, POD 16129

0.25 Acres Total

- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right

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1 inch = 400 feet

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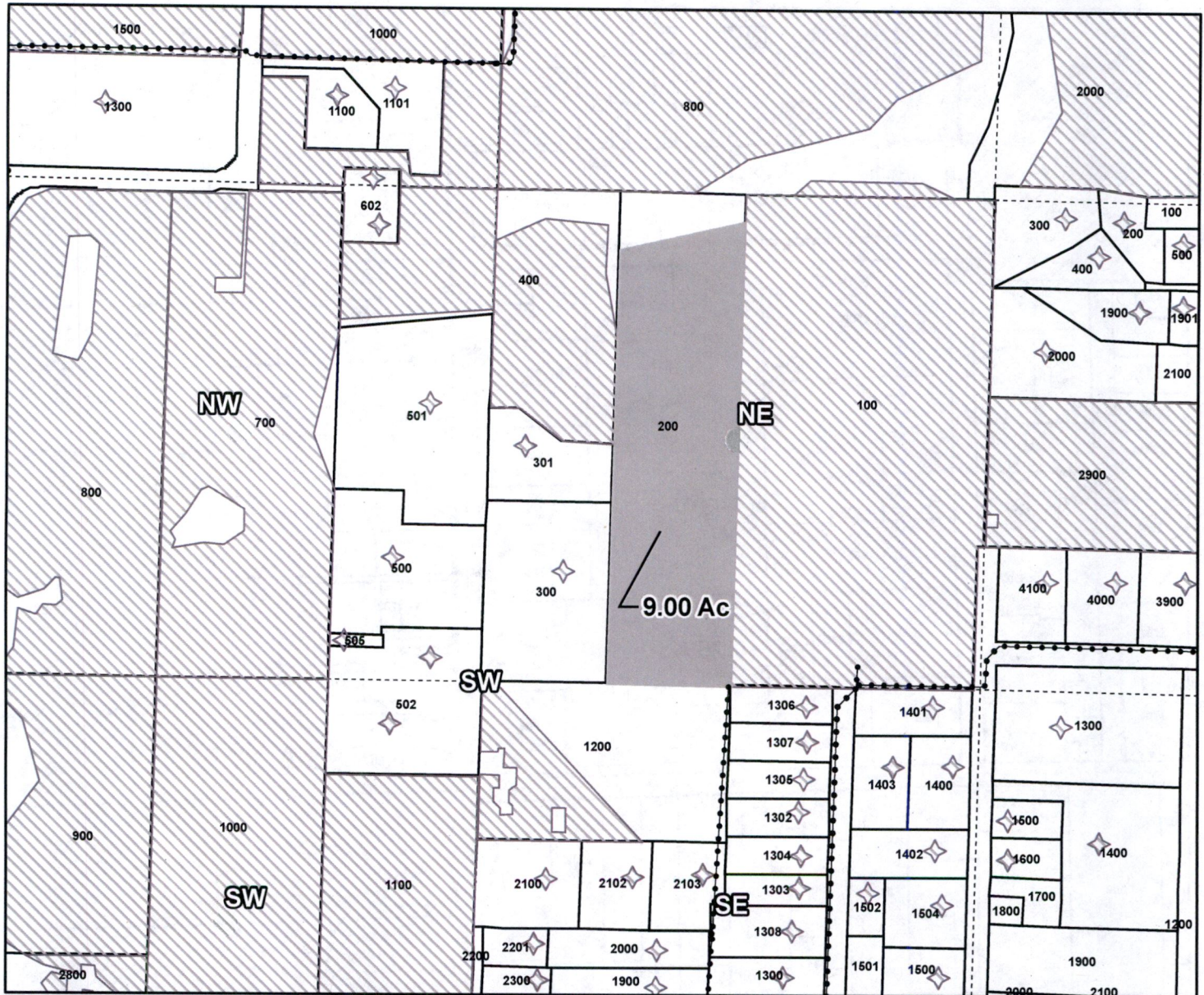
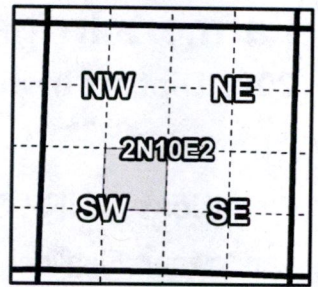
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# Farmers Irrigation District

## 2023 District Instream Lease Map





**Certificates: IR 95429**

Landowner: Richter



2N-10E-02-NE/SW-0200, 9.00 acres, Cert IR 95429, POD 16129

9.00 Acres Total

-  Pipelines and Canals
-  Taxlots
-  Instream Lease
-  Primary Water Right



1 inch = 400 feet

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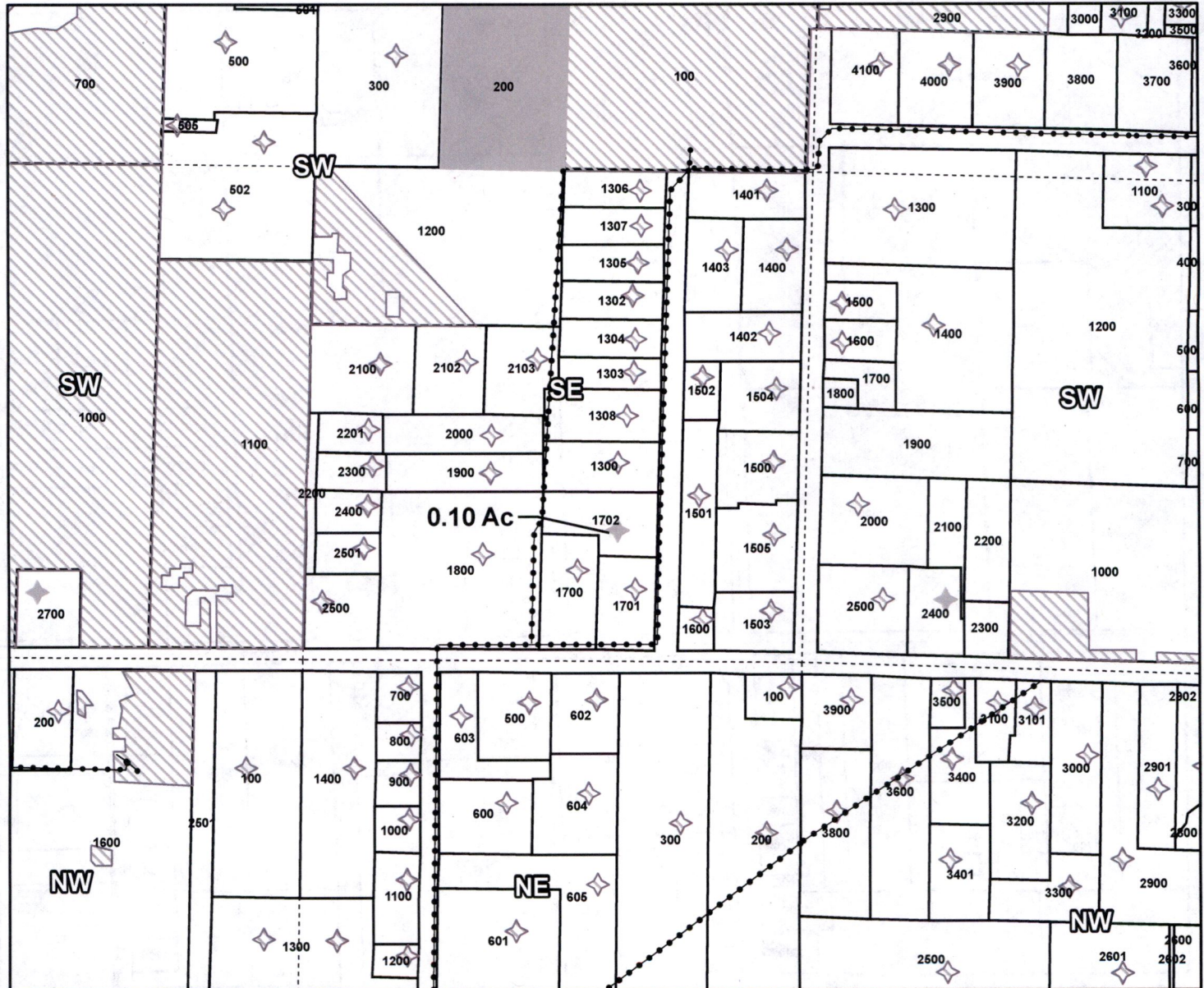
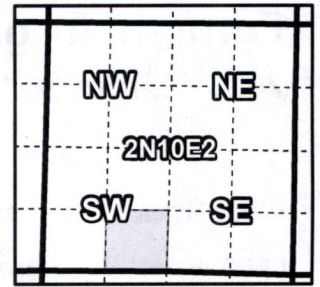
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# Farmers Irrigation District

## 2023 District Instream Lease Map

Certificates: IR 95429

Landowner: Haynes



2N-10E-02-SE/SW-1702, 0.10 acres, Cert IR 95429, POD 16129

0.10 Acres Total

- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right

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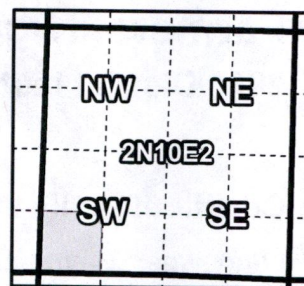
Prepared by Farmers Irrigation District | April 2023

# Farmers Irrigation District

## 2023 District Instream Lease Map

Certificates: IR 95429

Landowner: Von Lubken



2N-10E-02-SW/SW-1702, 0.10 acres, Cert IR 95429, POD 16129  
 0.10 acres, Cert Spray 93490, POD 16129  
 0.10 acres, Cert F/TC 93492, POD 16129

0.10 Acres Total Cert IR 95429  
 0.10 Acres Total Cert Spray 93490  
 0.10 Acres Total Cert F/TC 93492

- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right



1 inch = 400 feet

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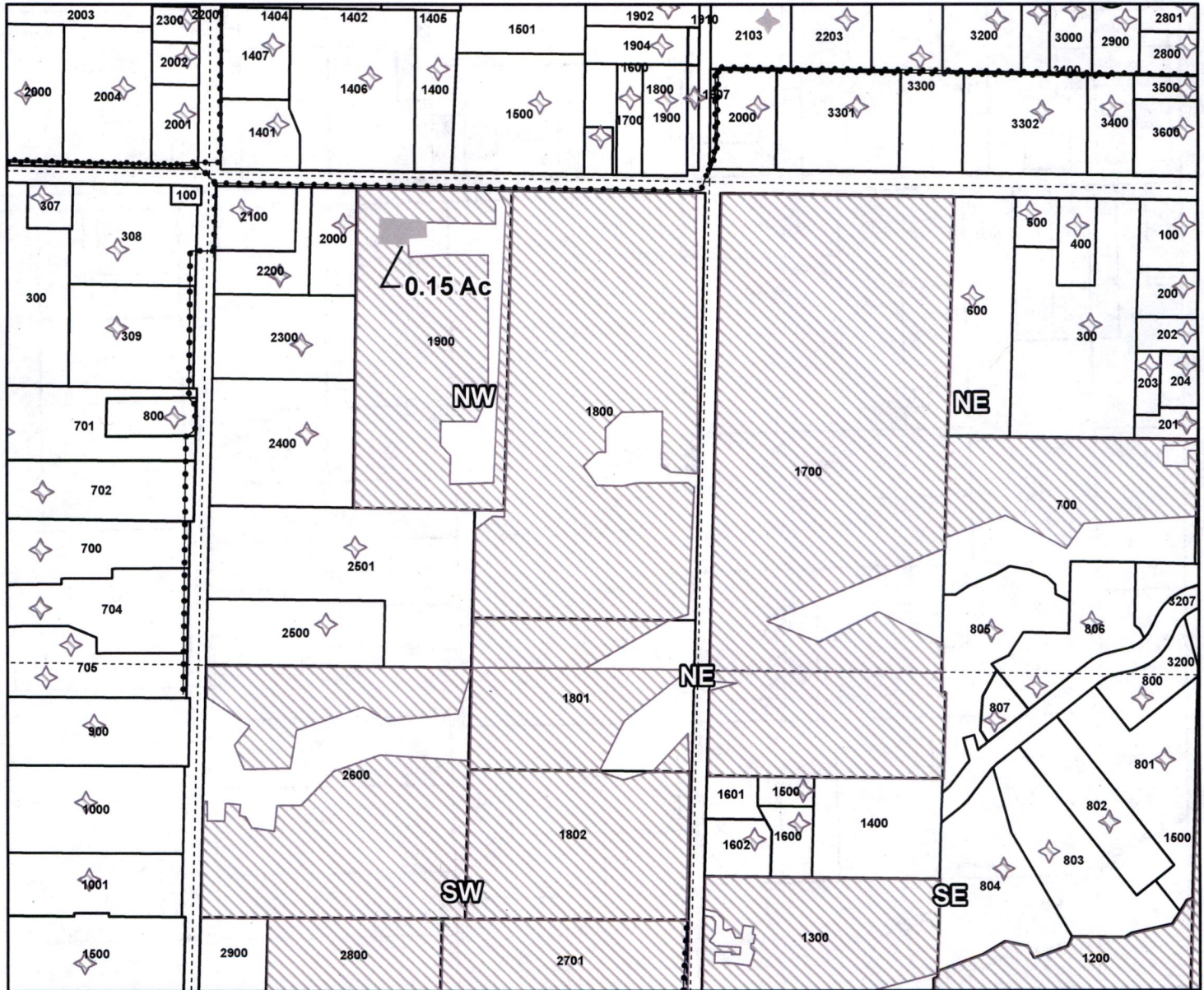
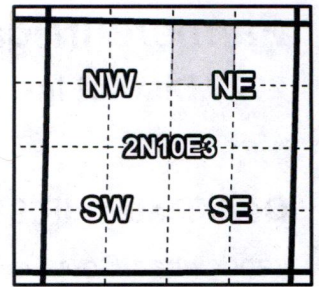
Prepared by Farmers Irrigation District | April 2023

# Farmers Irrigation District

## 2023 District Instream Lease Map

Certificates: IR 95429

Landowner: Marchesi



2N-10E-03-NW/NE-1900, 0.15 acres, Cert IR 95429, POD 16129  
0.15 acres, Cert IS 94244

0.15 Acres Total

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- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right



1 inch = 400 feet

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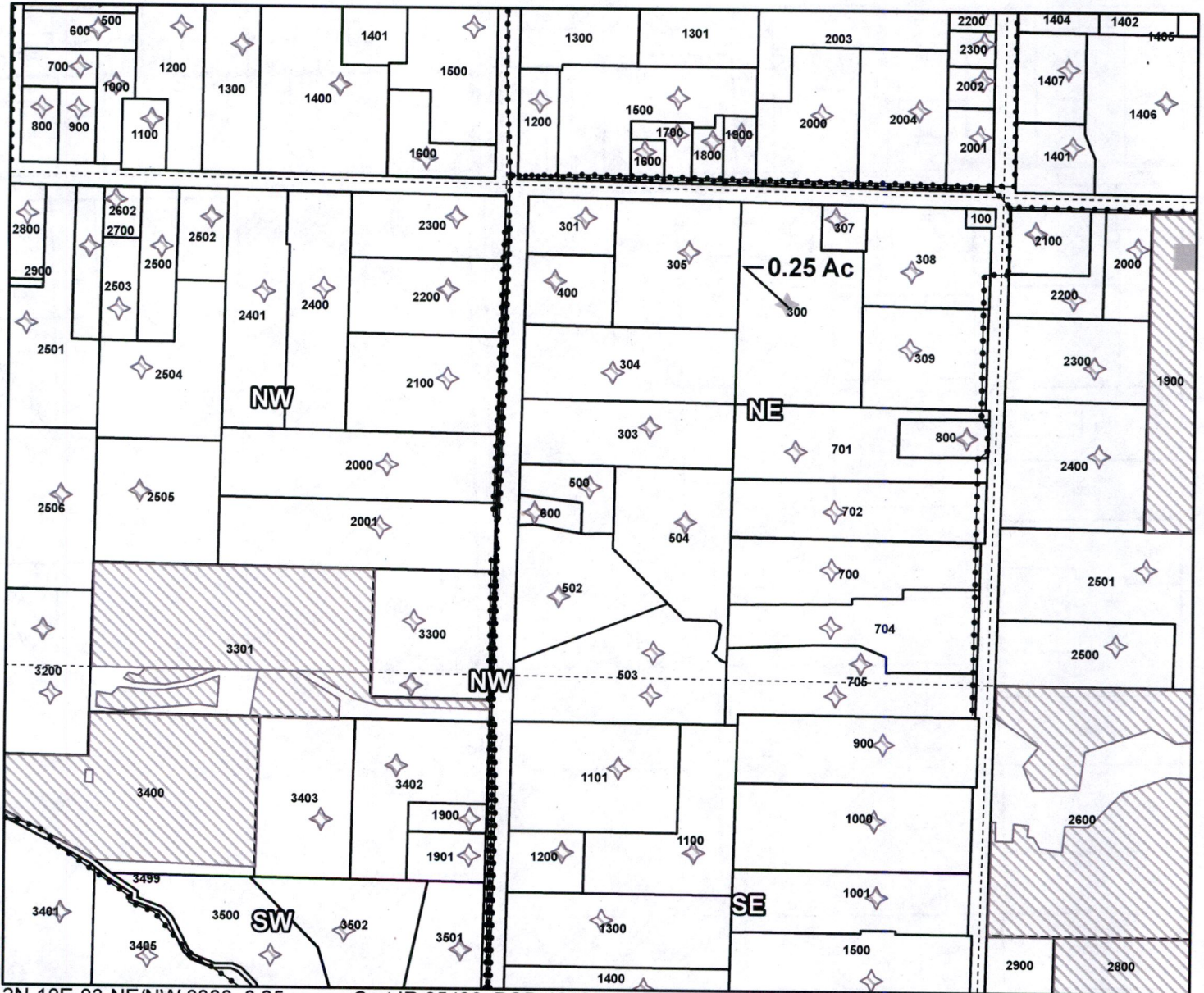
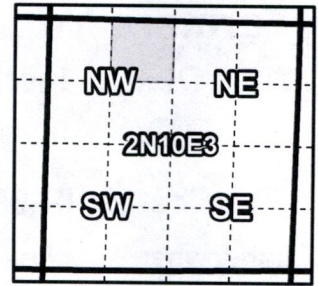
Prepared by Farmers Irrigation District | April 2023

# Farmers Irrigation District

## 2023 District Instream Lease Map

Certificates: IR 95429

Landowner: Cooper



2N-10E-03-NE/NW-0300, 0.25 acres, Cert IR 95429, POD 16129

0.25 Acres Total

- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right



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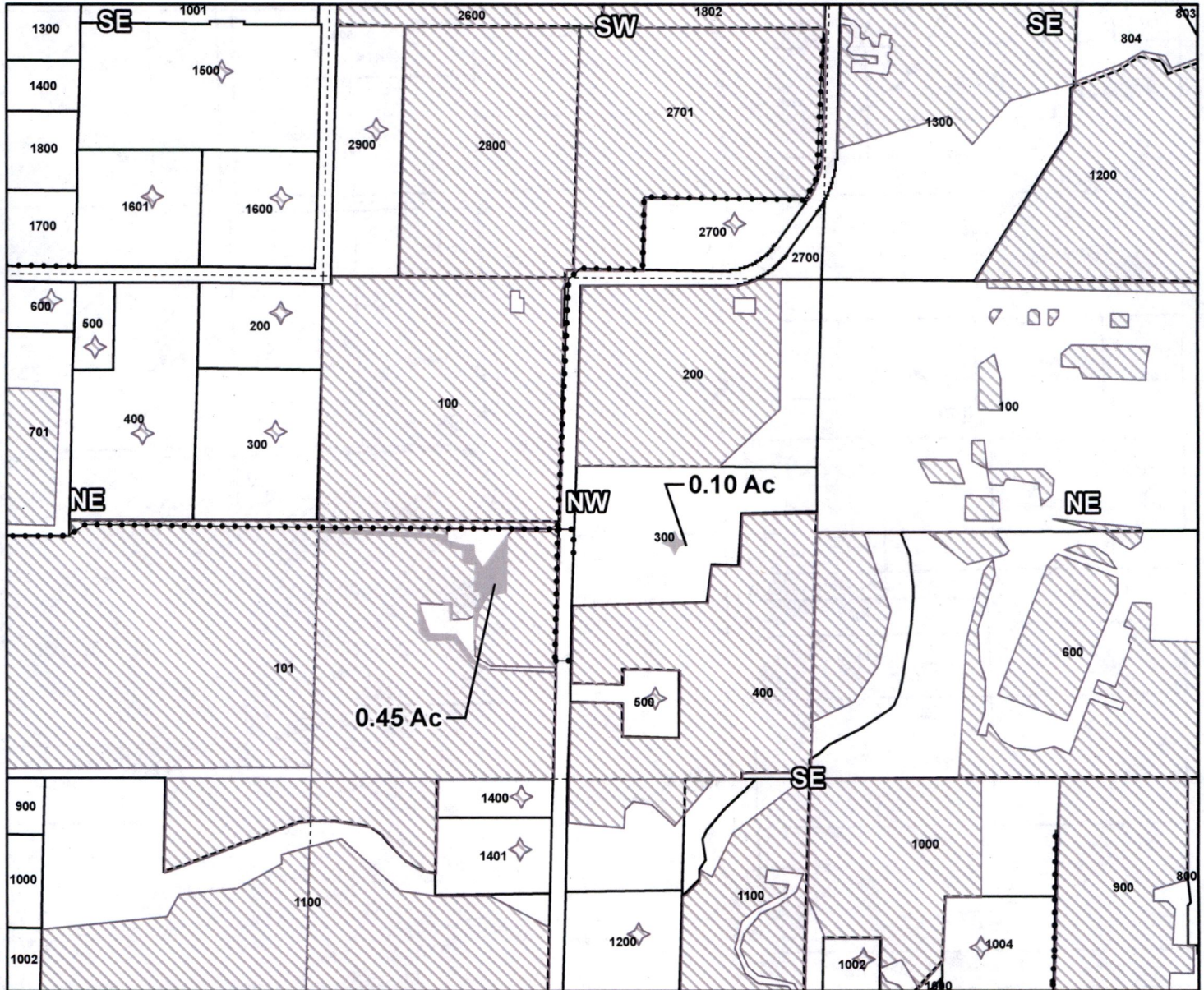
Prepared by Farmers Irrigation District | April 2023

# Farmers Irrigation District

## 2023 District Instream Lease Map

**Certificates: IR 95429**

Landowner: Gray; Hawkins & Miller



2N-10E-03-NW/SE-0101, 0.45 acres, Cert IR 95429, POD 16129  
 2N-10E-03-NW/SE-0300, 0.10 acres, Cert IR 95429, POD 16129

0.55 Acres Total

- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right

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1 inch = 400 feet



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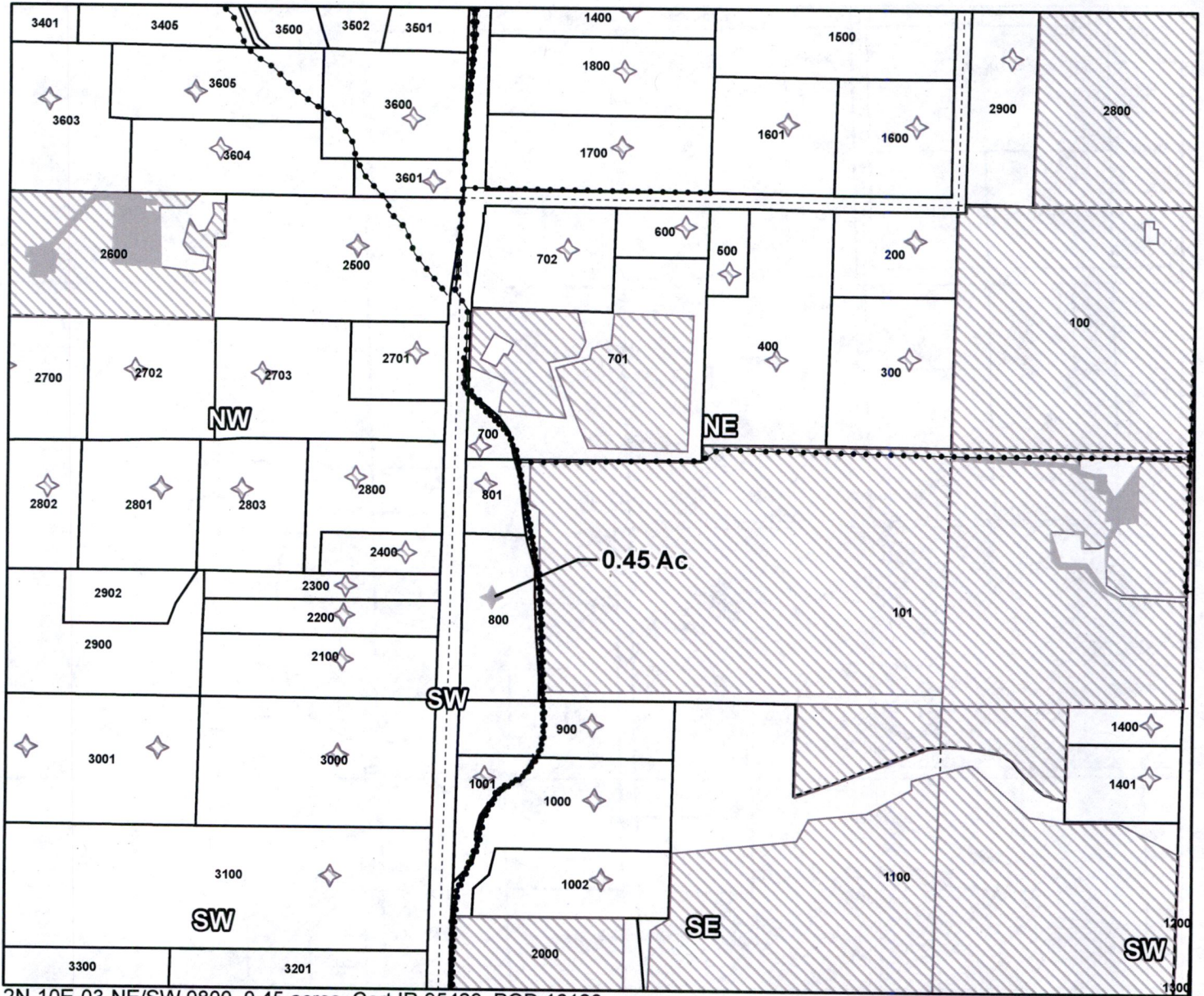
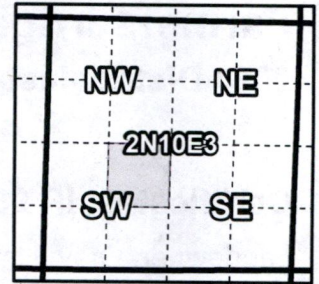
Prepared by Farmers Irrigation District | April 2023

# Farmers Irrigation District

## 2023 District Instream Lease Map

Certificates: IR 95429

Landowner: Schweller



2N-10E-03-NE/SW-0800, 0.45 acres, Cert IR 95429, POD 16129

0.45 Acres Total

- Pipelines and Canals
- Taxlots
- Instream Lease
- Primary Water Right



1 inch = 400 feet

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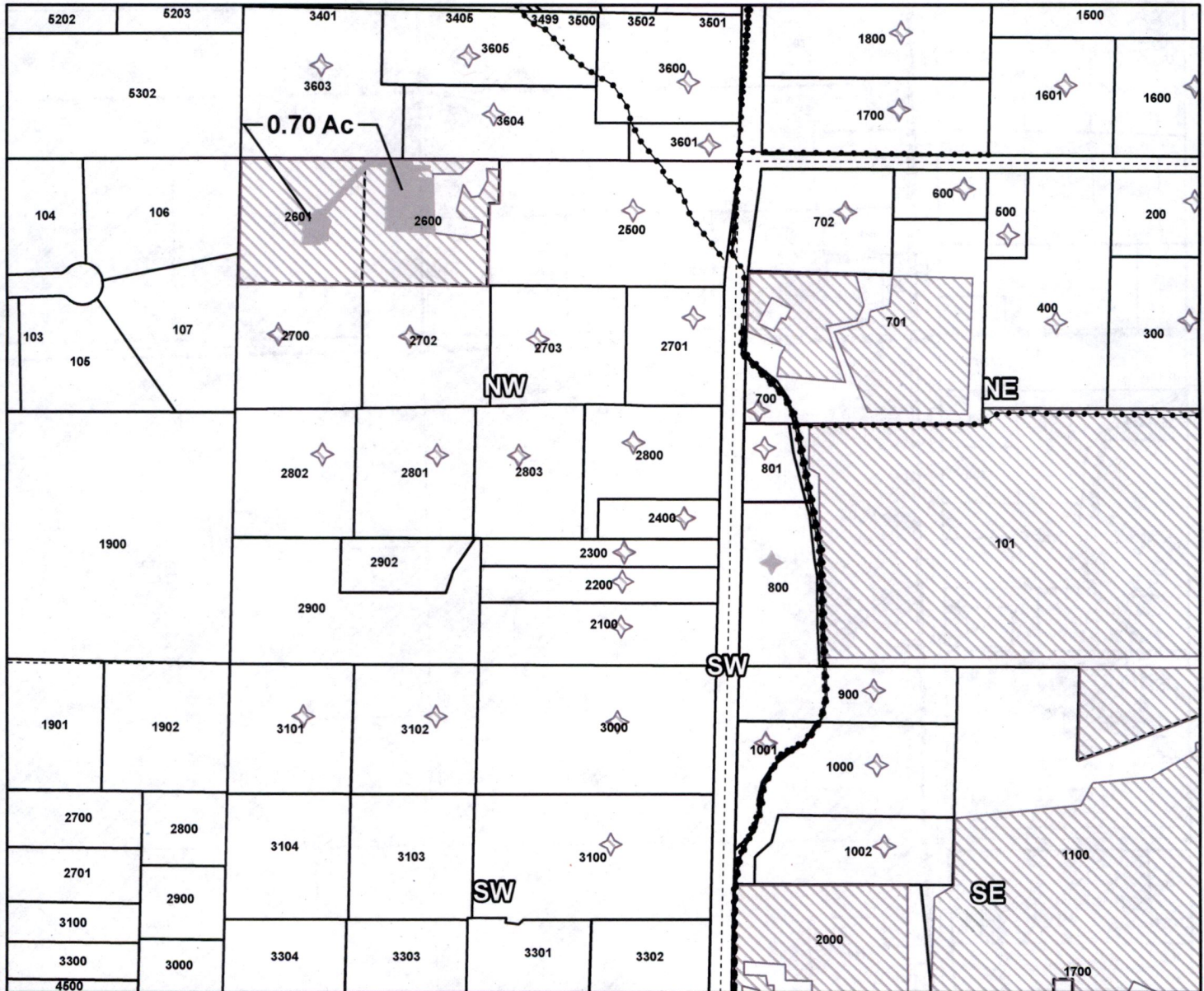
Prepared by Farmers Irrigation District | April 2023

# Farmers Irrigation District

## 2023 District Instream Lease Map

Certificates: IR 95429

Landowner: Zorza



2N-10E-03-NW/SW-2600, 0.70 acres, Cert IR 95429, POD 16129

0.70 Acres Total

- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right

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1 inch = 400 feet

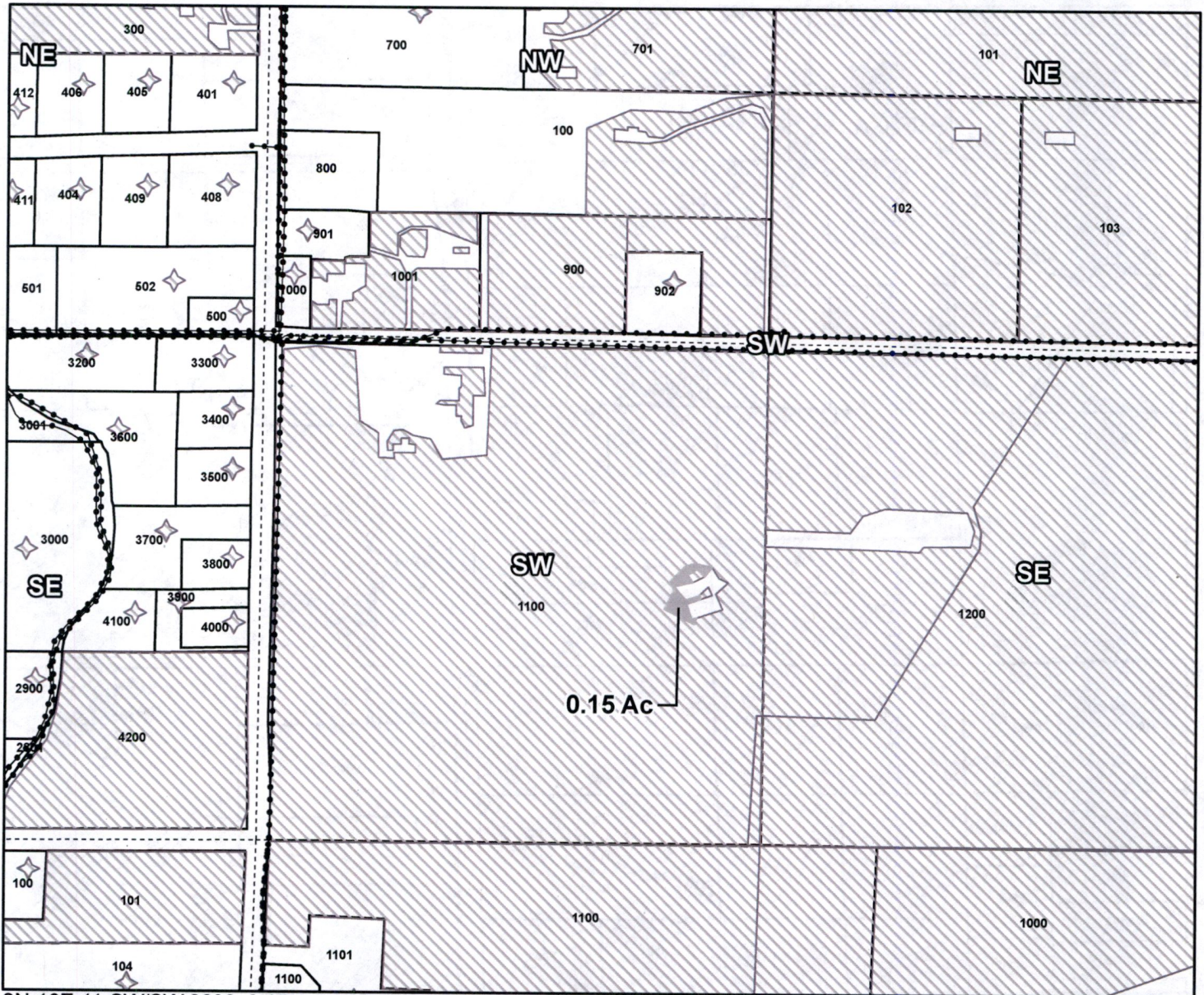
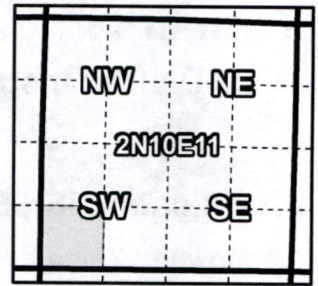
Prepared by Farmers Irrigation District | April 2023

# Farmers Irrigation District

## 2023 District Instream Lease Map

Certificates: IR 95429

Landowner: Steve Benton Holding



2N-10E-11-SW/SW-2600, 0.15 acres, Cert IR 95429, POD 16129

0.15 Acres Total

- Pipelines and Canals
- Taxlots
- ▨ Instream Lease
- ▤ Primary Water Right



1 inch = 400 feet

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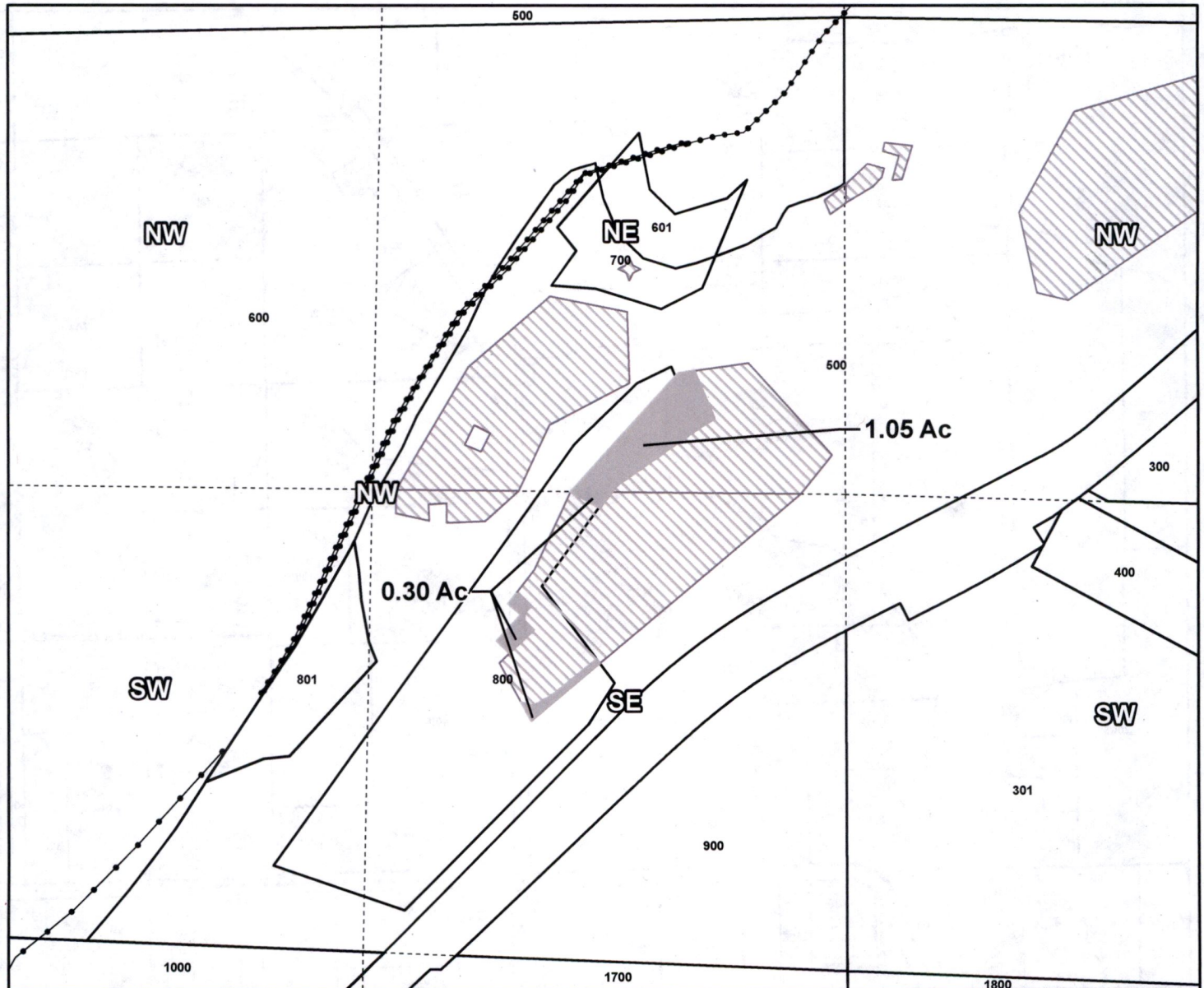
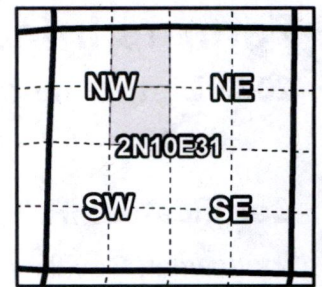
Prepared by Farmers Irrigation District | April 2023

# Farmers Irrigation District

## 2023 District Instream Lease Map

Certificates: IR 95429

Landowner: Heltzel



2N-10E-31-NE/NW-0800, 1.05 acres, Cert IR 95429, POD 16129

1.05 Acres Total NE/NW

2N-10E-31-SE/NW-0800, 0.30 acres, Cert IR 95429, POD 16129

0.30 Acres Total SE/NW

- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right



1 inch = 400 feet

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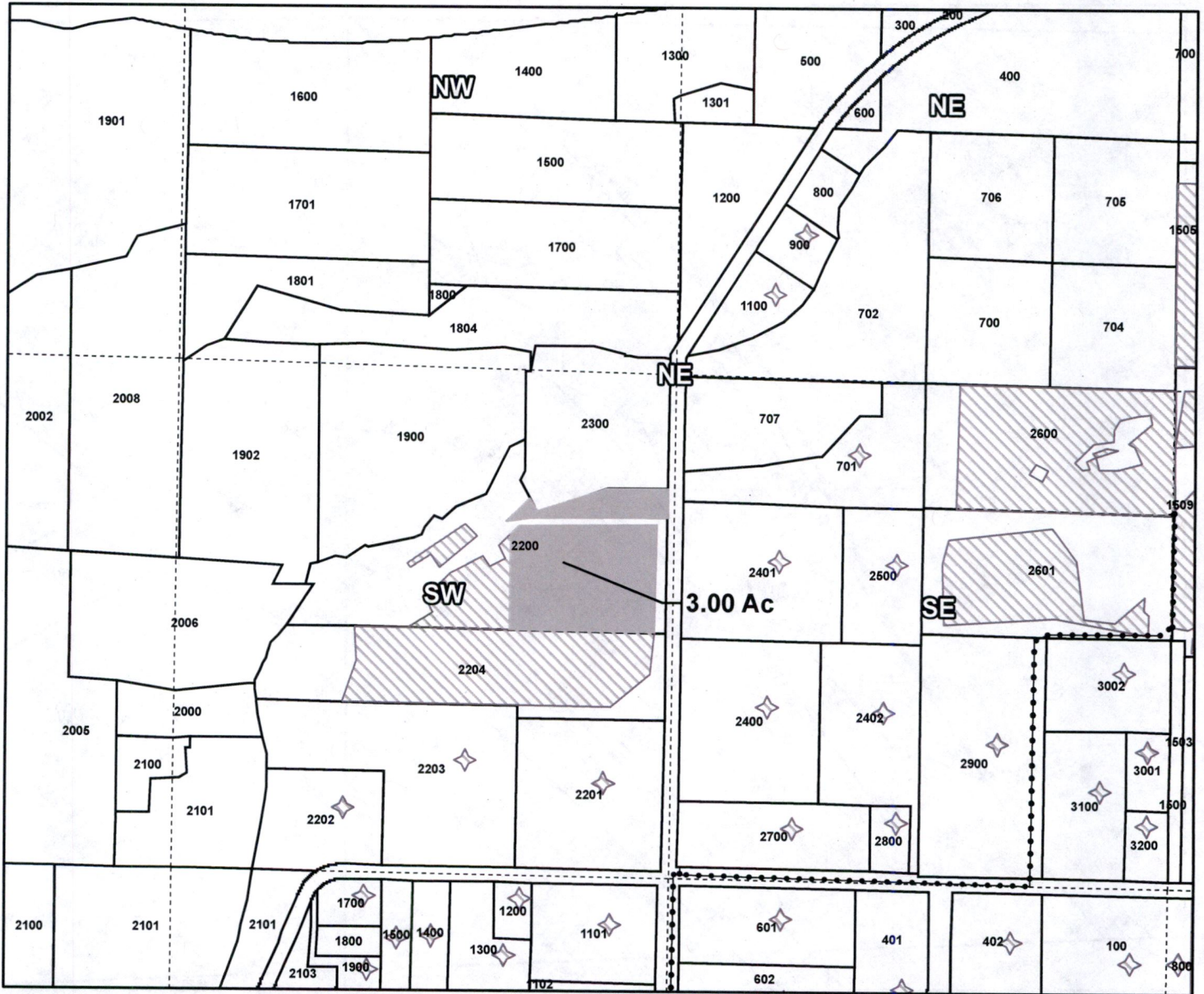
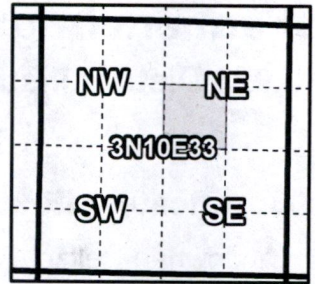
Prepared by Farmers Irrigation District | April 2023

# Farmers Irrigation District

## 2023 District Instream Lease Map

**Certificates: IR 95429**

Landowner: Davdison & Freeman



3N-10E-33-SW/NE-2200, 3.00 acres, Cert IR 95429, POD 16129  
 3.00 acres, Cert Spray 93490, POD 16129  
 3.00 acres, Cert F/TC 93492, POD 16129

3.00 Acres Total Cert IR 95429  
 3.00 Acres Total Cert Spray 94390  
 3.00 Acres Total Cert F/TC 93492



1 inch = 400 feet

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- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right

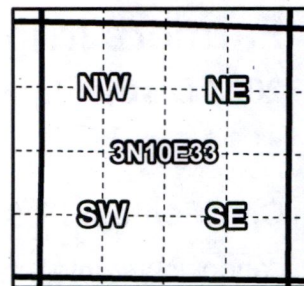
Prepared by Farmers Irrigation District | April 2023

# Farmers Irrigation District

## 2023 District Instream Lease Map

**Certificates: IR 95429**

Landowners: Duckwall; Finstad



3N-10E-33-NE/SE-0400, 0.30 acres, Cert IR 95429, POD 16129  
 3N-10E-33-NE/SE-0800, 0.25 acres, Cert IR 95429, POD 16129

0.55 Acres Total

- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right



1 inch = 400 feet

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**OWRD**

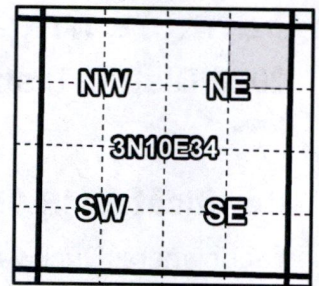
Prepared by Farmers Irrigation District | April 2023

# Farmers Irrigation District

## 2023 District Instream Lease Map

**Certificates: IR 95429**

Landowners: Integrity Building and Construction; Heritage Homes



3N-10E-34-NE/NE-0200, 1.85 acres, Cert IR 95429, POD 16129  
 3N-10E-34-NE/NE-0500, 7.50 acres, Cert IR 95429, POD 16129

9.35 Acres Total

- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right



1 inch = 400 feet

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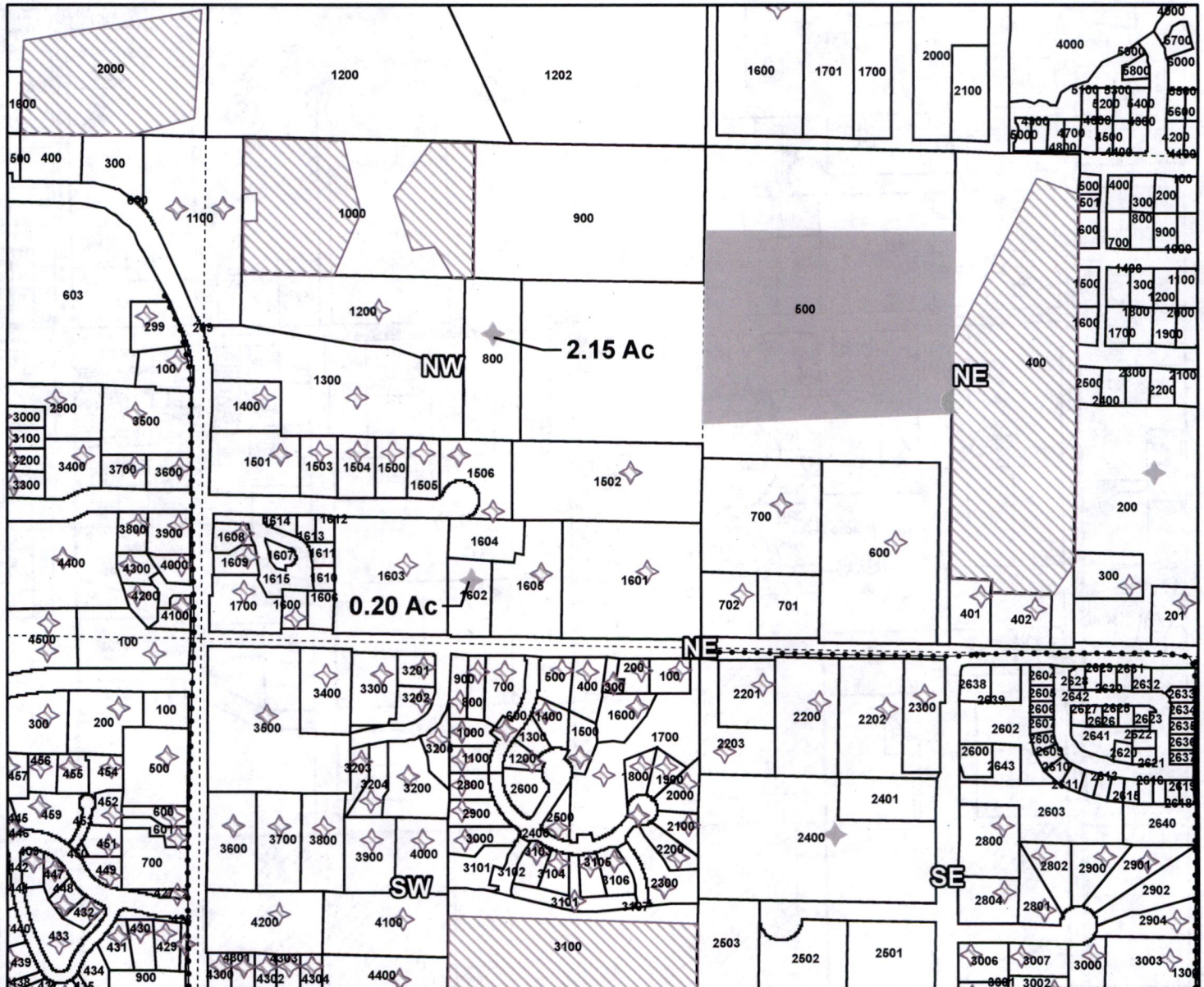
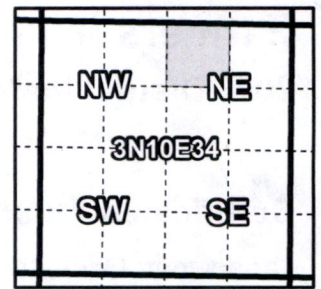
Prepared by Farmers Irrigation District | April 2023

# Farmers Irrigation District

## 2023 District Instream Lease Map

**Certificates: IR 95429**

Landowners: Krutz; Mack & Kitts



3N-10E-34-NW/NE-0800, 2.15 acres, Cert IR 95429, POD 16129  
 3N-10E-34-NW/NE-1602, 0.20 acres, Cert IR 95429, POD 16129

2.35 Acres Total

- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right



1 inch = 400 feet

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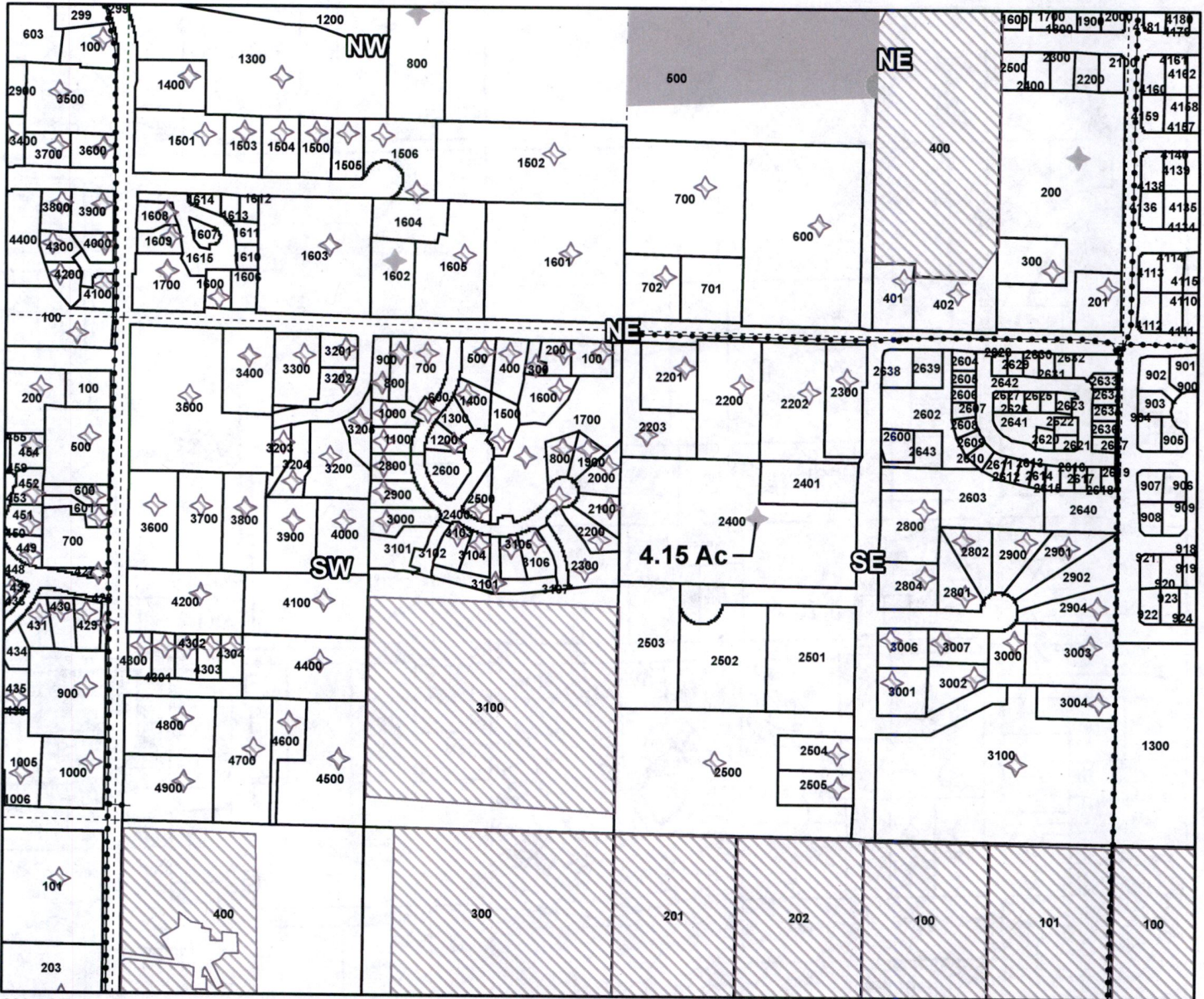
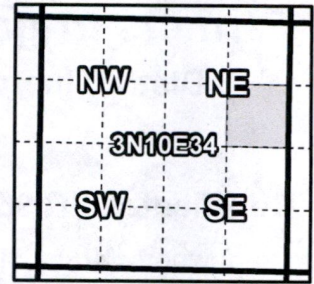
Prepared by Farmers Irrigation District | April 2023

# Farmers Irrigation District

## 2023 District Instream Lease Map

Certificates: IR 95429

Landowner: Cervetto



3N-10E-34-SE/NE-2400, 4.15 acres, Cert IR 95429, POD 16129  
Cert IS 74312

4.15 Acres Total

- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right



1 inch = 400 feet

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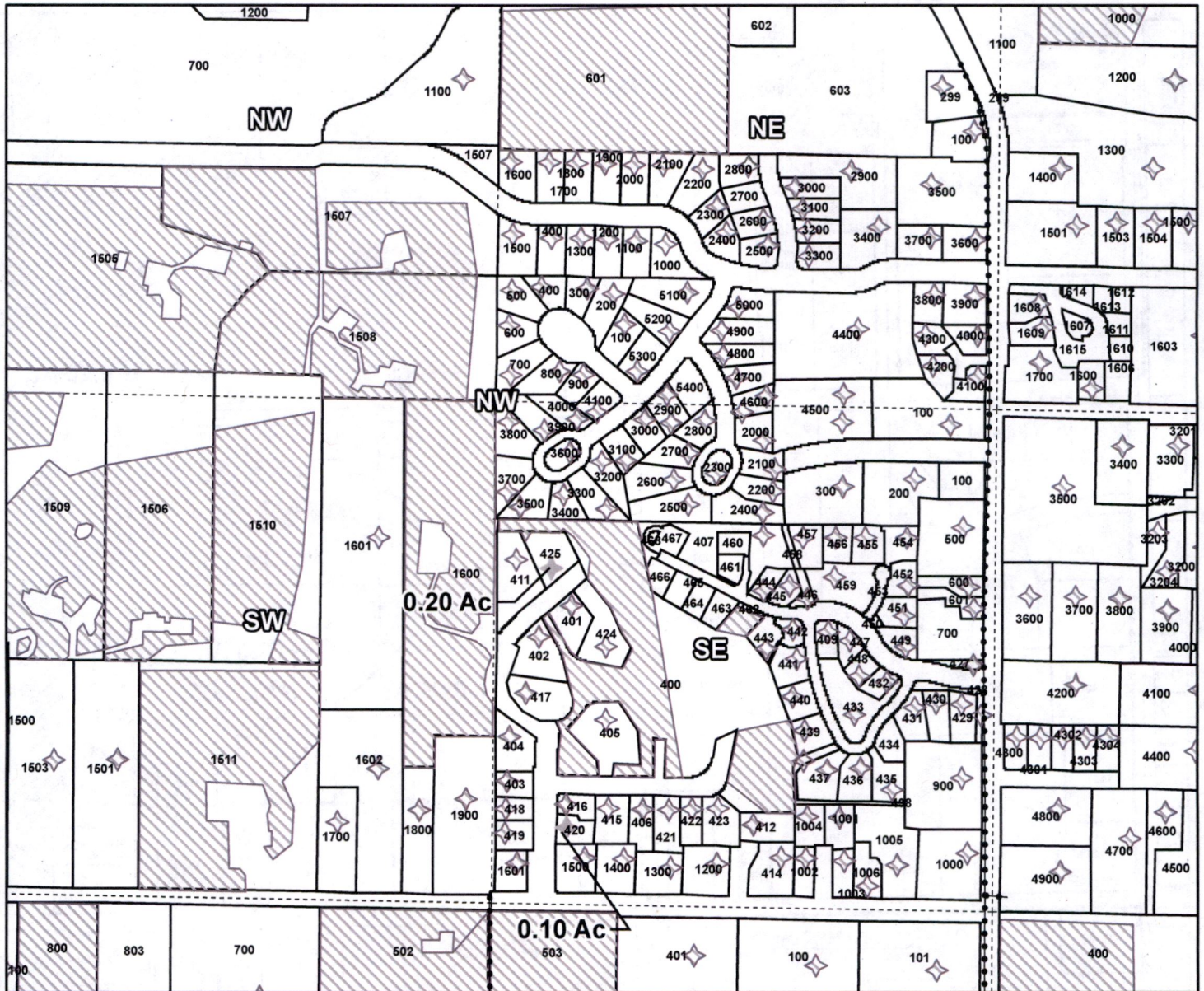
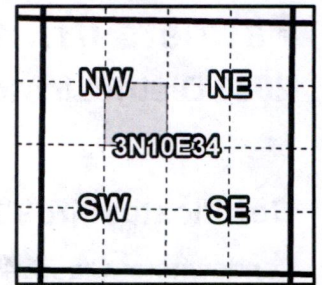
Prepared by Farmers Irrigation District | April 2023

# Farmers Irrigation District

## 2023 District Instream Lease Map

Certificates: IR 95429

Landowners: Lee; Harter



3N-10E-34-SE/NW-0420, 0.10 acres, Cert IR 95429, POD 16129  
 3N-10E-34-SE/NW-0425, 0.20 acres, Cert IR 95429, POD 16129

0.30 Acres Total

- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right



1 inch = 400 feet

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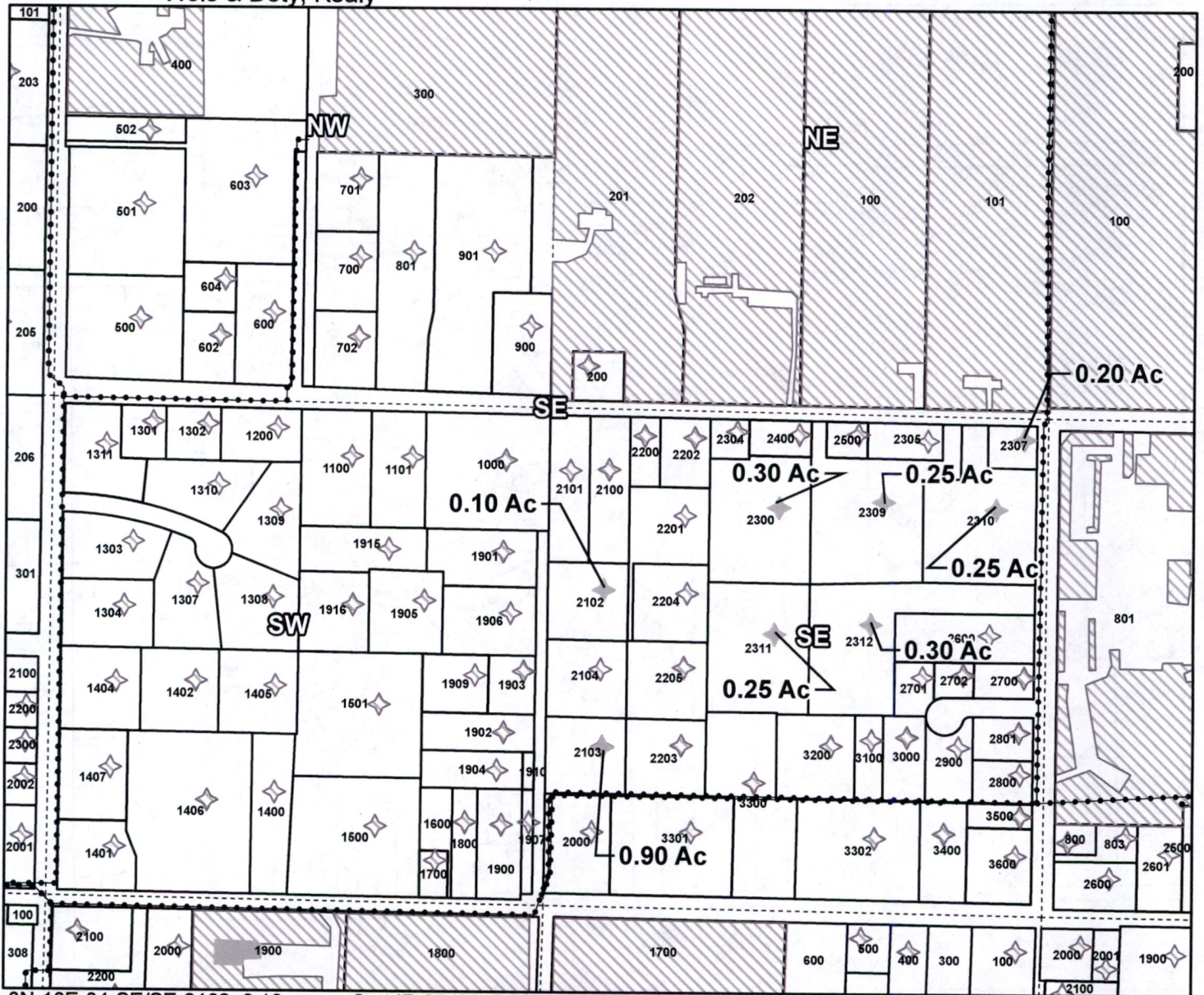
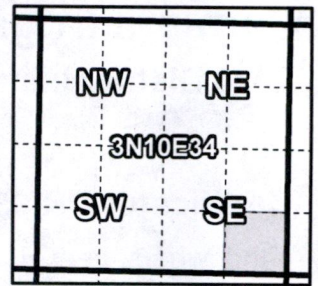
Prepared by Farmers Irrigation District | April 2023

# Farmers Irrigation District

## 2023 District Instream Lease Map

**Certificates: IR 95429**

Landowners: Claus; Adams; Johnston; Kendall; Borkenhagen; Hinman;  
Wols & Doty; Kealy



3N-10E-34-SE/SE-2102, 0.10 acres, Cert IR 95429, POD 16129  
 3N-10E-34-SE/SE-2103, 0.90 acres, Cert IR 95429, POD 16129  
 3N-10E-34-SE/SE-2300, 0.30 acres, Cert IR 95429, POD 16129  
 3N-10E-34-SE/SE-2307, 0.20 acres, Cert IR 95429, POD 16129  
 3N-10E-34-SE/SE-2309, 0.25 acres, Cert IR 95429, POD 16129  
 3N-10E-34-SE/SE-2310, 0.25 acres, Cert IR 95429, POD 16129  
 3N-10E-34-SE/SE-2311, 0.25 acres, Cert IR 95429, POD 16129  
 3N-10E-34-SE/SE-2312, 0.30 acres, Cert IR 95429, POD 16129



2.55 Acres Total

1 inch = 400 feet

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- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right

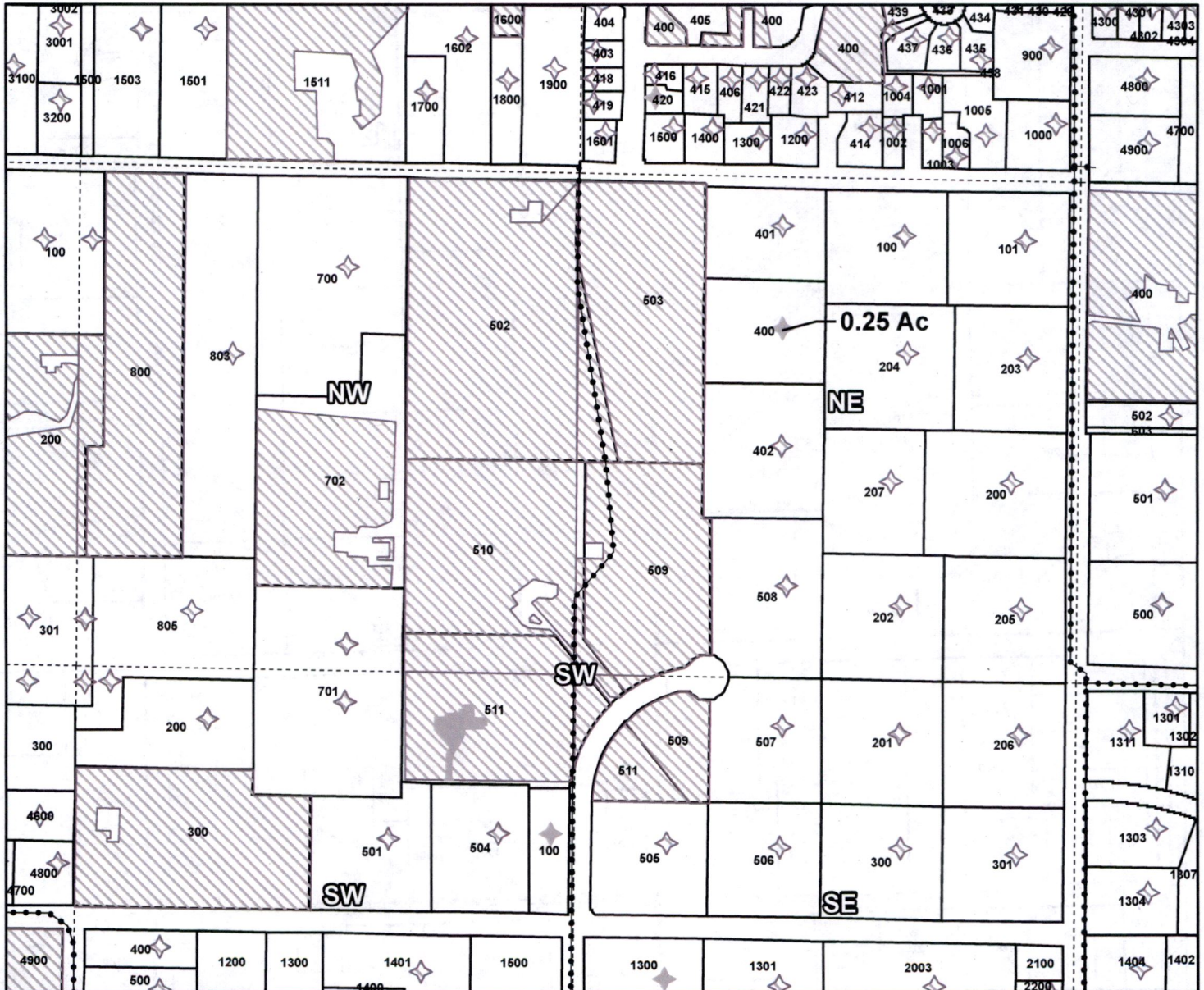
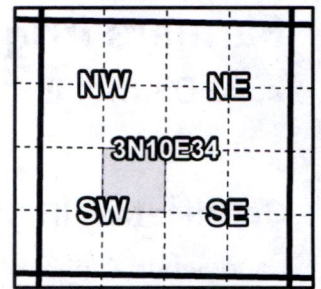
Prepared by Farmers Irrigation District | April 2023

# Farmers Irrigation District

## 2023 District Instream Lease Map

Certificates: IR 95429

Landowner: Walker



3N-10E-34-NE/SW-0400, 0.25 acres, Cert IR 95429, POD 16129

0.25 Acres Total

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1 inch = 400 feet

- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right

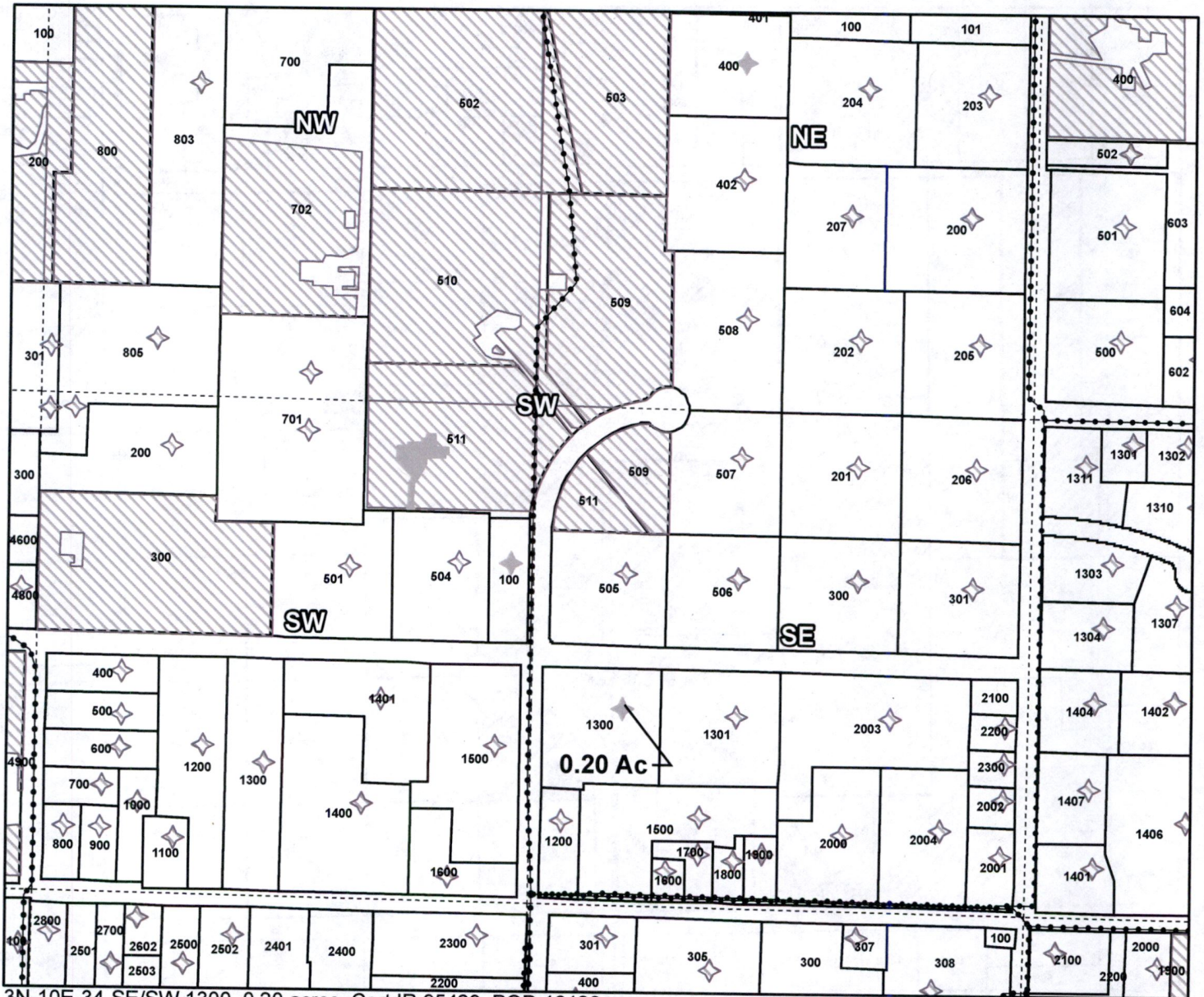
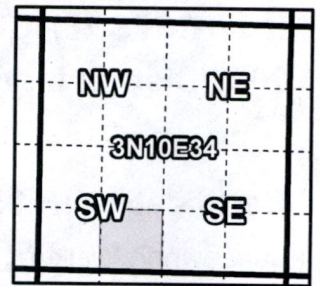
Prepared by Farmers Irrigation District | April 2023

# Farmers Irrigation District

## 2023 District Instream Lease Map

**Certificates: IR 95429**

Landowner: Clegg & Klee



3N-10E-34-SE/SW-1300, 0.20 acres, Cert IR 95429, POD 16129  
 0.05 acres, Cert Spray 93490, POD 16129  
 0.05 acres, Cert F/TC 93492, POD 16129

0.20 Acres Total Cert IR 95429  
 0.05 Acres Total Cert Spray 93490  
 0.05 Acres Total Cert F/TC 93492

- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right



1 inch = 400 feet

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**OWRD**

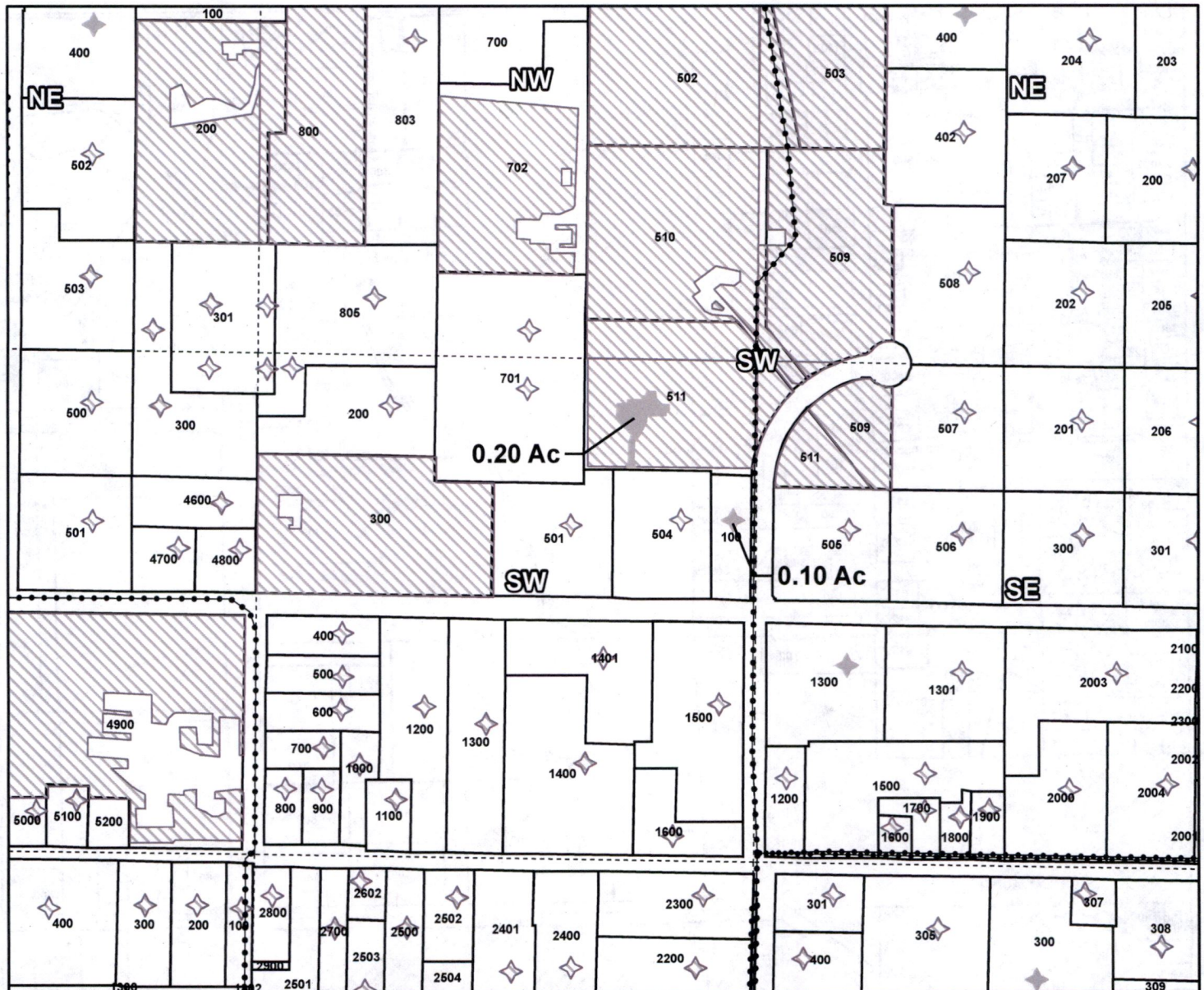
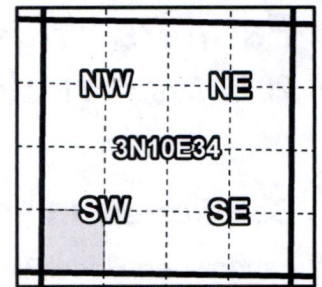
Prepared by Farmers Irrigation District | April 2023

# Farmers Irrigation District

## 2023 District Instream Lease Map

**Certificates: IR 95429**

Landowners: GL-Forden LLC; Gehring



3N-10E-34-SW/SW-0100, 0.10 acres, Cert IR 95429, POD 16129  
 3N-10E-34-SW/SW-0511, 0.20 acres, Cert IR 95429, POD 16129

0.30 Acres Total

- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right



1 inch = 400 feet

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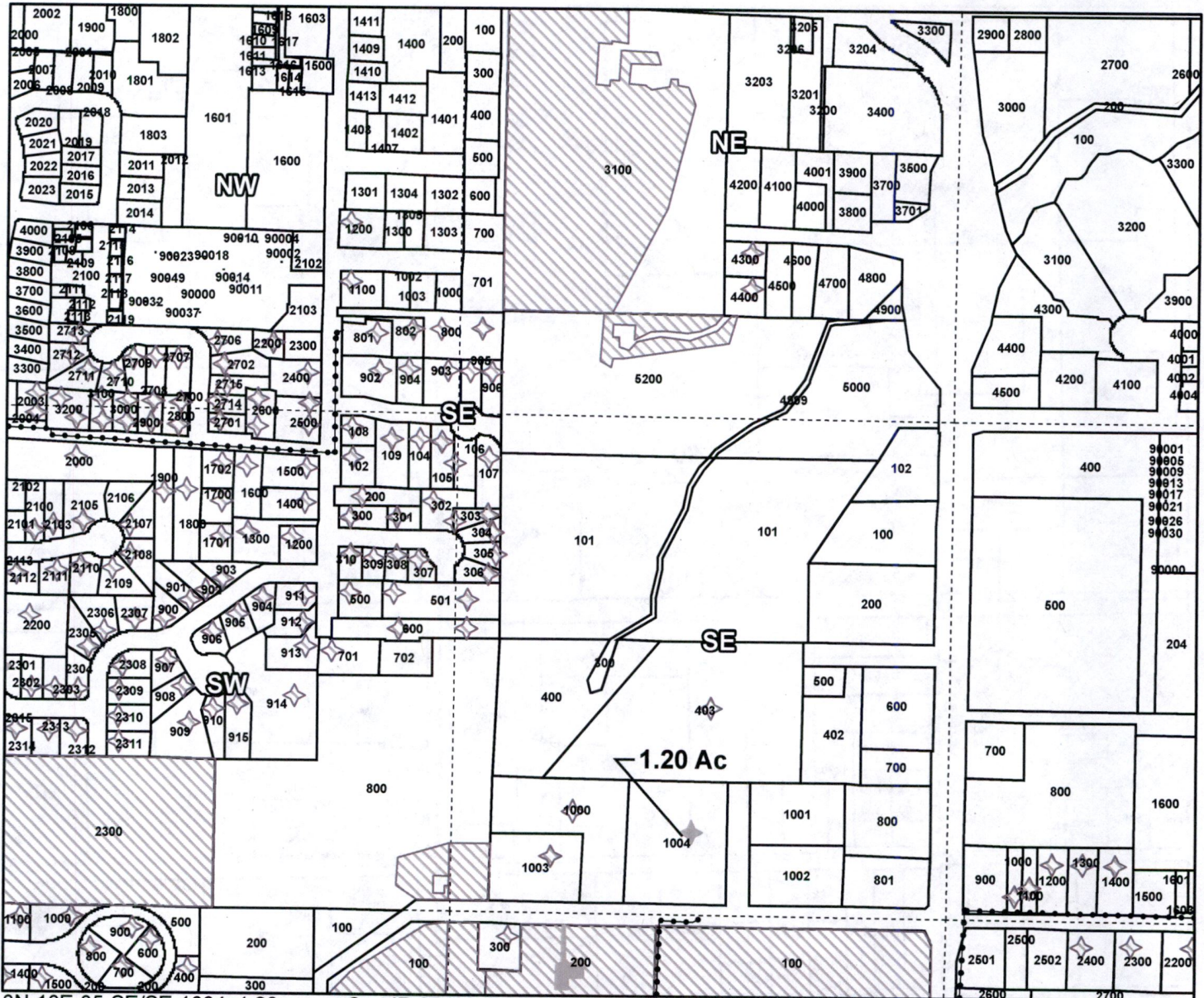
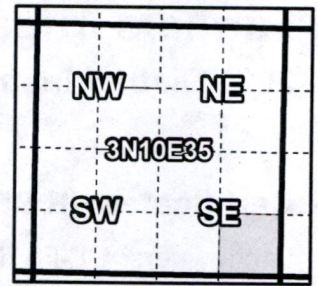
Prepared by Farmers Irrigation District | April 2023

# Farmers Irrigation District

## 2023 District Instream Lease Map

Certificates: IR 95429

Landowner: Hood River Senior Center



3N-10E-35-SE/SE-1004, 1.20 acres, Cert IR 95429, POD 16129

1.20 Acres Total

- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right

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1 inch = 400 feet

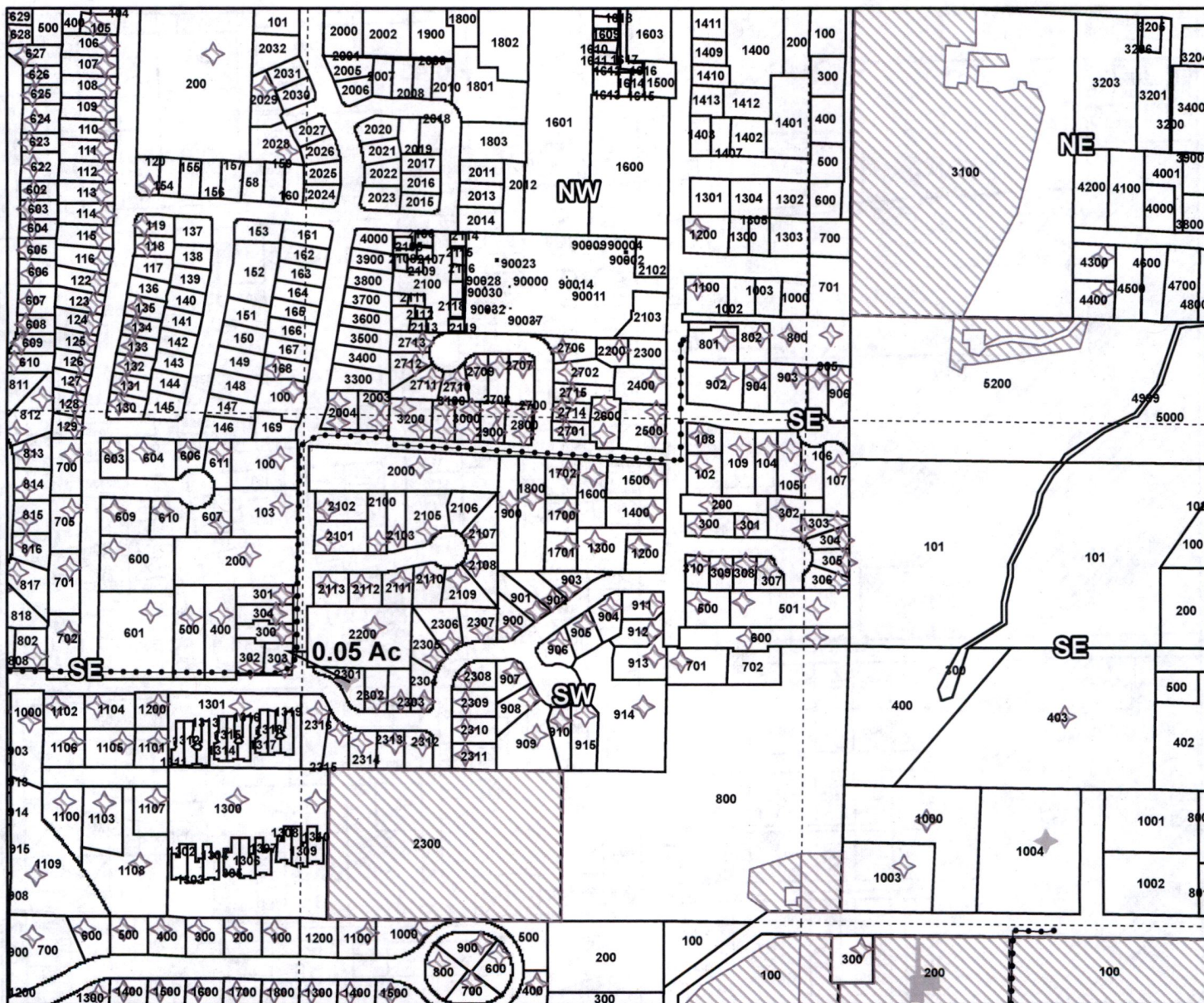
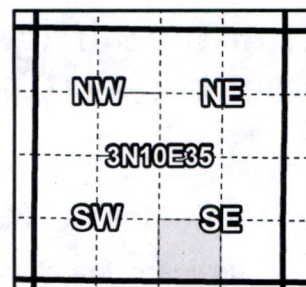
Prepared by Farmers Irrigation District | April 2023

# Farmers Irrigation District

## 2023 District Instream Lease Map

Certificates: IR 95429

Landowner: Lara & Chaparro-Rios



3N-10E-35-SW/SE-2301, 0.05 acres, Cert IR 95429, POD 16129

0.05 Acres Total

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- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right



1 inch = 400 feet

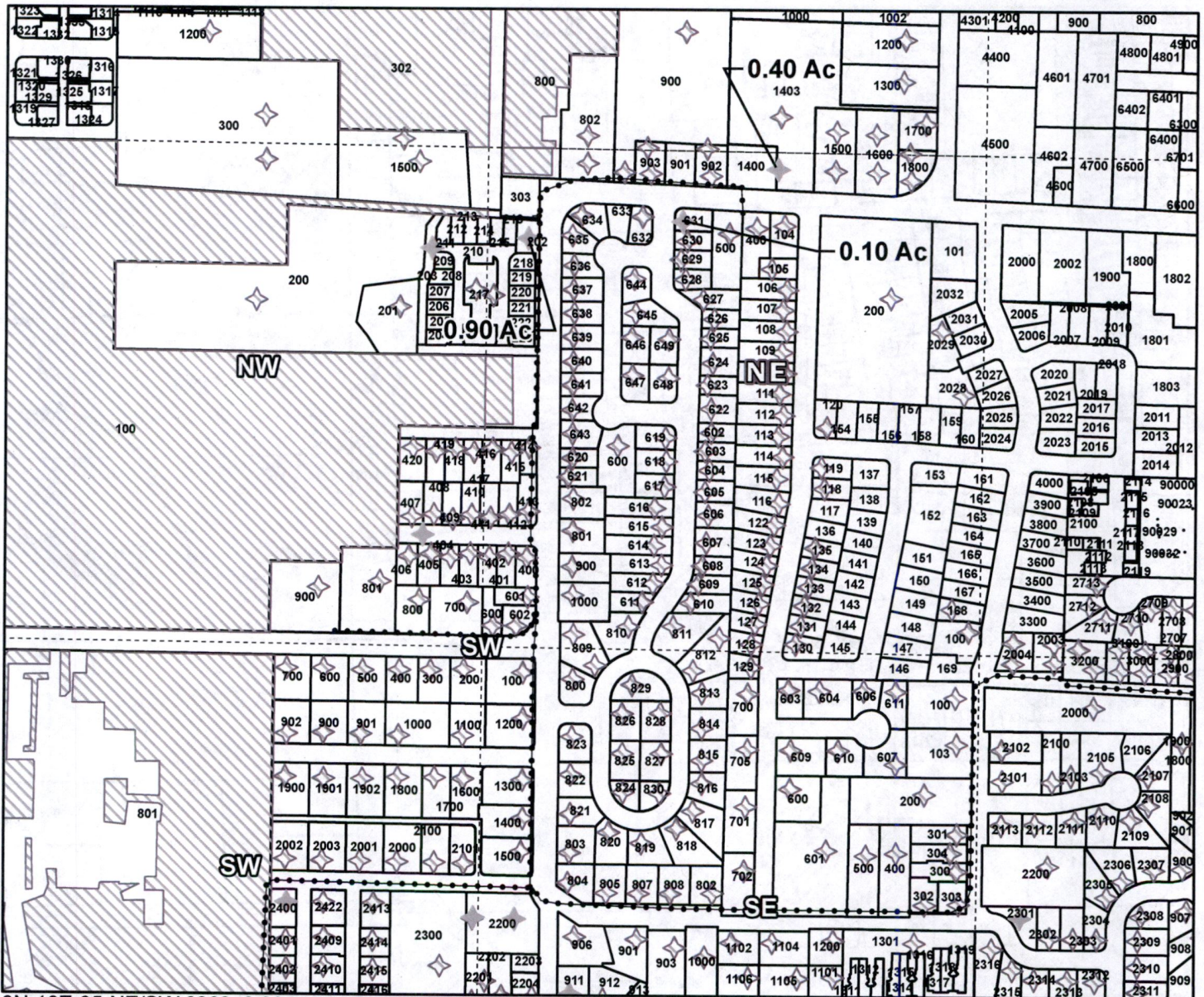
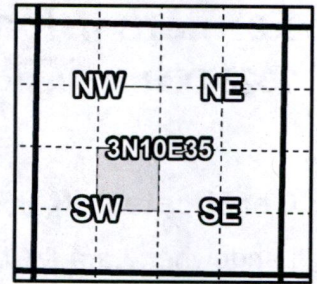
Prepared by Farmers Irrigation District | April 2023

# Farmers Irrigation District

## 2023 District Instream Lease Map

Certificates: IR 95429

Landowners: Marchesi; Moore; Integrity Building and Construction



3N-10E-35-NE/SW-0202, 0.90 acres, Cert IR 95429, POD 16129  
 3N-10E-35-NE/SW-0631, 0.10 acres, Cert IR 95429, POD 16129  
 3N-10E-35-NE/SW-1400, 0.40 acres, Cert IR 95429, POD 16129

1.40 Acres Total

- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right



1 inch = 400 feet

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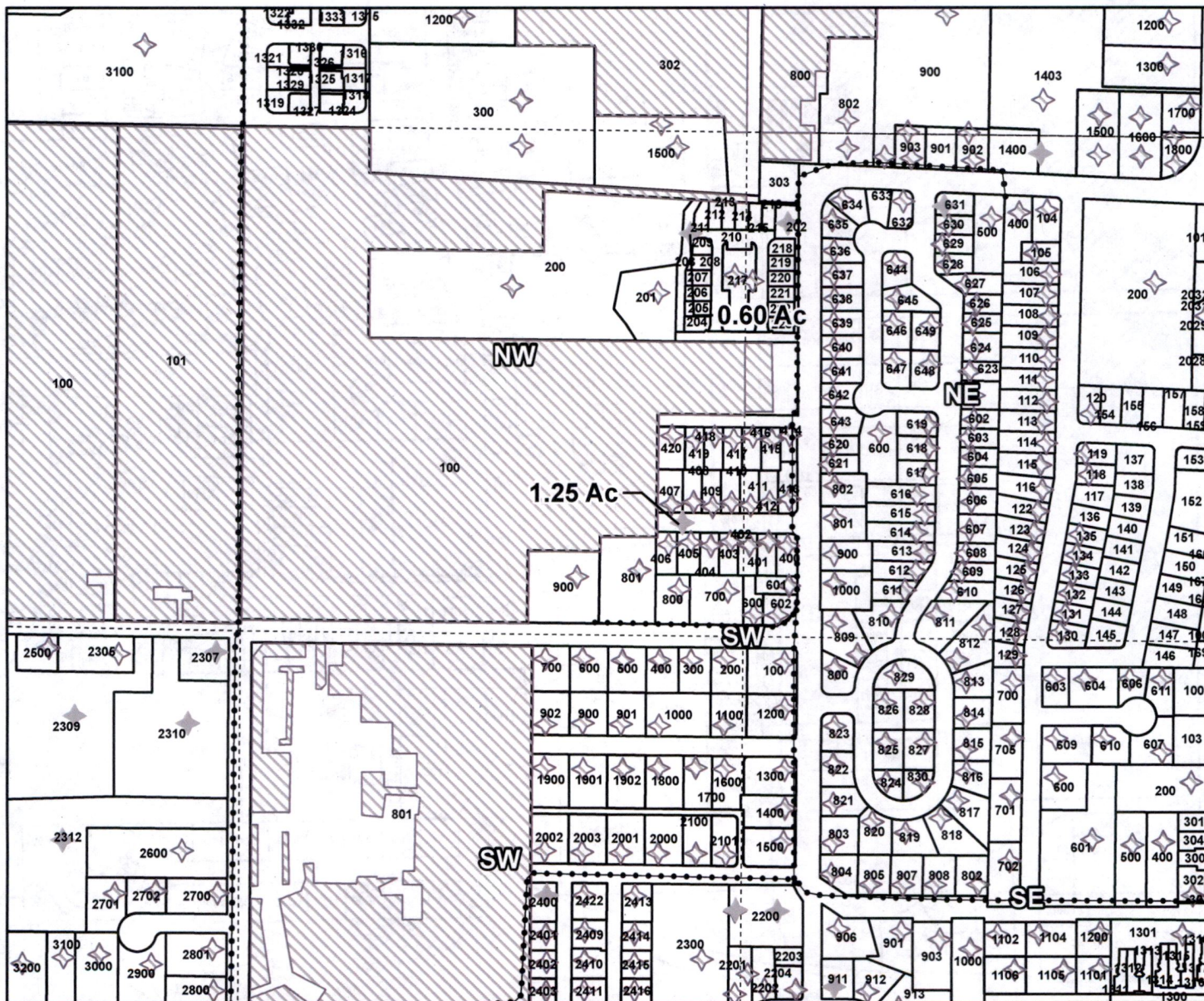
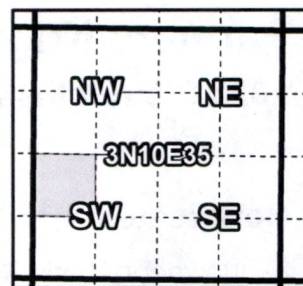
Prepared by Farmers Irrigation District | April 2023

# Farmers Irrigation District

## 2023 District Instream Lease Map

Certificates: IR 95429

Landowners: Marchesi; Consolidated Land



3N-10E-35-NW/SW-0202, 0.60 acres, Cert IR 95429, POD 16129  
 3N-10E-35-NW/SW-0500, 1.25 acres, Cert IR 95429, POD 16129

1.85 Acres Total

- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right



1 inch = 400 feet

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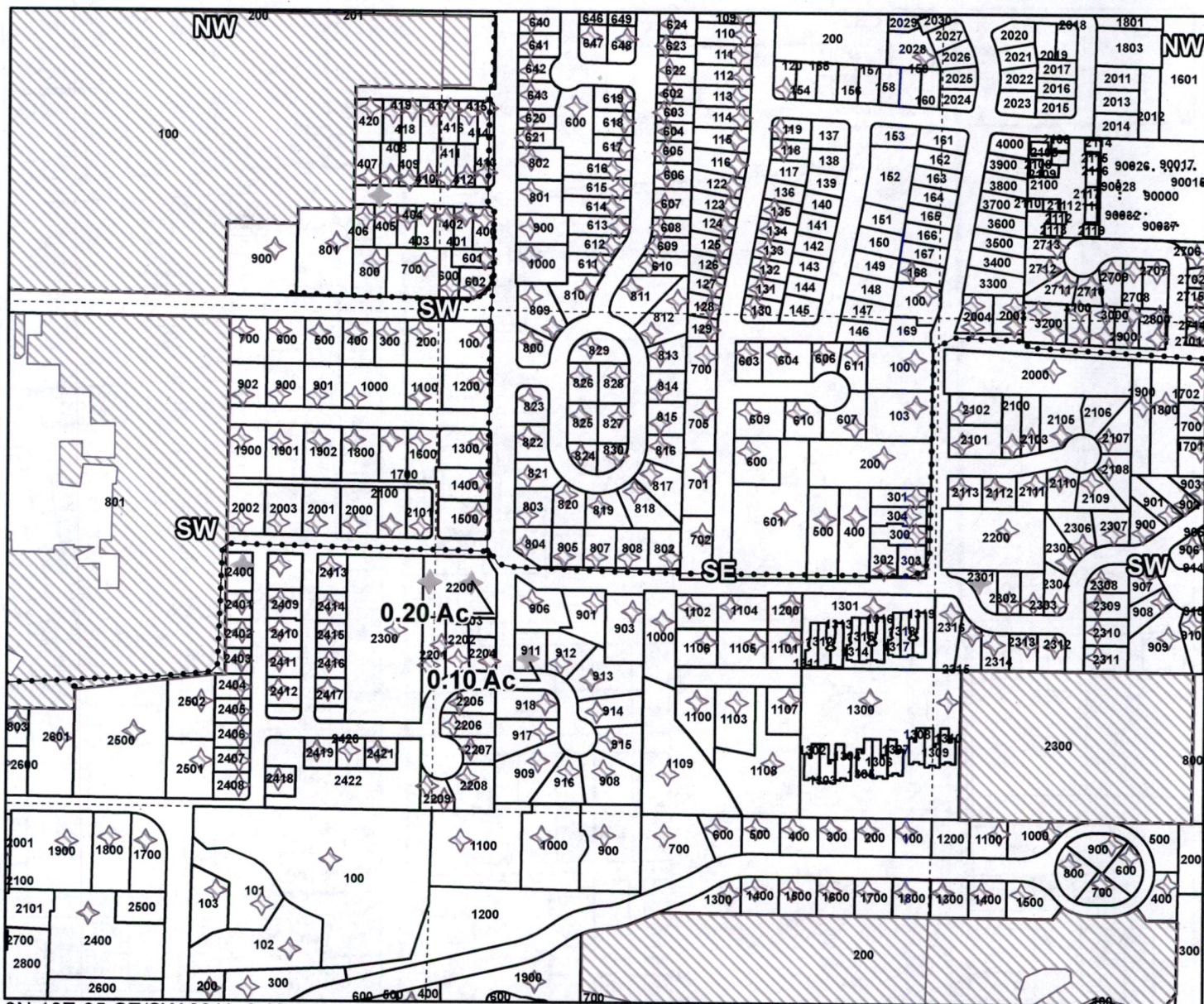
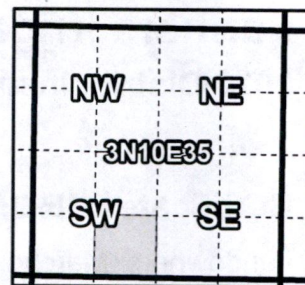
Prepared by Farmers Irrigation District | April 2023

# Farmers Irrigation District

## 2023 District Instream Lease Map

Certificates: IR 95429

Landowners: Wetli; Roberts



3N-10E-35-SE/SW-0911, 0.10 acres, Cert IR 95429, POD 16129  
 3N-10E-35-SE/SW-2200, 0.20 acres, Cert IR 95429, POD 16129

0.30 Acres Total

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- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right



1 inch = 400 feet

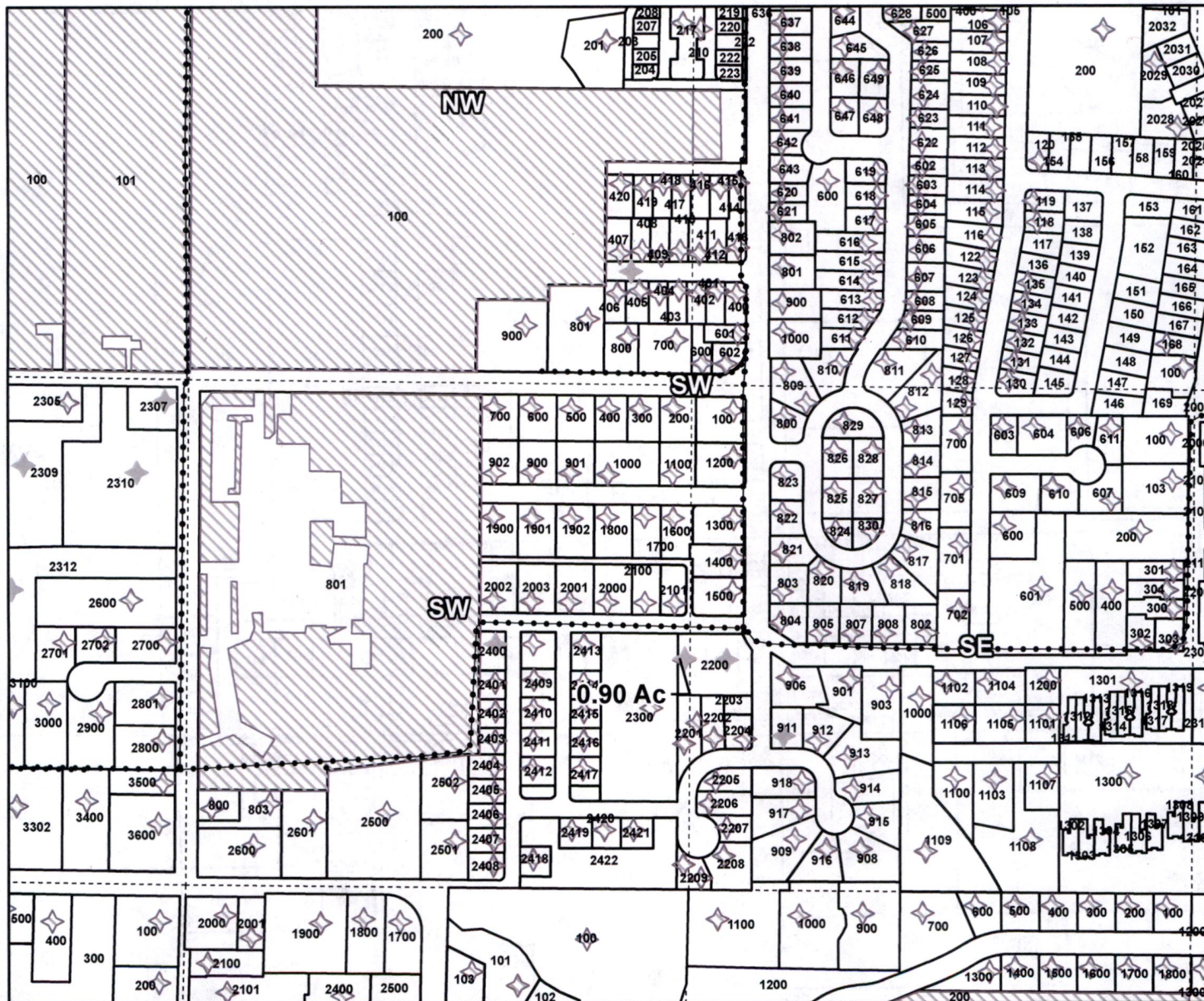
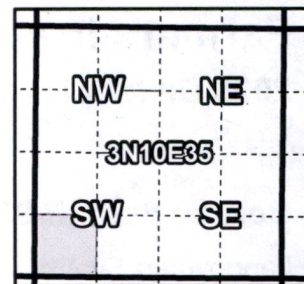
Prepared by Farmers Irrigation District | April 2023

# Farmers Irrigation District

## 2023 District Instream Lease Map

Certificates: IR 95429

Landowner: Roberts



3N-10E-35-SW/SW-2200, 0.90 acres, Cert IR 95429, POD 16129

0.90 Acres Total

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- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right



1 inch = 400 feet

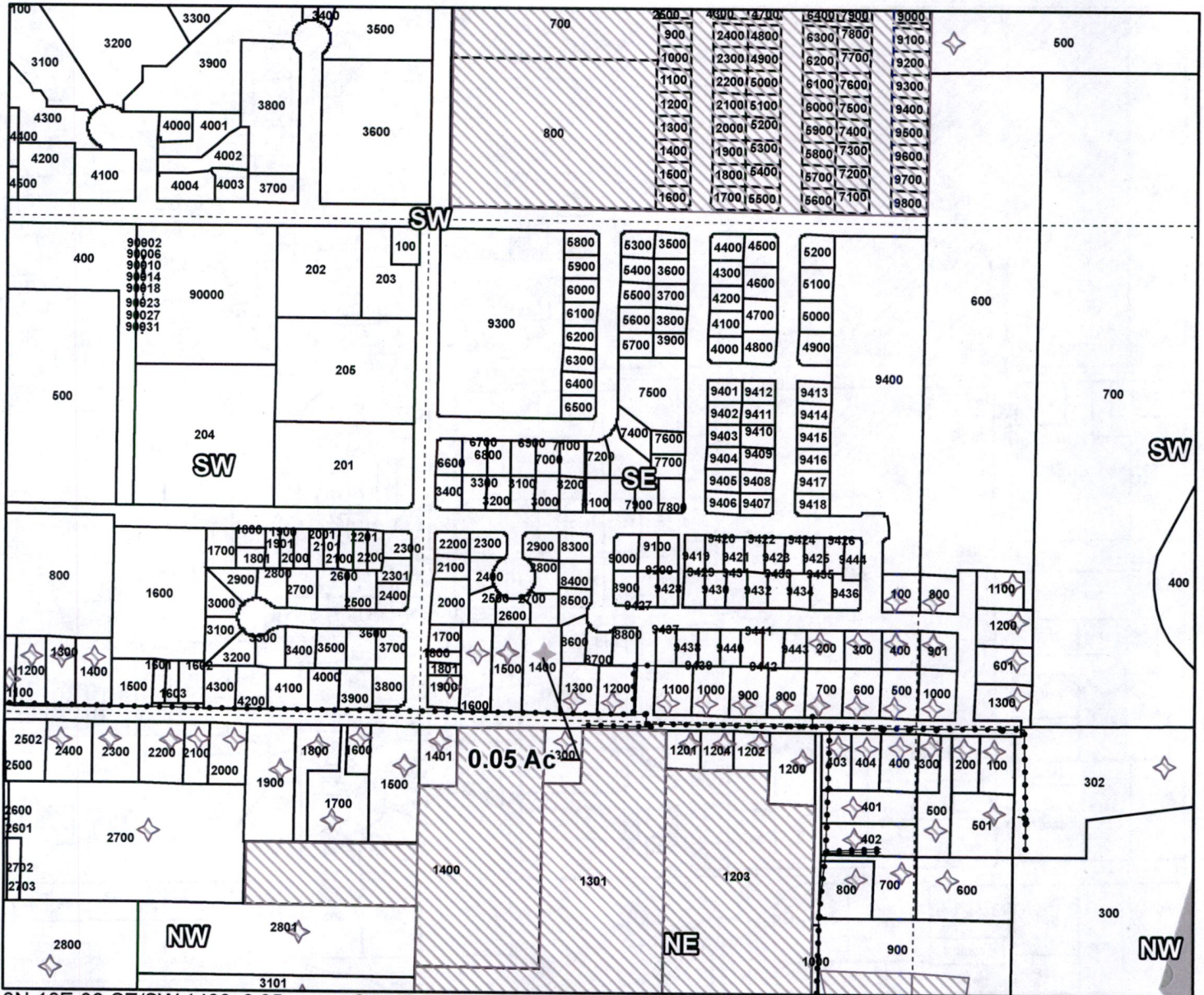
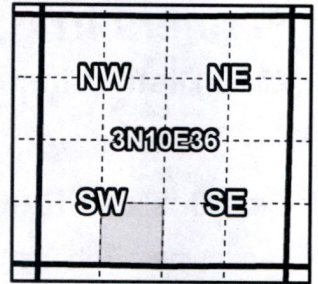
Prepared by Farmers Irrigation District | April 2023

# Farmers Irrigation District

## 2023 District Instream Lease Map

Certificates: IR 95429

Landowner: Evans



3N-10E-36-SE/SW-1400, 0.05 acres, Cert IR 95429, POD 16129

0.05 Acres Total

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- Pipelines and Canals
- Taxlots
- Instream Lease
- ▨ Primary Water Right



1 inch = 400 feet

Prepared by Farmers Irrigation District | April 2023

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2021-00696

D-WRA 02/09/2021 11:47 AM

Cnt=1 Stn=98 COUNTER  
\$10.00 \$11.00 \$64.00 \$10.00 \$25.00

\$120.00



I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 2N-10E-1AB-0300**  
**POWER OF ATTORNEY**

WHEREAS, the undersigned **Stephen Burkhardt (Burkhart)** are the owners of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. 2N-10E-01-NW/NE-0300, consisting of 2.00 irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right of record:

**Certificate number:** 74306  
**Priority Date:** 5/7/1906  
**Source:** Hood River  
**Purpose:** Irrigation  
**Transferred Amount:** 2.00 Acres

Which water right is in the name of the Farmers Irrigation District is delivered by the District, and,

WHEREAS, **Burkhart** desires to transfer off 2.00 acres of the water rights from tax lot 2N-10E-01-NW/NE-0300 and keep 0.00 water right acres.

**Burkhart** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described transferred water right of record and in and to the use of the water therefrom which is appurtenant to the above described property. This document shall be recorded with Hood River County.

**Burkhart** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right.

IN WITNESS WHEREOF, the undersigned has executed this instrument the 9 day of February, 2021.

Stephen Burkhardt  
Stephen Burkhardt, Owner



STATE OF Oregon )  
County of Hood River ) ss.

Stephen Burkhardt acknowledged this instrument before me on 2-9, 2021

J M Brock  
Notary Public for Oregon  
My commission expires: 11-19-21

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See attached exhibit A:  
or Legal Description.

EXHIBIT "A"

Beginning at a point on the North line of Section 1, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon; which point is 16 rods East of the North quarter corner of said Section 1; thence South along the East line of those tracts of land respectively conveyed to T. E. Waldron by deed recorded February 21, 1901, in Book 31 at page 348, Deed Records Wasco County (Book F at page 379, Deed Records Hood River County) and to Lucy T. Gessling by deed recorded March 23, 1900, in Book 28 at page 225, Deed Records Wasco County (Book B at page 631, Deed Records Hood River County), a distance of 80 rods to the South line of the North half of the Northeast quarter of said Section 1; thence East along the South line of the North half of the Northeast quarter of Section 1, aforesaid, to the Westerly bank of the stream of Hood River; thence North-easterly along the Westerly bank of the stream of Hood River 84 rods, more or less, to North line of said Section 1; thence West along the North line of Section 1, aforesaid, 68 rods, more or less, to the place of beginning.

ANALYTICAL

EXCEPTING THEREFROM, beginning at an iron rod set on the North line of Section 1, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, which is 16 rods East of the North quarter corner of said Section 1; thence South along the East line of that tract conveyed to T. C. Waldron by deed recorded February 21, 1901, in Book F, page 379, Hood River County Deed Records, a distance of 335.37 feet to an iron rod; thence North 89° 59' 14" East a distance of 193.77 feet to an iron rod; thence North 00° 00' 46" West a distance of 99.68 feet to an iron rod; thence North 81° 44' 56" East a distance of 931.72 feet, more or less, to the Westerly bank of the Hood River; thence Northerly following the Westerly bank of said Hood River, a distance of 128.09 feet, more or less, to the North line of said Section 1; thence South 89° 57' 50" West a distance of 1,044.58 feet, more or less, to the true point of beginning.

TOGETHER WITH a non-exclusive easement, including the terms and provisions thereof, as reserved in deed from Charles S. Rowe et al., to David John McKay, recorded August 27, 1979, as Recorder's Fee No. 752033, Film Records.---

992249

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MAY 10 2023

OWRD



NS

992429 (2)

RICHARD PILTZ

STATE OF OREGON

SS

COUNTY OF HOOD RIVER

STEPHEN D. BURKHART

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

Sandra E. Berry, Director of records and Assessment and Ex-Officio Recorder.

by Luke Smith Deputy.

SPACE RESERVED FOR RECORDER'S USE

BOOK: 992429  
PAGE: 40.00  
4/26/99 10:39 AM

GRANTOR'S Name and Address  
After recording, return to (Name, Address, Zip):  
AMERITITLE  
P O BOX 660  
HOOD RIVER OR 97031  
Grant requested electronic, send all the documents to (Name, Address, Zip):  
STEPHEN D. BURKHART  
2429 E 18TH STREET  
THE DALLES OR 97058

AMERITITLE 22664

By 2N-10-1-300 Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that RICHARD PILTZ

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by STEPHEN D. BURKHART

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in HOOD RIVER County, State of Oregon, described as follows, to-wit:

AS SET FORTH ON EXHIBIT "A" ATTACHED

Read and Approved

S.D.B.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): easements, reservations, conditions, restrictions and rights of way of record, if any.

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 45,000.00 ~~XXXXXX~~

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 26 day of MAY, 1999; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930

Richard Piltz  
RICHARD PILTZ

STATE OF OREGON, County of Hood River ss.

This instrument was acknowledged before me on May 26, 1999.

by RICHARD PILTZ

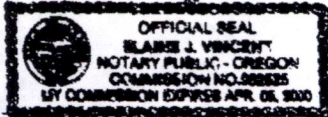
This instrument was acknowledged before me on 19

by as

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MAY 10 2023

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Elaine Vincent  
Notary Public for Oregon  
My commission expires 4-8-00

EXHIBIT "A"

Beginning at a point on the North line of Section 1, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon; which point is 16 rods East of the North quarter corner of said Section 1; thence South along the East line of those tracts of land respectively conveyed to T. E. Waldron by deed recorded February 21, 1901, in Book 31 at page 348, Deed Records Wasco County (Book F at page 379, Deed Records Hood River County) and to Lucy T. Gessling by deed recorded March 23, 1906, in Book 28 at page 225, Deed Records Wasco County (Book B at page 631, Deed Records Hood River County), a distance of 80 rods to the South line of the North half of the Northeast quarter of said Section 1; thence East along the South line of the North half of the Northeast quarter of Section 1, aforesaid, to the Westerly bank of the stream of Hood River; thence North-easterly along the Westerly bank of the stream of Hood River 84 rods, more or less, to North line of said Section 1; thence West along the North line of Section 1, aforesaid, 68 rods, more or less, to the place of beginning.

AMERITILE

EXCEPTING THEREFROM, beginning at an iron rod set on the North line of Section 1, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, which is 16 rods East of the North quarter corner of said Section 1; thence South along the East line of that tract conveyed to T. C. Waldron by deed recorded February 21, 1901, in Book F, page 379, Hood River County Deed Records, a distance of 335.37 feet to an iron rod; thence North 89° 59' 14" East a distance of 193.77 feet to an iron rod; thence North 00° 00' 46" West a distance of 99.68 feet to an iron rod; thence North 81° 44' 56" East a distance of 931.72 feet, more or less, to the Westerly bank of the Hood River; thence Northerly following the Westerly bank of said Hood River, a distance of 128.09 feet, more or less, to the North line of said Section 1; thence South 89° 57' 50" West a distance of 1,044.58 feet, more or less, to the true point of beginning.

TOGETHER WITH a non-exclusive easement, including the terms and provisions thereof, as reserved in deed from Charles S. Bowe et al., to David John McKay, recorded August 27, 1979, as Recorder's Fee No. 792033, Film Records.---

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992249



After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2022-02476  
D-WRA  
Cnt=1 Stn=98 COUNTER 08/17/2022 11:34 AM  
\$10.00 \$11.00 \$64.00 \$10.00 \$25.00 \$120.00



00109504202200024760020021

I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 2N-10E-02AA-0200**  
POWER OF ATTORNEY

WHEREAS, the undersigned **TCLC Holdings, LLC (Owner)** are the owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. **2N-10E-02-NE/NE-0200**, consisting of **6.20** irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right(s) of record:

<b>Certificate number:</b>	<b>95429</b>	<b>93490</b>	<b>93492</b>
<b>Priority Date:</b>	05/07/1906	12/5/1974	7/28/1977
<b>Source:</b>	Hood River	Hood River	Hood River
<b>Purpose:</b>	<u>Irrigation</u>	<u>Spray</u>	<u>Fertilization/Temperature Control</u>
<b>Transferred Amount:</b>	<u>0.10</u> Acres	<u>0.00</u> Acres	<u>0.00</u> Acres

Which water right(s) are held by and delivered by Farmers Irrigation District, and,

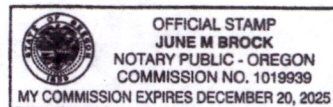
WHEREAS, **Owner** desires to transfer off 0.10 acres of the water rights from tax lot **2N-10E-02-NE/NE-0200**, and keeping 6.10 water right acres.

**Owner** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described water right(s) and in and to the use of the water therefrom which is appurtenant to the above described property, including authorization of the transfer of the water right(s). This document will be retained by Farmers Irrigation District for its records and for use in any relevant transfer application(s).

**Owner** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right(s).

IN WITNESS WHEREOF, the undersigned has executed this instrument the 16 day of Aug, 2022.

Thomas R Ewald  
THOMAS R EWALD, Authorized Signer for TCLC Holdings, LLC



STATE OF Oregon )  
County of Hood River ) ss.

This instrument was acknowledged before me on 8-16, 2022 by THOMAS R. EWALD authorized signer for TCLC Holdings LLC.

June M Brock  
Notary Public for OREGON

My commission expires: 12, 20, 2025

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MAY 10 2023

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See attached legal description:

# EXHIBIT "A"

Beginning at a point 30 feet South and 18.39 chains West of the Northeast corner of Section 2, Township 2 North of Range 10 East of the Willamette Meridian, which said point of beginning is the Northwest corner of that tract of land described in deed from William P. Edling of the grantors to Emilie Klara Edling of the grantees, dated January 5, 1935, and recorded January 5, 1935, in Book 24 of Deed Records of Hood River County, Oregon, at page 424; thence South along the West line of said Edling tract a distance of 125 feet to a point; thence East and parallel to the North line of said Edling tract a distance of 70 feet to a point; thence North and parallel to the West line of said Edling tract a distance of 125 feet to the North line of said Edling tract; thence West along the North line of said Edling tract, a distance of 70 feet, more or less, to the point of beginning.

- 1 -

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MAY 10 2023

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After Recording Deliver to:

Annala Carey Baker Thompson & VanKoten, P.C.  
Attorneys at Law, 305 Cascade Street  
P.O. Box 325, Hood River, Oregon 97031

Until A Change Is Requested, All Tax Statements  
Shall Be Sent To The Following Address:

TCLC Holdings, LLC  
2450 Old Dalles Drive, Hood River, Oregon 97031

Tax Acct. Nos.:

3N-10E-36BB-9500, Ref. No. 2002

2N-10E-2A-200, Ref. No. 2003

True Actual Consideration Paid Is \$ None - Transfer to  
Grantor's Limited Liability Company.

HOOD RIVER COUNTY, OR 2013-03282  
D-WD 09/27/2013 11:10 AM  
CNE+1 Smt7 COUNTER \$16.00 \$11.00 \$15.00 \$10.00 \$15.00 \$81.00



I certify that this instrument was received and  
recorded in the records of said county.  
Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

#### STATUTORY WARRANTY DEED

THOMAS R. EWALD, whose full name is THOMAS RICHARD EWALD, hereinafter called "grantor," conveys and warrants to TCLC HOLDINGS, LLC, an Oregon limited liability company, hereinafter called "grantee," the following described real property, free of encumbrances except as specifically set forth herein, situated in the County of Hood River and State of Oregon, to wit:

**PARCEL 1:** Lots 12 and 13, in Block 3 of WAUCOMA PARK, an addition to the City of Hood River, County of Hood River and State of Oregon.

**PARCEL 2:** Beginning at a point 30 feet South and 11.63 chains West of the Northeast corner of Section 2, in Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon; thence West 6.75 chains; thence South 10.31½ chains; thence East 6.76 chains; and thence North 10.31½ chains to the point of beginning, containing 6½ acres, more or less, EXCEPTING, HOWEVER, the right of way used by the Farmers Irrigating Company, and EXCEPTING ALSO a strip of land along the South side and off the South side of said tract quitclaimed by John Cook and wife to R.R. Imbler, said strip of land lying South of and along the irrigating ditch; also hereby conveying water stock in the Farmers Irrigating Company appurtenant to said land, EXCEPTING THEREFROM the following portion thereof:

Beginning at a point 30 feet South and 18.39 chains West of the Northeast corner of Section 2, Township 2 North of Range 10 East of the Willamette Meridian, which said point of beginning is the Northwest corner of that tract of land described in deed from William P. Edling of the grantors to Emilie Klara Edling of the grantees, dated January 5, 1935, and recorded January 5, 1935, in Book 24 of Deed Records of Hood River County, Oregon, at page 424; thence South along the West line of said Edling tract a distance of 125 feet to a point; thence East and parallel to the North line of said Edling tract a distance of 70 feet to a point; thence North and parallel to the West line of said Edling tract a distance of 125 feet to the North line of said Edling tract; thence West along the North line of said Edling tract, a distance of 70 feet, more or less, to the point of beginning.

- 1 -

SUBJECT TO:

1. Easements, rights of way, partitions, dedications, covenants, conditions, restrictions, regulations, and agreements of record.

**TO HAVE AND TO HOLD** the same unto the said grantee, and grantee's successors and assigns forever.

The said property is free from encumbrances except as set forth above.

The true and actual consideration paid for this transfer is \$ None - Transfer to Grantor's Limited Liability Company.

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.

WITNESS grantor's hand this 19 day of AUGUST, 2013.

GRANTOR:

Thomas R. Ewald  
Thomas R. Ewald

STATE OF OREGON )

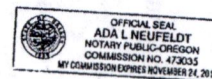
) ss.

August 19, 2013

County of Hood River )

Personally appeared the above named grantor, THOMAS R. EWALD, whose full name is THOMAS RICHARD EWALD, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before Me:



Ada L. Neufeldt  
Notary Public for Oregon  
My Commission Expires: 11/24/2016

- 2 -

OWRD

MAY 10 2023

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# OPERATING AGREEMENT of TCLC HOLDINGS, LLC

The undersigned members, desiring to form a limited liability company under the Oregon Limited Liability Company Act, hereby agree as follows:

## ARTICLE I Formation

**Section 1. Name.** The name of the limited liability company (the "LLC") is **TCLC HOLDINGS, LLC**.

**Section 2. Articles of Organization.** Articles of Organization were filed with the Oregon Secretary of State on \_\_\_\_\_, 2013.

**Section 3. Duration.** The duration of the LLC shall be perpetual.

**Section 4. Principal Place of Business.** The principal office of the LLC shall initially be at 2450 Old Dalles Drive, Hood River, Oregon 97031. The members may relocate the principal office or establish additional offices from time to time.

**Section 5. Registered Office and Registered Agent.** The LLC's initial registered office shall be at 305 Cascade Street, Post Office Box 325, Hood River, Oregon 97031, and the name of its initial registered agent at such address shall be Wilford K. Carey.

## ARTICLE II Members, Contributions, and Interests

**Section 1. Names and Addresses.** The names and addresses of the members of the LLC, the agreed value of their initial capital contributions, and their initial percentage ownership interests are:

<u>Name and Address</u>	<u>Contribution</u>	<u>Percentage</u>
<b>THOMAS R. EWALD and CHRISTY E. EWALD</b> husband and wife, as joint tenants with right of survivorship and not as tenants in common 2450 Old Dalles Drive, Hood River, OR 97031	\$ _____	100%

Each member's percentage ownership interest at any time shall be the ratio of that member's capital contribution to all members' capital contributions.

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After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2020-02245  
D-WRA 06/17/2020 02:18 PM  
Cnt=1 Stn=98 COUNTER  
\$10.00 \$11.00 \$64.00 \$10.00 \$25.00 \$120.00



I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 2N-10E-2DA-0301**  
**POWER OF ATTORNEY**

WHEREAS, the undersigned **Brian P. Graves (Graves)** is the owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. **2N-10E-02-NE/SE-0301**, consisting of **0.35** irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right of record:

**Certificate number:** 74306  
**Priority Date:** 05/07/1906  
**Source:** Hood River  
**Purpose:** Irrigation  
**Transferred Amount:** 0.35 Water Right Acres


Which water right is in the name of the Farmers Irrigation District is delivered by the District, and,

WHEREAS, **Graves** desires to transfer off **0.35** acres of the water rights from tax lot **2N-10E-02-NE/SE-0301**, removing all water rights from the property.

**Graves** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described transferred water right of record and in and to the use of the water therefrom which is appurtenant to the above described property. This document shall be recorded with Hood River County.

**Graves** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, In-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right.

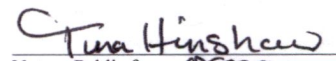
IN WITNESS WHEREOF, the undersigned has executed this instrument the 10<sup>th</sup> day of JUNE, 2020.

  
Brian P. Graves, Owner

STATE OF Oregon )  
County of Hood River ) ss.

Brian P. Graves acknowledged this instrument before me on June 10, 2020



  
Notary Public for Oregon

My commission expires: 8-6-21

See attached legal description:

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MAY 10 2023

OWRD

# EXHIBIT A

Beginning at a point on the North line of the Northeast quarter of the Southeast quarter of Section 2, Township 2 North, Range 10 East of the Willamette Meridian, 40 rods West of the Northeast corner of said legal subdivision, said point of beginning being the Northeast corner of that tract of land conveyed to Mary Sleddon by deed from George A. Howell et ux., recorded September 3, 1910, in Book 5 at page 58, Deed Records Hood River County; thence South along the East line of said Sleddon tract of land 150 feet to the true place of beginning of the tract of land herein described; thence East parallel with the North line of the Northeast quarter of the Southeast quarter of said Section 2 a distance of 150 feet; thence South parallel with the East line of said Sleddon tract of land 115 feet; thence West parallel with the North line of the Northeast quarter of the Southeast quarter of said Section 2 a distance of 150 feet to the East line of said Sleddon tract of land; thence North along the East line of said Sleddon tract of land 115 feet to the true place of beginning of the tract of land herein described.

RECEIVED

MAY 10 2023

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Brian P. Graves and Beutler Exchange Group, LLC an  
Oregon limited liability company  
PO Box 1687  
Hood River, OR 97031

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

Brian P. Graves and Beutler Exchange Group, LLC an  
Oregon limited liability company  
PO Box 1687  
Hood River, OR 97031

File No. 122239AM

HOOD RIVER COUNTY, OR **2017-00105**  
D-WD  
Stn=0 JENNAC **01/12/2017 11:00:00 AM**  
\$15.00 \$11.00 \$10.00 \$20.00 \$20.00 **\$76.00**

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

Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

### STATUTORY WARRANTY DEED

Darrel Sunday,

Grantor(s), hereby convey and warrant to

Brian P. Graves ,

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

See Attached Exhibit 'A'

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

2N-10E-2DA-300 Account No. 6855  
2N-10E-2DA-301 Account No. 19223

The true and actual consideration for this conveyance is **\$275,000.00** PURSUANT TO AN IRC 1031 TAX  
DEFERRED EXCHANGE ON BEHALF OF GRANTEE.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and  
those shown below, if any:

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MAY 10 2023

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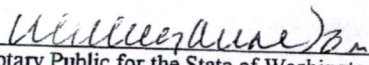
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 7 day of January, 2017.

  
Darrel Sunday

\* State of Washington } ss  
County of Benton }

On this 7 day of January, 2017, before me, THE UNDERSIGNED a Notary Public in and for said state, personally appeared Darrel Sunday, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
Notary Public for the State of Washington  
Residing at: Benton County  
Commission Expires: 01-22-19

Notary Public  
State of Washington  
WHITNEY ANNE TONN  
My Commission Expires  
January 22, 2019

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MAY 10 2023

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at a point on the North line of the Northeast quarter of the Southeast quarter of Section 2, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, 40 rods West of the Northeast corner of said legal subdivision, said point of beginning being the Northeast corner of that tract of land conveyed to Mary Sleddon by deed from George A. Howell et ux., recorded September 3, 1910, in Book 5 at page 58, Deed Records Hood River County; thence South along the East line of said Sleddon tract of land 150 feet to the true place of beginning of the tract of land herein described; thence East parallel with the North line of the Northeast quarter of the Southeast quarter of said Section 2 a distance of 150 feet; thence South parallel with the East line of said Sleddon tract of land 115 feet; thence West parallel with the North line of the Northeast quarter of the Southeast quarter of said Section 2 a distance of 150 feet to the East line of said Sleddon tract of land; thence North along the East line of said Sleddon tract of land 115 feet to the true place of beginning of the tract of land herein described.

Also, beginning at a point on the North line of the Northeast quarter of the Southeast quarter of Section 2, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, 40 rods West of the Northeast corner of said legal subdivision, said point of beginning being the Northeast corner of that tract of land conveyed to Mary Sleddon by deed from George A. Howell et ux., recorded September 3, 1910 in Book 5 at page 58, Deed Records Hood River County; thence South along the East line of said Sleddon tract of land 150 feet; thence East parallel with the North line of the Northeast quarter of the Southeast quarter of said Section 2 a distance of 150 feet; thence North parallel with the East line of said Sleddon tract of land 150 feet to the North line of the Northeast quarter of the Southeast quarter of said Section 2; thence West along the North line of said legal subdivision 150 feet to the place of beginning.

**RECEIVED**

MAY 10 2023

**OWRD**

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2020-04541  
D-WRA  
Cnt=1 Stn=98 COUNTER 10/22/2020 11:08 AM  
\$10.00 \$11.00 \$64.00 \$10.00 \$25.00 \$120.00



I certify that this instrument was received and  
recorded in the records of said county.  
Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 2N-10E-2DD-0200**  
POWER OF ATTORNEY

WHEREAS, the undersigned **Ronald & Charlotte Gilbert (Gilbert)** are the owners of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. 2N-10E-02-SE/SE-0200, consisting of 0.55 irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right of record:

Certificate number: 74306  
Priority Date: 5/7/1906  
Source: Hood River  
Purpose: Irrigation  
Transferred Amount: 0.05 Acres

Which water right is in the name of the Farmers Irrigation District is delivered by the District, and,

WHEREAS, **Gilbert** desires to transfer off 0.05 acres of the water rights from tax lot **2N-10E-02-SE/SE-0200** and keep 0.50 water right acres.

**Gilbert** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described transferred water right of record and in and to the use of the water therefrom which is appurtenant to the above described property. This document shall be recorded with Hood River County.

**Gilbert** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right.

IN WITNESS WHEREOF, the undersigned has executed this instrument the 19 day of OCTOBER, 2020.

Ronald Gilbert  
Ronald Gilbert, Owner

Charlotte Gilbert  
Charlotte Gilbert, Owner

STATE OF OREGON )  
County of Hood River ) ss.



Ronald & Charlotte Gilbert acknowledged this instrument before me on 10-19, 2020

June M Brock  
Notary Public for Oregon

My commission expires: 11-19-2021

See attached exhibit A:  
or Legal Description.

RECEIVED

MAY 10 2023

OWRD

Exhibit "A"

Tract 1

Beginning at a point which is 395.0 feet East and 15.0 feet South of the Northwest corner of the Southeast quarter of the Southeast quarter of Section 2, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, and running thence East 100.0 feet; thence South 150.0 feet; thence West 100.0 feet; thence North 150.0 feet to the place of beginning.

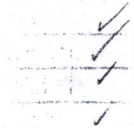
Tract 2

Beginning at a point which is 295.0 feet East and 15.0 feet South of the Northwest corner of the Southeast quarter of the Southeast quarter of Section 2, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, and running thence East 100.0 feet; thence South 150.0 feet; thence West 100.0 feet; thence North 150.0 feet to the place of beginning.

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MAY 10 2023

OWRD





After recording return to:

Ronald V. Gilbert and Charlotte D. Gilbert  
 5361 Quinn Drive  
 Parkdale, OR 97041

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

Ronald V. Gilbert and Charlotte D. Gilbert  
 5361 Quinn Drive  
 Parkdale, OR 97041

Escrow No. HR40536  
 Title No. 0040536  
 SWD

HOOD RIVER COUNTY, OR 2009-02328  
 D-WD 06/15/2009 03:11 PM  
 Cnt=1 SIn=2 COUNTER \$31.00  
 \$10.00 \$11.00 \$10.00



I certify that this instrument was received and  
 recorded in the records of said county.  
 Sandra E. Berry, Director of Records and  
 Assessment and Ex-Officio Recorder.

AMERITITLE 40536

## STATUTORY WARRANTY DEED

Maxine A. Negley, Grantor(s) hereby convey and warrant to Ronald V. Gilbert and Charlotte D. Gilbert, as tenants by the entirety, Grantee(s) the following described real property in the County of HOOD RIVER and State of Oregon free of encumbrances except as specifically set forth herein:

AS SET FORTH ON ATTACHED EXHIBIT "A"

Ref#5196

2N-10E-02DD-200

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$315,000.00.

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. 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.

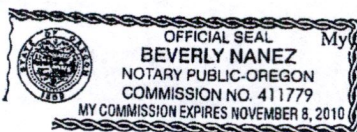
Dated this 12 day of JUNE, 2009.

X Maxine A. Negley  
 Maxine A. Negley

State of Oregon  
 County of HOOD RIVER

This instrument was acknowledged before me on JUNE 12, 2009 by Maxine A. Negley.

Beverly Nanez  
 (Notary Public for Oregon)



My commission expires 11/8/2010

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MAY 10 2023

OWRD

Exhibit "A"

Tract 1

Beginning at a point which is 395.0 feet East and 15.0 feet South of the Northwest corner of the Southeast quarter of the Southeast quarter of Section 2, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, and running thence East 100.0 feet; thence South 150.0 feet; thence West 100.0 feet; thence North 150.0 feet to the place of beginning.

Tract 2

Beginning at a point which is 295.0 feet East and 15.0 feet South of the Northwest corner of the Southeast quarter of the Southeast quarter of Section 2, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, and running thence East 100.0 feet; thence South 150.0 feet; thence West 100.0 feet; thence North 150.0 feet to the place of beginning.

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MAY 10 2023

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Columbia Gorge Title 21 - 0371

After recording return to Grantee and until  
A change is requested all tax statements shall be  
Sent to the Grantee at the following address:

**Russell V. Gilbert and Patricia J. Gilbert**  
**1317 Tucker Road**  
**Hood River, OR 97031**

**GRANTOR:**

**Charlotte D. Gilbert**  
**1317 Tucker Road**  
**Hood River, OR 97031**

## Warranty Deed

Parcel Map and Tax No: 2N10E02D000200 - 5196

The true consideration for this conveyance is \$ 400,000.00, (Here comply with requirements of ORS 93.030)

**Charlotte D. Gilbert**, Grantor hereby grant, bargain, sell, warranty and conveys to **Russell V. Gilbert and Patricia J. Gilbert**, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Tract 1:**

Beginning at a point which is 395.0 feet East and 15.0 feet South of the Northwest corner of the Southeast quarter of the Southeast quarter of Section 2, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, and running thence East 100.0 feet; thence South 150.0 feet; thence West 100.0 feet; thence North 150.0 feet to the place of beginning.

**Tract 2:**

Beginning at a pint which is 295.0 feet East and 15.0 feet South of the Northwest corner of the Southeast quarter of the Southeast quarter of Section 2, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, and running thence East 100.0 feet; thence South 150.0 feet; thence West 100.0 feet; thence North 150.0 feet to the place of beginning.

**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

HOOD RIVER COUNTY, OR **2021-03904**  
D-WD  
Stn=5 JACIM **08/13/2021 11:00:03 AM**  
\$10.00 \$11.00 \$10.00 \$64.00 \$25.00 **\$120.00**

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

Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

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MAY 10 2023

OWRD

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.

This property is free from liens and encumbrances, EXCEPT: Those of record, if any.

Dated this 12<sup>th</sup> day of August, 2021.

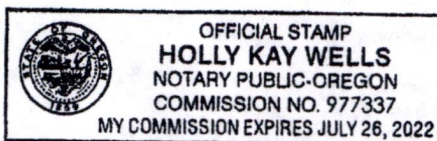
Charlotte D. Gilbert  
Charlotte D. Gilbert

State of Oregon                                 }  
County of Hood River                        } SS:

I certify that I know or have satisfactory evidence that CHARLOTTE D. GILBERT is the person who appeared before me, and said person acknowledged that She signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/12/2021

Holly Kay Wells  
Notary public in and for the State of OREGON  
Commission Expires: 7-26-2022



RECEIVED  
MAY 10 2023  
OWRD

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 2N-10E-2DD-0300**  
POWER OF ATTORNEY

WHEREAS, the undersigned **Charlotte & Orrin Johnson (Johnson)** are the owners of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. 2N-10E-02-SE/SE-0300, consisting of 35 irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right of record:

Certificate number: 74306  
Priority Date: 05/07/1906  
Source: Hood River  
Purpose: Irrigation  
Transferred Amount: 35 Water Right Acres

Which water right is in the name of the Farmers Irrigation District is delivered by the District, and,

WHEREAS, **(Johnson)** desires to transfer off 35 acres of the water rights from tax lot 2N-10E-02-SE/SE-0300, removing all water rights from the property.

**(Johnson)** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described transferred water right of record and in and to the use of the water therefrom which is appurtenant to the above described property. This document shall be recorded with Hood River County.

**(Johnson)** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, In-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right.

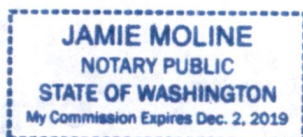
IN WITNESS WHEREOF, the undersigned has executed this instrument the 11<sup>th</sup> day of October, 2018.

Charlotte Johnson  
Charlotte Johnson, Owner

Orrin Johnson  
Orrin Johnson, Owner

STATE OF WA )  
County of Grant/Hood ) ss.

Charlotte & Orrin Johnson acknowledged this instrument before me on 10/11, 2018



[Signature]  
Notary Public for Washington  
My commission expires: 12/2/2019

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MAY 10 2023

OWRD

See attached legal description:

302136  
#7957

EST

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Douglas L. Johnson  
1311 TUCKER RD  
HOOD RIVER ORE. 97031

Grantor's Name and Address  
ORRIN L. JOHNSON  
P.O. BOX 1364  
ELMA WA 98541  
 Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Douglas L. Johnson  
1311 TUCKER RD.  
HOOD RIVER, ORE. 97031

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Douglas L. Johnson  
1311 TUCKER RD  
HOOD RIVER, ORE. 97031

STATE OF OREGON,  
 County of \_\_\_\_\_ } ss.

HOOD RIVER COUNTY, OR 2007-04302  
 D-QD 09/24/2007 12:24 PM  
 Cnt=1 Stn=2 COUNTER  
 \$5.00 \$11.00 \$10.00 \$26.00

SPACE RESERVED  
 FOR  
 RECORDER'S USE



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

Sandra E. Berry, Director of Records and  
 Assessment and Ex-Officio Recorder.

RECEIVED

MAY 10 2023

OWRD

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that DOUGLAS LAVERN JOHNSON

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto

ORRIN LEROY JOHNSON

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain  
 real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in  
HOOD RIVER County, State of Oregon, described as follows, to-wit:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST  
 QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP  
 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE  
 COUNTY OF HOOD RIVER AND STATE OF OREGON; RUNNING THENCE EAST  
 ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST  
 QUARTER 282.8 FEET TO A POINT; THENCE SOUTH 45° WEST 106 FEET; THENCE  
 WEST, PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE  
 SOUTHEAST QUARTER 213.8 FT. TO A POINT IN THE CENTER OF TUCKER ROAD,  
 75 FEET SOUTH OF THE PLACE OF BEGINNING OF THIS DESCRIPTION;  
 AND THENCE RUNNING NORTH 75 FEET TO THE PLACE OF BEGINNING;  
 EXCEPT THAT PORTION LYING IN TUCKER ROAD; TOGETHER WITH A RIGHT  
 OF WAY FOR JOINT USE OF THE FIFTEEN FOOT ROAD LYING ALONG THE EAST  
 AND SOUTH BOUNDRIES OF THE ABOVE DESCRIBED TRACT.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 46,000.00. However, the  
 actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate  
 which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be  
 made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on \_\_\_\_\_; if  
 grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized  
 to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFER-  
 RING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS. IF ANY,  
 UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROP-  
 ERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND  
 USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRU-  
 MENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK  
 WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERI-  
 FY APPROVED USES, 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 197.352.

Douglas L. Johnson

STATE OF OREGON, County of HOOD RIVER ) ss.

This instrument was acknowledged before me on SEPTEMBER 24, 2007  
 by ORRIN JOHNSON AND DOUGLAS JOHNSON

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



OFFICIAL SEAL  
 JESSICA KINDER  
 NOTARY PUBLIC-OREGON  
 COMMISSION NO. 421240  
 MY COMMISSION EXPIRES SEPT. 12, 2011

Jessica Kinder  
 Notary Public for Oregon

My commission expires SEPTEMBER 12, 2011

AFTER RECORDING, RETURN TO

RoHillCo Business Services LLC  
P.O. Box 7107  
Bend, OR 97708-7107  
541-639-8949

HOOD RIVER COUNTY, OR **2018-00541**  
S-S  
Stn=98 JENNAC **02/20/2018 09:09:00 AM**  
\$5.00 \$11.00 \$10.00 \$24.00 \$20.00 **\$70.00**

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

Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

Oregon Home Improvement DBA OHI Construction  
17255 Pilkington Road  
Lake Oswego, OR 97035

Re: Oregon Home Improvement / Orrin and Charlotte Johnson / 1311 Tucker Road, Hood River

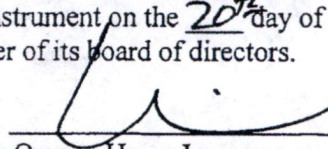
### SATISFACTION OF CONSTRUCTION LIEN

The undersigned hereby certifies and declares that certain construction lien dated January 24, 2018, in which Leroy Orrin and Charlotte Johnson is/are named as the owner(s) or reputed owner(s) of the real property therein described and Oregon Home Improvement DBA OHI Construction, a(n) Oregon corporation as the claimant, recorded on January 24, 2018, in the Recorder's Office of Hood River County, Oregon, as document recorded as Instrument numbered 2018-00263 of said record, claiming a lien upon the following described real property:

Map 02N-10E-02-DD Tax Lot 00300 and as further described in the document records at Hood River County within the instrument numbered 2007-004302.

has been fully paid and satisfied and claimant hereby discharges the same.

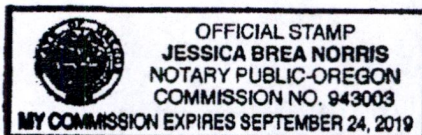
The undersigned, as Agent of Oregon Home Improvement DBA OHI Construction, a(n) Oregon corporation, has executed this instrument on the 20<sup>th</sup> day of February, 2018, on behalf of said corporation as duly authorized by order of its board of directors.

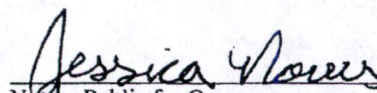
By:   
By: Kevin L. Hillier as Agent for Oregon Home Improvement DBA OHI Construction.

STATE OF OREGON )

County of Deschutes ) ss.

This instrument was subscribed and sworn to before me on this 20<sup>th</sup> day of February, 2018, by Kevin L. Hillier as Agent for Oregon Home Improvement DBA OHI Construction.



  
Notary Public for Oregon  
My commission expires 9-24-19

1 - SATISFACTION OF CONSTRUCTION LIEN

C:\Users\Kevin\Documents\Oregon Home Improvement Sat Vs. Johnson - 1311 Tucker Road, Hood River.doc

RECEIVED

MAY 10 2023

OWRD

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2019-00131  
D-WRA 01/16/2019 04:04 PM  
Cnt=1 Stn=2 COUNTER  
\$10.00 \$11.00 \$64.00 \$10.00 \$25.00 \$120.00



I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT  
Water Right Conveyance 2N-10E-02DC-2400  
POWER OF ATTORNEY**

WHEREAS, the undersigned is an authorized representative of **Flagline LLC**, who are the owners of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. **2N-10E-02-SW/SE #2400**, consisting of .40 irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right of record:

**Primary**  
Certificate number: 74306  
Priority Date: 05/07/1906  
Source: Hood River  
Purpose: Irrigation  
Transferred Amount: .25 acres

Which water right is in the name of the Farmers Irrigation District is delivered by the District, and,

WHEREAS, **Flagline LLC**, desires to transfer .25 acres of the water rights from tax lot **2N-10E-02-SW/SE #2400** and continue to receive and be billed .15 water right acres.

**Flagline LLC**, hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described transferred water right of record and in and to the use of the water therefrom which is appurtenant to the above described property.

**Flagline LLC**, hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached if applicable) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right.

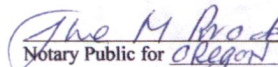
IN WITNESS WHEREOF, the undersigned has executed this instrument the 16 day of January, 2016. 2019

  
Authorized Representative of Flagline LLC



STATE OF Oregon  
County of Hood River ss.

Karen Beth Japlew acknowledged this instrument before me on 1-16- 2016. 2019

  
Notary Public for Oregon (state)

My commission expires: 11-19-2021

RECEIVED

MAY 10 2023

OWRD

Exhibit A

Parcel 2 of Partition Plat No. 9126 filed November 1, 1991 in the Microfilm  
Records of Hood River County, being a portion of Lot 4, Block 2, Guignard  
Subdivision in the Southeast quarter of Section 2, Township 2 North, Range 10  
East of the Willamette Meridian, in the County of Hood River, State of Oregon.

de

RECEIVED

MAY 10 2023

OWRD

After Recording Return to:

**William H. Sumerfield, P.C.**  
718 State Street  
Hood River, OR 97031

Until a Change is Requested, All Tax Statements  
Shall be Sent to:

**Flagline, LLC**  
an Oregon limited liability company  
1048 Cannon Drive  
Hood River, OR 97031

HOOD RIVER COUNTY, OR **2008-00473**  
D-BS  
Cnt=1 Str=2 COUNTER 02/13/2008 02:13 PM  
\$5.00 \$11.00 \$10.00 \$26.00



I certify that this instrument was received and  
recorded in the records of said county.  
Sandra E. Berry, Director of Records and  
Assessment and Ex-Officio Recorder.

Tax Account No.: 2N-10E-2DC-2400  
Reference No.: 11117

True and Actual Consideration: **Zero in terms of dollars; transfer to Grantor's LLC**

### **BARGAIN AND SALE DEED**

**Karen Joplin and Todd Clay, as tenants by the entirety**, Grantor, for the consideration stated, grants, bargains, sells, and conveys to **Flagline, LLC**, an Oregon limited liability company, Grantee, that property commonly known as 1450 Tucker Road, Hood River, Oregon, situated in the County of Hood River and State of Oregon described as follows:

Parcel 2 of Partition Plat No. 9126 filed November 1, 1991 in the Microfilm  
Records of Hood River County, being a portion of Lot 4, Block 2, Guignard  
Subdivision in the Southeast quarter of Section 2, Township 2 North, Range 10  
East of the Willamette Meridian, in the County of Hood River, State of Oregon.

The true consideration for this conveyance is zero in terms of dollars. This deed is given  
to effect a transfer to the Grantor's LLC.

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 SECTION 5 TO 11, CHAPTER 424, OREGON  
LAWS 2007. 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, 195.3001 AND  
195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

DATED this 11 day of February, 2008.

\_\_\_\_\_  
**Karen Joplin**, Grantor

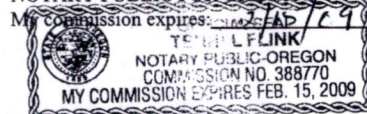
STATE OF OREGON     )  
County of Hood River     ) ss.

\_\_\_\_\_  
**Todd Clay**, Grantor

STATE OF OREGON     )  
County of Hood River     ) ss.

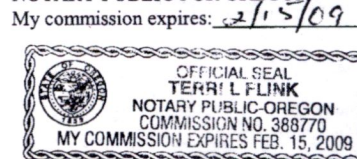
Personally appeared before me the above  
named **Karen Joplin** and acknowledged the foregoing  
instrument to be her voluntary act and deed.

\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON



Personally appeared before me the above  
named **Todd Clay** and acknowledged the foregoing  
instrument to be his voluntary act and deed.

\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON



1 - BARGAIN AND SALE DEED

**RECEIVED**

**MAY 10 2023**

**OWRD**

PHILLIPS REYNIER & SUMERFIELD  
P. O. BOX 758  
718 STATE STREET  
HOOD RIVER, OREGON 97031  
(541) 386-4264

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2021-02167  
D-WRA  
Cnt=1 Stn=98 COUNTER 05/03/2021 11:34 AM  
\$5.00 \$11.00 \$64.00 \$10.00 \$25.00 \$115.00



I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 2N-10E-02CA-0200**  
**POWER OF ATTORNEY**

WHEREAS, the undersigned **Philip Richter (Richter)** are the owners of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. 2N-10E-02-NE/SW-0200, consisting of 9.00 irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right of record:

**Certificate number:** 74306  
**Priority Date:** 5/7/1906  
**Source:** Hood River  
**Purpose:** Irrigation  
**Transferred Amount:** 9.00 Acres

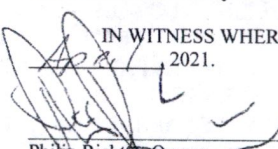
Which water right is in the name of the Farmers Irrigation District is delivered by the District, and,

WHEREAS, **Richter** desires to transfer off 9.00 acres of the water rights from tax lot 2N-10E-02-NE/SW-0200 and keep 0.00 water right acres.

**Richter** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described transferred water right of record and in and to the use of the water therefrom which is appurtenant to the above described property. This document shall be recorded with Hood River County.

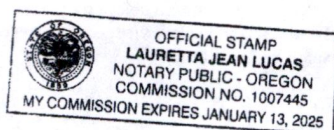
**Richter** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right.

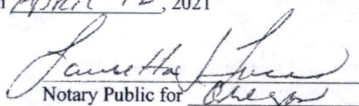
IN WITNESS WHEREOF, the undersigned has executed this instrument the 12<sup>th</sup> day of April, 2021.

  
Philip Richter, Owner

STATE OF Oregon, ss.  
County of Hood River

Philip Richter acknowledged this instrument before me on April 12, 2021



  
Notary Public for Oregon

My commission expires: 1/13/2025

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MAY 10 2023

OWRD

See attached exhibit A:  
or Legal Description.

The East half of the West half of the Northeast quarter of the Southwest quarter of Section 2, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon.

20 0311  
Columbia Gorge Title

After Recording Deliver to:

ANNALA, CARGI & HULL - ATTORNEYS AT LAW  
305 CASCADE ST. PO. Box 325  
HOOD RIVER, OR. 97031  
ATTN: ADA NEUFELDT

Until A Change Is Requested, All Tax Statements  
Shall Be Sent to The Following Address:

Philip B. Richter  
1341 Martin Road, Hood River, OR 97031

Tax Map No. 2N-10E-02C-000200, Acct. No. 2368

True Actual Consideration Paid Is \$385,000.00

HOOD RIVER COUNTY, OR **2020-05306**  
D-WD  
Stn=6 KELLYM **12/08/2020 10:26:02 AM**  
\$20.00 \$11.00 \$10.00 \$64.00 \$25.00 **\$130.00**

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

Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

### STATUTORY WARRANTY DEED

**SPARKY & STEVE INVESTMENTS, LLC**, an Oregon limited liability company,  
hereinafter called "grantor," conveys and warrants to **PHILIP B. RICHTER**, hereinafter called  
"grantee," the following described real property, free of encumbrances except as specifically set forth  
herein, situated in the County of Hood River and State of Oregon, to wit:

An undivided fifty-one percent (51%) interest in the following described real  
property:

The East half of the West half of the Northeast quarter of the Southwest quarter of  
Section 2, Township 2 North, Range 10 East of the Willamette Meridian, in the  
County of Hood River and State of Oregon.

SUBJECT TO:

1. Standard title policy exceptions.
2. 2020-21 taxes, a lien in an amount to be determined, but not yet payable.
3. As disclosed by the assessment and tax roll, the herein described premises  
have been specially assessed for farm use. If the land becomes disqualified for this  
special assessment under the statutes, an additional tax, plus interest and penalty will  
be levied for the number of years in which this special assessment was in effect for  
the land.

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MAY 10 2023

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4. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.

5. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.

6. Easement for underground cables, including the terms and provisions thereof, granted to Pacific Telephone and Telegraph Company, recorded December 11, 1941, in Book 29, at page 177. Exact location not disclosed.

7. Easement for electric transmission line, including the terms and provisions thereof, granted to Pacific Power & Light Company, recorded March 6, 1947, in Book 34, at page 169. Exact location not disclosed.

8. Easement and Maintenance Agreement for right of way, including the terms and provisions thereof, recorded May 23, 1957, in Book 60, at page 75.

9. Easement for irrigation purposes, including the terms and provisions thereof, recorded November 12, 1957, in Book 61, at page 167.

10. Assignment of Water Right to Farmers Irrigation District, recorded July 23, 2019, as Instrument No. 201902273.

**TO HAVE AND TO HOLD** the same unto the said grantee, and grantee's heirs, successors and assigns forever.

The said property is free from encumbrances except as set forth above.

The true and actual consideration paid for this transfer is \$385,000.00.

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.

WITNESS grantor's hand this 5TH day of DEC, 2020.

GRANTOR: **SPARKY & STEVE INVESTMENTS, LLC,**

By *Donald P. Miller*  
Donald P. Miller, Majority Member

STATE OF CALIFORNIA )  
County of MONTEREY ) ss.

DEC 5, 2020

Personally appeared **DONALD P. MILLER**, who, being duly sworn, did say that he is the majority interest member of **SPARKY & STEVE INVESTMENTS, LLC**, an Oregon limited liability company, and that said instrument was signed in behalf of said limited liability company by authority of its members, and he acknowledged said instrument to be its voluntary act and deed.

Before Me:

See Attached for  
Notarial Seal

*M. I. D. M.*  
Notary Public for CALIFORNIA  
My Commission Expires: 09/23/2021

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MAY 10 2023

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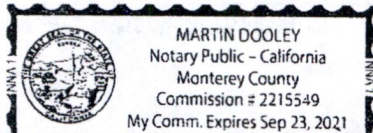
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of MONTEREY

Subscribed and sworn to (or affirmed) before me on this 5<sup>TH</sup>  
day of DEC, 2020, by DONALD P. MILLER

proved to me on the basis of satisfactory evidence to be the  
person(s) who appeared before me.



(Seal)

Signature

M. L. D. M.

**\* STATUTORY WARRANTY DEED**

**RECEIVED**

**MAY 10 2023**

**OWRD**

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 02N10E02C01702**  
POWER OF ATTORNEY

WHEREAS, the undersigned **Ronald R. & Alice E. Haynes (Haynes)** are the owners of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. **2N-10E-02-SE/SW-1702**, consisting of **1.0** irrigable acres,

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right of record:

Certificate number: 74306  
Priority Date: 05/07/1906  
Source: Hood River  
Purpose: Irrigation  
Transferred Amount: .10 Water Right Acres

HA 4027  
# 7964

Which water right is in the name of the Farmers Irrigation District is delivered by the District, and,

WHEREAS, **(Haynes)** desires to transfer off **.10** acres of the water rights from tax lot **2N-10E-02-SE/SW-1702**, and keeping **.90** water right acres.

**(Haynes)** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described transferred water right of record and in and to the use of the water therefrom which is appurtenant to the above described property. This document shall be recorded with Hood River County.

**(Haynes)** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, In-stream lease, transferring the use, place of use and point of diversion, cancelation or partial cancelation, etc, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right.

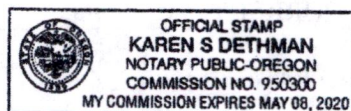
IN WITNESS WHEREOF, the undersigned has executed this instrument the 31<sup>st</sup> day of December, 2018

R R Haynes  
Ronald R. Haynes, Owner

Alice E. Haynes  
Alice E. Haynes, Owner

STATE OF Oregon )  
County of Hood River ) ss.

Ronald & Alice Haynes acknowledged this instrument before me on Dec. 31<sup>st</sup>, 2018



Karen S Dethman  
Notary Public for \_\_\_\_\_

My commission expires: May 8, 2020

RECEIVED

MAY 10 2023

OWRD

See attached legal description:

#1063

**RECORDING COVER SHEET (Please Print or Type)**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

**AFTER RECORDING RETURN TO:**AmeriTitle419 State Street, Suite 2Hood River, OR 97031HOOD RIVER COUNTY, OR **2017-04161**

D-WD

Stn=0 JENNAC

**12/08/2017 11:03:00 AM**

\$20.00 \$11.00 \$10.00 \$24.00 \$20.00

**\$85.00**

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

Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**Warranty Deed**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**Charles A. Hurley and Carolyn K. Hurley**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**Ronald R. Haynes and Alice E. Haynes, Trustees of the Haynes Family Revocable Living Trust**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) – Amount in dollars or other

\$ 250,000.00☐ Other**5) SEND TAX STATEMENTS TO:**Ronald R. Haynes and Alice E. Haynes, Tr957 Foothills Creek RoadGold Hill, OR 97525**6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE:

☐

FULL

(If applicable)

☐

PARTIAL

**7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)**

\$ \_\_\_\_\_

**8) If this instrument is being Re-Recorded, complete the following statement, in****accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF** AmeriTitle**TO CORRECT** missing notarystamps on page 3.

PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_, OR AS FEE

NUMBER 201703858."**RECEIVED****MAY 10 2023****OWRD**

After recording, return to:

**AmeriTitle**  
**419 State Street, Suite 2**  
**Hood River, OR 97031**

Until a change is requested,  
send tax statements to:

**Ronald R. Haynes and Alice E. Haynes, Trustees**  
**957 Foots Creek Road**  
**Gold Hill, Oregon 97525**

Map No. **2N-10E-2C 1702**  
Account No. **12655**  
Consideration: **\$250,000**

HOOD RIVER COUNTY, OR **2017-03858**  
D-WD  
Stn=0 OSCARG **11/08/2017 12:53:00 PM**  
\$15.00 \$11.00 \$10.00 \$24.00 \$20.00 **\$80.00**

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

Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

### WARRANTY DEED

**CHARLES A. HURLEY AND CAROLYN K. HURLEY**, Grantors, hereby convey and warrant  
to **RONALD R. HAYNES AND ALICE E. HAYNES, TRUSTEES OF THE HAYNES FAMILY**  
**REVOCABLE LIVING TRUST**, Grantee, the real property legally described as follows, free of  
encumbrances except as specifically set forth herein:

**Parcel 3 of Partition Plat No. 200210P, filed May 22, 2002, being a portion of the**  
**Southwest quarter of Section 2, Township 2 North, Range 10 East of the Willamette**  
**Meridian, in the County of Hood River and State of Oregon**

(the "**Property**").

The Property is conveyed subject to:

1. Taxes assessed under Code No. 16 Account No. 12655 Map No. 2N-10E-2-1702
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Farmers Irrigation District.
3. The Property lies within the boundaries of Windmaster Sewer District and is subject to any charges or assessments levied by said District and pipeline easements in connection therewith.
4. 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.

**RECEIVED**

**MAY 10 2023**

**OWRD**

AMERITITLE 2002 75AM.

5. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Pacific Power & Light Company

Recorded: April 5, 1946

Book: 33, Page: 6

6. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Mountain View Irrigation Association

Recorded: September 14, 1977

Instrument No.: 772121

7. Easement for irrigation line as shown on the Partition Plat No. 2002-10P.

8. The Property was incorporated into the Urban Renewal Project by instrument (s), including the terms and provisions thereof,

Recorded: November 9, 2007

Instrument No.: 200705007

For: Windmaster Urban Renewal Plan

The true consideration for this conveyance is \$250,000.00

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 SECTION 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.

RECEIVED

MAY 10 2023

OWRD

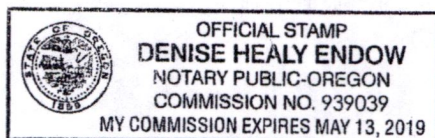
DATED this 8<sup>th</sup> day of November, 2017

Charles A. Hurley  
Charles A. Hurley, Grantor

Carolyn K. Hurley  
Carolyn K. Hurley, Grantor

STATE OF OREGON                     )  
County of Hood River            )ss.

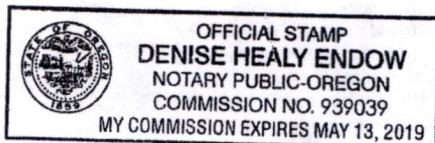
The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of November, 2017, by **Charles A. Hurley.**



Denise Healy Endow  
Notary Public for Oregon  
My Commission Expires: May 13, 2019

STATE OF OREGON                     )  
County of Hood River            )ss.

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of November, 2017, by **Carolyn K. Hurley.**



Denise Healy Endow  
Notary Public for Oregon  
My Commission Expires: May 13, 2019

RECEIVED

MAY 10 2023

OWRD

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2021-01601

D-WRA

Cnt=1 Stn=98 COUNTER

03/31/2021 11:11 AM

\$10.00 \$11.00 \$64.00 \$10.00 \$25.00

\$120.00



00100902202100018010020023

I certify that this instrument was received and  
recorded in the records of said county.  
Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 2N-10E-02CC-2700**  
POWER OF ATTORNEY

WHEREAS, the undersigned **Gretchen Von Lubken (Von Lubken)** are the owners of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. 2N-10E-02-SW/SW-2700, consisting of 0.70 irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right of record:

Certificate number:	74306	93490	93492
Priority Date:	5/7/1906	12/5/1974	7/28/1977
Source:	Hood River	Hood River	Hood River
Purpose:	<u>Irrigation</u>	<u>Spray</u>	<u>Fertilization/Temperature Control</u>
Transferred Amount:	<u>0.10</u> Acres	<u>0.10</u> Acres	<u>0.10</u> Acres

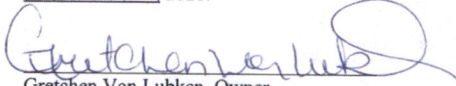
Which water right is in the name of the Farmers Irrigation District is delivered by the District, and,

WHEREAS, **Von Lubken** desires to transfer off 0.10 acres of the water rights from tax lot **2N-10E-02-SW/SW-2700** and keep 0.60 water right acres.

**Von Lubken** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described transferred water right of record and in and to the use of the water therefrom which is appurtenant to the above described property. This document shall be recorded with Hood River County.

**Von Lubken** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right.

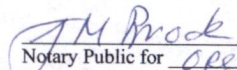
IN WITNESS WHEREOF, the undersigned has executed this instrument the 24 day of March, 2021.

  
Gretchen Von Lubken, Owner



STATE OF Oregon )  
County of Hood River ) ss.

Gretchen Von Lubken acknowledged this instrument before me on March 24, 2021

  
Notary Public for Oregon  
My commission expires: 11-19-2021

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MAY 10 2023

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See attached exhibit A:  
or Legal Description.

# EXHIBIT "A"

Commencing at a point on the Section line, 27.5 rods (453.75 feet) East of the Southwest corner of Section 2, Township 2 North, Range 10 East of the Willamette Meridian, County of Hood River, State of Oregon, thence South 89° 32' 43" East, along the Section line a distance of 100.00 feet to a point on said Section line and the TRUE POINT OF BEGINNING; thence continuing South 89° 32' 43" East, along the Section line a distance of 172.00 feet to a point on said Section line; thence North 01° 38' 14" East a distance of 232.39 feet to a point; thence North 89° 32' 43" West a distance of 172.00 feet to a point, which point is 232.39 feet North of the Point of beginning; thence South along the aforesaid East line a distance of 232.39 feet to the TRUE POINT OF BEGINNING of the tract herein described.

7700

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MAY 10 2023



OWRD



THIS SPACE RESERVED FOR RECORDER'S USE

HOOD RIVER COUNTY, OR **2021-01921**  
 D-BS  
 Stn=8 DARCYM **04/19/2021 09:55:02 AM**  
 \$10.00 \$11.00 \$10.00 \$64.00 \$25.00 **\$120.00**

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

Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

Frederick Borchard von Lubken, Jr and Joann E von Lubken,  
 1620 Tucker Road  
 Hood River, OR 97031

Grantor's Name and Address

Gretchen A. von Lubken  
 1620 Tucker Road  
 Hood River, OR 97031

Grantee's Name and Address

After recording return to:  
 Gretchen A. von Lubken  
 1620 Tucker Road  
 Hood River, OR 97031

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

Gretchen A. von Lubken  
 1620 Tucker Road  
 Hood River, OR 97031

File No. 447431AM

RECEIVED

MAY 10 2023

OWRD

447431AM

BARGAIN AND SALE DEED

2N10E2C002700

KNOW ALL MEN BY THESE PRESENTS, That

Frederick Borchard von Lubken, Jr and Joann E von Lubken,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Gretchen A. von Lubken,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Hood River, State of Oregon, described as follows, to wit:

Commencing at a point on the Section line, 27.5 rods (453.75 feet) East of the Southwest corner of Section 2, Township 2 North, Range 10 East of the Willamette Meridian, County of Hood River, State of Oregon; thence South 89°32'43" East, along the Section line a distance of 100.00 feet to a point on said Section line and the TRUE POINT OF BEGINNING; thence continuing South 89°32'43" East, along the Section line a distance of 172.00 feet to a point on said Section line; thence North 01°38'14 East a distance of 232.39 feet to a point; thence North 89°32'43" West a distance of 172.00 feet to a point, which point is 232.39 feet North of the Point of Beginning; thence South along the afore said East line a distance of 232 39 feet to the TRUE POINT OF BEGINNING of the tract herein described.

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

2N-10E-2C-2700 REF# 7217

The true and actual consideration paid for this transfer, stated in terms of dollars, is NONE.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

AMERITITLE

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 2 of APRIL, 2021

Frederick Borchard von Lubken, Jr.  
Frederick Borchard von Lubken, Jr.  
Joann E. von Lubken  
Joann E. von Lubken

State of Oregon } ss  
County of Hood River }

On this 2nd day of April, 2021, before me, THE UNDERSIGNED, a Notary Public in and for said state, personally appeared Frederick Borchard von Lubken, Jr. and Joann E. von Lubken,, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
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 Michele Finley  
Notary Public for the State of Oregon  
Residing at: Wasco  
Commission Expires: 12/04/2023



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MAY 10 2023  
OWRD

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2018-01041  
D-WRA 04/04/2018 12:19 PM  
Cnt=1 Stn=2 COUNTER  
\$10.00 \$11.00 \$24.00 \$10.00 \$25.00 \$80.00



I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 2N-10E-03A-1900**  
**POWER OF ATTORNEY**

WHEREAS, the undersigned **Franco Marchesi (Marchesi)** is the owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. 2N-10E-03-NW/NE-1900, consisting of 7.0 irrigable acres. Certificate 74306 = 5.35 acre & certificate 74307 = 1.65 acre.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right of record:

Certificate Number:	74306	Certificate Number:	74307
Priority Date:	05/07/1906	Priority Date:	5/7/1906
Source:	Hood River	Source:	Hood River
Purpose:	Irrigation	Purpose:	Irrigation
Transferred Amount:	.50 Water Right Acres	Transferred Amount:	.15 Water Right Acres

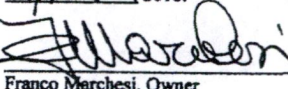
Which water right is in the name of the Farmers Irrigation District is delivered by the District, and,

WHEREAS, **Marchesi** desires to transfer off .65 acres of the water rights from tax lot 2N-10E-03-NW/NE-1900 and keep 6.35 water right acres.

**Marchesi** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described transferred water right of record and in and to the use of the water therefrom which is appurtenant to the above described property. This document shall be recorded with Hood River County.

**Marchesi** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right.

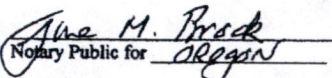
IN WITNESS WHEREOF, the undersigned has executed this instrument the 3 day of April, 2018.

  
Franco Marchesi, Owner



STATE OF Oregon, ss.  
County of Hood River

Franco Marchesi acknowledged this instrument before me on April 3, 2018

  
Notary Public for Oregon

My commission expires: 11-19-2021.

See attached legal description:

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MAY 10 2023

OWRD

2N 10 3A 1900 # 6269

**EXHIBIT "A"**

**PARCEL 1:**

Beginning at a point 5.95 chains East of the quarter post between Sections 3 and 34, Townships 2 and 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon; running thence South 8.25 chains; thence East 6.06 chains; thence North 8.25 chains to the North line of said Section 3; thence West along the North line of said Section 3, a distance of 6.06 chains to the point of beginning.

N  
1900

544'

396'

**PARCEL 2:**

Beginning at a point 33 rods South and 24-1/2 rods East of the Northwest corner of the Northwest quarter of the Northeast quarter of Section 3, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon; running thence South 19-4/5 rods; thence East 24-1/5 rods; thence North 19-4/5 rods; thence West 24-1/5 rods to the point of beginning.

544

396

1320

396

**RECEIVED**

MAY 10 2023

**OWRD**

Checklist	
Assessors Map	
Appraisers Map	
Tax Lot Card	/
Assessors Roll	

Jayne Marchesi  
 2600 Belmont Drive  
 Hood River, OR 97031  
 Grantor's Name and Address

Franco Marchesi  
 Hood River, OR 97031  
 Grantee's Name and Address

After recording return to:  
 Franco Marchesi  
 P.O. Box 210  
 Hood River, OR 97031

Until a change is requested all tax statements  
 shall be sent to the following address:  
 Franco Marchesi  
 P.O. Box 210  
 Hood River, OR 97031

HOOD RIVER COUNTY, OR 2008-00547  
 D-B5 02/19/2008 03:10 PM  
 Cnt=1 Stn=2 COUNTER  
 \$10.00 \$11.00 \$10.00 \$31.00



I certify that this instrument was received and  
 recorded in the records of said county.  
 Sandra E. Berry, Director of Records and  
 Assessment and Ex-Officio Recorder.

2N-10E-3A-1900

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Jayne Marchesi, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Franco Marchesi, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of **HOOD RIVER**, State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED

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. 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.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is pursuant to divorce decree.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

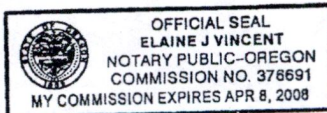
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19 day of February, 2008; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

*Jayne Marchesi*  
 Jayne Marchesi

State of Oregon  
 County of HOOD RIVER

This instrument was acknowledged before me on February 19, 2008 by Jayne Marchesi.



*Elaine Vincent*  
 (Notary Public for Oregon)

My commission expires 04-08-2008

RECEIVED  
 MAY 10 2023  
 OWRD

**EXHIBIT "A"**

**PARCEL 1:**

Beginning at a point 5.95 chains East of the quarter post between Sections 3 and 34, Townships 2 and 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon; running thence South 8.25 chains; thence East 6.06 chains; thence North 8.25 chains to the North line of said Section 3; thence West along the North line of said Section 3, a distance of 6.06 chains to the point of beginning.

**PARCEL 2:**

Beginning at a point 33 rods South and 24-1/2 rods East of the Northwest corner of the Northwest quarter of the Northeast quarter of Section 3, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon; running thence South 19-4/5 rods; thence East 24-1/5 rods; thence North 19-4/5 rods; thence West 24-1/5 rods to the point of beginning.

**RECEIVED**

**MAY 10 2023**

**OWRD**

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

ASSIGNMENT OF WATER RIGHT  
Water Right Conveyance 02N10E03B00300  
POWER OF ATTORNEY

WHEREAS, the undersigned Trevor & Lauren Cooper (Cooper) are the owners of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. 2N-10E-03-NE/NW-0300, consisting of 3.55 irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right of record:

Certificate number: 74306  
Priority Date: 05/07/1906  
Source: Hood River  
Purpose: Irrigation  
Transferred Amount: .25 Water Right Acres

C04242

Which water right is in the name of the Farmers Irrigation District is delivered by the District, and,

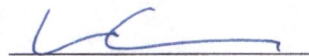
WHEREAS, Cooper desires to transfer off .25 acres of the water rights from tax lot 2N-10E-03-NE/NW-0300 and keeping 3.30 water right acres.

Cooper hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described transferred water right of record and in and to the use of the water therefrom which is appurtenant to the above described property. This document shall be recorded with Hood River County.

Cooper hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, In-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right.


IN WITNESS WHEREOF, the undersigned has executed this instrument the 22 day of March, 2020.

  
Trevor Cooper, Owner

  
Lauren Cooper, Owner

STATE OF Oregon )  
County of Hood River ) ss.

Trevor & Lauren Cooper acknowledged this instrument before me on March 23 2020

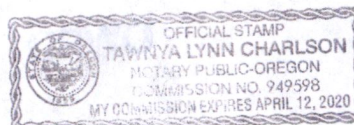
  
Notary Public for Oregon

My commission expires: April 17, 2020

See attached exhibit A:  
or Legal Description.

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MAY 10 2023

OWRD



**After Recording Return To:**  
Leanne M. Bowker, Esq.  
Harris & Bowker LLP  
10300 SW Greenburg Rd., Suite 530  
Portland, OR 97223-5486

**Send Tax Statements To:**  
Trevor & Lauren Cooper  
PO Box 726  
Mosier, OR 97040

HOOD RIVER COUNTY, OR		2020-00187
D-BS	01/16/2020 09:20:02 AM	
Stn=8 DARCYM		
\$10.00 \$11.00 \$10.00 \$64.00 \$25.00	\$120.00	
I certify that this instrument was received and recorded in the records of said county.		
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.		

w/o \$ 390.50  
#3  
Currently 3.55 wRA  
CO1219  
TO  
CO4242

### STATUTORY BARGAIN & SALE DEED

Jeffrey C. Cooper, Grantor, conveys to Trevor R. Cooper and Lauren Cooper, as tenants by the entirety, Grantees, all of Grantor's interest in the real property located in Hood River County and more particularly described as follows:

A portion of Parcels 2 and 3 of Partition Plat 200301 P, recorded January 6, 2003, Hood River County Plat Records, located in the Northwest quarter of Section 3, Township 2 North, Range 10 East, of the Willamette Meridian in the County of Hood River and State of Oregon, being more particularly described as follows:

Beginning at the Northwest corner of said Parcel 3, said point being in the north line of said Section 3, North 89°25'57" West, a distance of 699.43 feet from the North quarter corner of said Section 3; thence along the west line of said Parcels 3 and 2, South, 00°53'07" West, a distance of 560.23 feet to the Southwest corner of said Parcel 2; thence along the south line of said Parcel 2, South 89°25'47" East, a distance of 334.46 feet to a 5/8" iron rod with yellow plastic cap marked "WYEAST LS 2393"; thence North 00°34'09" East, a distance of 410.23 feet to a similar iron rod in the exterior boundary of said Parcel 3; thence along said exterior boundary, North 89°23'32" West, a distance of 113.36 feet; thence North 00°23'39" East, a distance of 149.93 feet; thence North 89°25'57" West, a distance of 217.55 feet to the point of beginning.

Tax Parcel #1438 & Map #2N10E03B000300

1439

The true consideration for this conveyance is \$0.00. Grantor is making a gift to his son and daughter in law.

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

1 - STATUTORY BARGAIN & SALE DEED

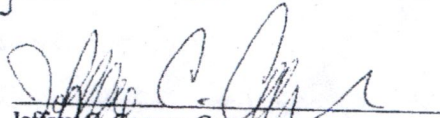
RECEIVED

MAY 10 2023

OWRD

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 9<sup>th</sup> day of JANUARY, ~~2019~~ 2020<sup>2020</sup>

  
Jeffrey C. Cooper, Grantor

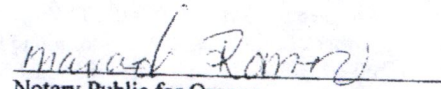
STATE OF OREGON )

County of Wood River )

ss.

This instrument was acknowledged before me on 9<sup>th</sup> January, ~~2019~~ 2020<sup>2020</sup>, by Jeffrey C. Cooper, Grantors.



  
Notary Public for Oregon  
My Commission Expires: Aug. 21 2021

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MAY 10 2023

OWRD

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2020-04722  
D-WRA 11/02/2020 11:50 AM  
Cnt=1 Stn=98 COUNTER  
\$20.00 \$11.00 \$64.00 \$10.00 \$25.00 \$130.00



I certify that this instrument was received and  
recorded in the records of said county.  
Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

ASSIGNMENT OF WATER RIGHT  
Water Right Conveyance 2N-10E-03DB-0101  
POWER OF ATTORNEY

WHEREAS, the undersigned William & Jill Gray (Gray) are the owners of the following described  
real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. 2N-10E-03-NW/SE-  
0101, consisting of 9.45 irrigable acres.

Which property is within the boundaries of and subject to  
the charges and assessments of the Farmers Irrigation  
District (District), and

WHEREAS, there is appurtenant to the above-described  
real property the following described water right of record:

**Certificate**

**number:** 74306 93490 93492

**Priority**

**Date:** 5/7/1906 12/5/1974 7/28/1977

**Source:** Hood River Hood River Hood  
River

**Purpose:** Irrigation Spray Fertilization/  
Temperature Control

**Transferred Amount:** 0.45 Acres 0.00  
Acres 0.00 Acres

Which water right is in the name of the Farmers  
Irrigation District is delivered by the District, and,

WHEREAS, Gray desires to transfer off 0.45 acres of the water rights from tax lot 2N-10E-03-  
NW/SE-0101 and keep 9.00 water right acres.

Gray hereby grants, assigns and conveys to the District all of right, title and interest in and to the  
above-described transferred water right of record and in and to the use of the water therefrom which is  
appurtenant to the above described property. This document shall be recorded with Hood River County.

RECEIVED

MAY 10 2023

OWRD

Gray hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right.

IN WITNESS WHEREOF, the undersigned has executed this instrument the 26<sup>th</sup> day of OCTOBER, 2020.

William T. Gray Jill B. Gray  
William Gray Jill Gray

STATE OF \_\_\_\_\_ )

County of \_\_\_\_\_ ) ss.

William & Jill Gray acknowledged this instrument before me on \_\_\_\_\_, 2020

See attached  
\_\_\_\_\_  
Notary Public for \_\_\_\_\_

My commission expires:  
\_\_\_\_\_

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MAY 10 2023

OWRD

See attached exhibit A:

# ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

RECEIVED

MAY 10 2023

OWRD

State of California }

County of Shasta }

On 10/26/2020 before me, Jamie Dersch Notary Public  
(Here insert name and title of the officer)

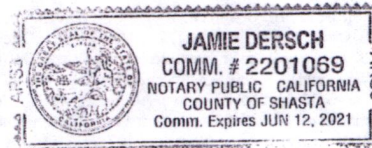
personally appeared William Gray and Jill Gray  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jamie Dersch  
Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Assignment of water  
(Title or description of attached document)

Right Power of Attorney  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)  
☐ Corporate Officer

(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

## INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal it a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

EXHIBIT 'A'

**Parcel 1:**

Commencing at an iron bar set in the ground at a point on the line between the land formerly owned by Lee Morse and what was formerly the land of John Sipma, and which bar and point of beginning is situated 20.83 chains North and 10 chains, more or less, East of the quarter section corner on the South boundary of Section 3, Township 2 North of Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon; thence running North along the line between the East and West halves of the Northwest quarter of the Southeast quarter of said Section, being the line between the lands formerly owned by said Lee Morse and the lands formerly owned by the John Sipma, 9.47 chains, more or less, to the South side of a 20 foot road heretofore dedicated for the use of the owners of what is known as the John Sipma tract; thence running West along the South line of said road 20.80 chains, more or less, to the Northeast corner of what was formerly known as I.C. Nealeigh's land; thence running South along the said I.C. Nealeigh's East line 9.47 chains, more or less, to the Northwest corner of the lands formerly owned by Jane Bishop; thence running East along the North line of said Jane Bishop land and the lands formerly owned by A.J. Emerson, 20.80 chains, more or less, to the iron bar and point of beginning.

TOGETHER WITH The following described tracts of land as described in Bargain and Sale Deed recorded February 4, 2009, as Microfilm No. 200900389, Records of Hood River County, Oregon;

**Tract 1**

That portion of Parcel 3 of those tracts conveyed to Alpha to Omega, LLC by deed recorded February 27, 2004, as Instrument No. 20040775, Hood River Deed Records, that lies Southerly of the following described line: Beginning at a brass disc found at the South quarter corner of Section 3, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon; thence North 01°24'34" East, a distance of 2656.33 feet to an iron pipe found at the Center quarter corner of said Section 3; thence South 01°24'27" West, a distance of 644.08 feet to a ½ inch iron rod with yellow cap marked "WYEAST LS 2393" and the true point of beginning; thence South 89°44'03" East, a distance of 630.37 feet to a similar iron rod; thence continuing South 89°44'03" East, a distance of 30.01 feet to the East line of the West half of the West half of the Southeast quarter of said Section 3.

**Tract 2**

That portion of Parcel 1 of those tracts conveyed to Alpha to Omega, LLC by deed recorded February 27, 2004, as Instrument No. 20040775, Hood River Deed Records, that lies Southerly of the following described line: Beginning at a brass disc found at the South quarter corner of Section 3, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon; thence North 01°24'34" East, a distance of 2656.33 feet to an iron pipe found at the Center quarter corner of said Section 3; thence South 28°16'12" West, a distance of 729.67 feet to a ½ inch iron rod with yellow cap marked "WYEAST LS 2393" and the true point of beginning; thence South 89°47'01" East a distance of 329.77 feet to a similar iron rod.

**Tract 3**

That portion of Parcel 2 of those tracts conveyed to Alpha to Omega, LLC by deed recorded February 27, 2004, as Instrument No. 20040775, Hood River Deed Records, that lies Southerly of the following described line: Beginning at a brass disc found at the South quarter corner of Section 3, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon; thence North 01°24'34" East, a distance of 2656.33 feet to an iron pipe found at the Center quarter corner of said Section 3; thence South 28°16'12" West, a distance of 729.67 feet to a ½ inch iron rod with yellow cap marker "WYEAST LS 2393" and the true point of beginning; thence North 89°47'01" West, a distance of 329.33 feet to a similar iron rod.

**Parcel 2:**

Beginning at the South one-quarter corner of Section 3, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon; thence East along the South line of said Section 3, a distance of 333.3 feet of the Southwest corner of that tract of land conveyed to Warren E. Davenport et ux., by deed recorded in Book lettered L at page 187, Deed Records Hood River County; thence North 1° East along the West line of said Davenport tract of land 1,350 feet to the North line of that tract of land conveyed to A. J. Emerson by deed from John Sipma, recorded in Book lettered I at page 273, Deed Records Hood River County, for the point of beginning of the land herein conveyed; thence West along the North line of said Emerson tract of land 722 feet to the Northeast corner of that tract of land conveyed to Jane A. Bishop, by deed recorded in Book lettered F at page 533, Deed Records Hood River County; thence South 1°02' West along the East line of said Bishop tract of land 225 feet to the center of Indian Creek; thence Easterly along the center of said Indian Creek to a point in the West line of the aforesaid Davenport tract of land from which the above point of beginning of the tract herein conveyed bears North 1° East; thence North 1° East along the West line of said Davenport tract of land a distance of 312 feet to the point of beginning.

**Parcel 3:**

All that portion of the following described tract lying Easterly of the center line of the Farmers Irrigating Company Ditch:

Beginning at a point in the West line of the East half of the Southwest quarter of Section 3, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, that is 680 feet South of the Northwest corner of the East half of the Southwest quarter of said Section 3, which point of beginning is 20 feet South of the Southwest corner of that tract of land conveyed to J.P. Barnet et ux., by deed recorded February 25, 1902, in Book 33 at page 324, Deed Records Wasco County (Book lettered I at page 598, Deed Records Hood River County) and at which said Barnet corner was set a rock marked with an "X" on its Southwest face; thence East parallel with and 20 feet South of the South line of said Barnet tract of land a distance of 607.2 feet to the West line of that tract of land conveyed to Christian D. Nickelsen by deed recorded November 15, 1902, in Book 35 at page 1, Deed Records Wasco County (Book lettered J at page 72, Deed Records Hood River County); thence South parallel with the West line of the East half of the Southwest quarter of said Section 3, being along the West line of said Nickelsen tract of land, a distance of 625 feet, more or less; to the Northeast corner of that tract of land conveyed to Harry D. Steele by deed recorded May 4, 1906, in Book 41, at page 595, Deed Records Wasco County (Book lettered H at page 313 Deed Records Hood River County); thence West along the North line of said Steele tract of land a distance of 607.2 feet to the West line of the East half of the Southwest quarter of said Section 3; thence North along the West line of the East half of the Southwest quarter of said Section 3 a distance of 625 feet, more or less, to the place of beginning.

RECEIVED

MAY 10 2023

OWRD



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

William T Gray and Jill B Gray, Trustees of the Bill &  
Jill Gray 2016 Trust, dated July 8, 2016

PO Box 1941  
Cottonwood, CA 96022

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

William T Gray and Jill B Gray, Trustees of the Bill &  
Jill Gray 2016 Trust, dated July 8, 2016

PO Box 1941  
Cottonwood, CA 96022  
File No. 345486AM

HOOD RIVER COUNTY, OR 2020-00257

D-WD

01/22/2020 01:17 PM

Cnt=1 Stn=98 COUNTER

\$15.00 \$11.00 \$84.00 \$10.00 \$25.00

\$125.00



00092331202000002570030033

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

Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

### STATUTORY WARRANTY DEED

Kelvin B Scribner,

Grantor(s), hereby convey and warrant to

William T Gray and Jill B Gray, Trustees of the Bill & Jill Gray 2016 Trust, dated July 8, 2016,

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

See Attached Exhibit 'A'

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

2N-10E-03-101 Account No. 9054

C

The consideration paid for the transfer is \$1,500,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE  
ON BEHALF OF GRANTEE.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and  
those shown below, if any:

AMERITITLE 345486AM

RECEIVED

MAY 10 2023

OWRD

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 Jan 2020

Kelvin B. Scribner

State of Utah ) ss

County of Salt Lake

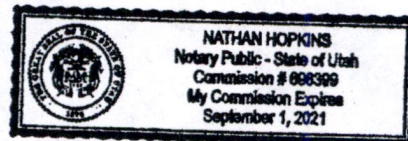
On this 21 day of January, 2020, before me, Nathan Hopkins a Notary Public in and for said state, personally appeared Kelvin B. Scribner, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Nathan Hopkins  
Notary Public for the State of Utah

Residing at: 3267 E 3300 S, SLC UT, 84109

Commission Expires:

09-01-2021



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MAY 10 2023  
OWRD

owned by A.J. Emerson, 20.80 chains, more or less, to the iron bar and point of beginning.

TOGETHER WITH The following described tracts of land as described in Bargain and Sale Deed recorded February 4, 2009, as Microfilm No. 200900389, Records of Hood River County, Oregon;

**Tract 1**

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**Tract 2**

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RECEIVED

MAY 10 2023

OWDn

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2020-03498  
D-WRA 08/27/2020 10:44 AM  
Cnt=1 Stn=98 COUNTER  
\$10.00 \$11.00 \$64.00 \$10.00 \$25.00 \$120.00



I certify that this instrument was received and recorded in the records of said county  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 2N-10E-03DB-0300**  
POWER OF ATTORNEY

WHEREAS, the undersigned **Adrian Hawkins & Tacia Miller (Hawkins & Miller)** are the owners of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. **2N-10E-03-NW/SE-0300**, consisting of **3.75** irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right of record:

Certificate number: **74306**  
Priority Date: **5/7/1906**  
Source: **Hood River**  
Purpose: **Irrigation**  
Transferred Amount: **0.10** Acres

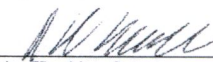
Which water right is in the name of the Farmers Irrigation District is delivered by the District, and,

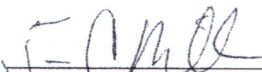
WHEREAS, **Hawkins & Miller** desires to transfer off **0.10** acres of the water rights from tax lot **2N-10E-03-NW/SE-0300** and keep **3.65** water right acres.

**Hawkins & Miller** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described transferred water right of record and in and to the use of the water therefrom which is appurtenant to the above described property. This document shall be recorded with Hood River County.

**Hawkins & Miller** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right.

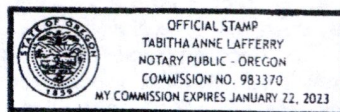
IN WITNESS WHEREOF, the undersigned has executed this instrument the 20th day of August, 2020.


  
Adrian Hawkins, Owner

  
Tacia Miller, Owner

STATE OF Oregon )  
County of Hood River ) ss.

Adrian Hawkins & Tacia Miller acknowledged this instrument before me on August 20, 2020



  
Tabitha Anne Lafferty  
Notary Public for State of Oregon

My commission expires: January 22, 2023

See attached exhibit A:  
or Legal Description.

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MAY 10 2023  
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**EXHIBIT "A"**

Beginning at the Northwest corner of the East half of the Northwest quarter of the Southeast quarter of Section 3, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon; thence South  $1^{\circ} 03'$  West along the West line of the said East half of the Northwest quarter of the Southeast quarter of Section 3 a distance of 495 feet to the Northwest corner of that certain tract of land conveyed to Ervin Beard and Veril Beard and recorded January 22, 1946, in Book 28, at Page 466, Deed Records Hood River County, being the true point of beginning of the tract herein described; thence South  $1^{\circ} 03'$  West along the West line of the East half of said quarter quarter, a distance of 363.45 feet; thence North  $88^{\circ} 40'$  East 376.68 feet; thence North  $6^{\circ} 6'$  East 98.2 feet; thence South  $87^{\circ} 22'$  East 73.85 feet; thence North  $2^{\circ} 43'$  East 136.55 feet; thence North  $88^{\circ} 53'$  East 199.06 feet to the East line of said quarter quarter; thence North  $1^{\circ} 07'$  East 120 feet, more or less, to the Northeast corner of the said Beard tract of land; thence West along the North line of said Beard tract of land a distance of 659.79 feet to the true point of beginning.

**RECEIVED**

**MAY 10 2023**

**OWRD**

Columbia Gorge Title 19-0145

After recording return to Grantee and until  
a change is requested all tax statements shall be  
sent to the Grantee at the following address:  
**Adrian William Hawkins and Tacia Constance Miller**  
1281 Alameda Road  
Hood River, OR 97031  
1281 Alameda Road

Grantor Address:  
**George K. Bentz**  
1835 B Street  
Hood River OR 97031

HOOD RIVER COUNTY, OR **2019-01842**  
D-WD  
Stn=21 OSCARG **06/20/2019 01:51:00 PM**  
\$10.00 \$11.00 \$10.00 \$64.00 \$25.00 **\$120.00**

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

Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

## WARRANTY DEED

Parcel Map and Tax No.; 2N10E03D000300 - 866

The true consideration for this conveyance is \$790,000.00. (Here comply with requirements of ORS 93.030)

George K. Bentz, Grantor, hereby grant, bargain, sell, warrant and conveys to **Adrian William Hawkins and Tacia Constance Miller**, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Beginning at the Northwest corner of the East half of the Northwest quarter of the Southeast quarter of Section 3, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon; thence South 1° 03' West along the West line of the said East half of the Northwest quarter of the Southeast quarter of Section 3 a distance of 495 feet to the Northwest corner of that certain tract of land conveyed to Ervin Beard and Veril Beard and recorded January 22, 1946, in Book 28, at Page 466, Deed Records Hood River County, being the true point of beginning of the tract herein described; thence South 1° 03' West along the West line of the East half of said quarter quarter, a distance of 363.45 feet; thence North 88° 40' East 376.68 feet; thence North 6' 6' East 98.2 feet; thence South 87° 22' East 73.85 feet; thence North 2° 43' East 136.55 feet; thence North 88° 53' East 199.06 feet to the East line of said quarter quarter; thence North 1' 07' East 120 feet, more or less, to the Northeast corner of the said Beard tract of land; thence West along the North line of said Beard tract of land a distance of 659.79 feet to the true point of beginning.

**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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 AND 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, OF 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.**

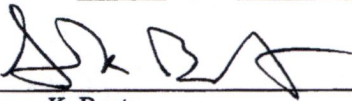
This property is free from liens and encumbrances, EXCEPT: Those of record, if any

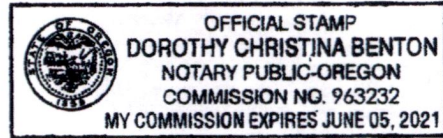
RECEIVED

MAY 10 2023

OWRD

Dated this 17<sup>th</sup> day of June, 2019

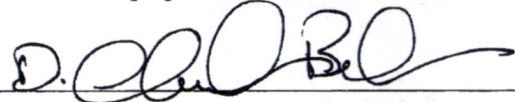
  
George K. Bentz



STATE OF Oregon }  
COUNTY OF Hood River } SS:

I certify that I know or have satisfactory evidence that George K. Bentz

is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument

Dated: 6/17/2019 

Notary Public in and for the State of Oregon  
Commission Expires 6/5/21

RECEIVED

MAY 10 2023

OWRD

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2022-00648  
D-WRA  
Cnt=1 Stn=98 COUNTER 03/03/2022 11:46 AM  
\$10.00 \$11.00 \$64.00 \$10.00 \$25.00 \$120.00



00106959202200006480020023

I certify that this instrument was received and  
recorded in the records of said county.  
Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 2N-10E-03CA-0800**  
**POWER OF ATTORNEY**

WHEREAS, the undersigned **Alan & Brenda Schweller (Owner)** are the owner of the following  
described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. **2N-10E-03-NE/SW-0800**, consisting of **2.10** irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers  
Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water  
right(s) of record:

**Certificate number:** 95429  
**Priority Date:** 05/07/1906  
**Source:** Hood River  
**Purpose:** Irrigation  
**Transferred Amount:** 0.45 Acres

Which water right(s) are held by and delivered by Farmers Irrigation District, and,

WHEREAS, **Owner** desires to transfer off **0.45** acres of the water rights from tax lot **2N-10E-03-NE/SW-0800**, and keeping **1.65** water right acres.

**Owner** hereby grants, assigns and conveys to the District all of right, title and interest in and to  
the above-described water right(s) and in and to the use of the water therefrom which is appurtenant to the  
above described property, including authorization of the transfer of the water right(s). This document will  
be retained by Farmers Irrigation District for its records and for use in any relevant transfer application(s).

**Owner** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his  
designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above  
described transferred water right and any other associated water rights found during the transfer process,  
primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of  
the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use,  
place of use and point of diversion, and to execute and deliver transfer applications and any other  
documentation necessary or desirable to accomplish the transfer of the water right(s).

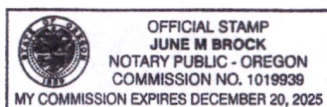
IN WITNESS WHEREOF, the undersigned has executed this instrument the 2 day of  
MARCH, 2022.

Alan Schweller, Owner

Brenda Schweller, Owner

STATE OF OR )  
County of Hood River ) ss.

This instrument was acknowledged before me on 3-2, 2022 by Alan & Brenda  
Schweller.



Notary Public for Oregon

My commission expires: 12-20-2025

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MAY 10 2023

OWRD

See attached legal description:

## Exhibit A

All that portion of the following described tract of land in the County of Hood River and State of Oregon that is Westerly of the center line of the Farmers Irrigation District ditch, to-wit:

Beginning at a point in the West line of the East half of the Southwest quarter of Section 3, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, that is 680 feet South of the Northwest corner of the East half of the Southwest quarter of said Section 3, which point of beginning is 20 feet South of the Southwest corner of that tract of land conveyed to J. P. Barnet et ux., by deed recorded February 25, 1902, in Book 33 at page 324, Deed Records Wasco County (Book lettered I at page 598, Deed Records Hood River County), and at which said Barnet corner was set a rock marked with an "X" on its Southwest face; thence East parallel with and 20 feet South of the South line of said Barnet tract of land a distance of 607.2 feet to the West line of that tract of land conveyed to Christian D. Nickelsen by deed recorded November 15, 1902, in Book 35 at page 1, Deed Records Wasco County (Book lettered J at page 72, Deed Records Hood River County); thence South parallel with the West line of the East half of the Southwest quarter of said Section 3, being along the West line of said Nickelsen tract of land, a distance of 625 feet, more or less, to the Northeast corner of that tract of land conveyed to Harry D. Steele by deed recorded May 4, 1906, in Book 41 at page 595, Deed Records Wasco County (Book lettered H at page 313 Deed Records Hood River County); thence West along the North line of said Steele tract of land a distance of 607.2 feet to the West line of the East half of the Southwest quarter of said Section 3; Thence North along the West line of the East half of the Southwest quarter of said Section 3, a distance of 625 feet, more or less, to the place of beginning; EXCEPTING THEREFROM the North 200 feet of even width thereof.

ANNALIA CAREY & BAKER, F. C.  
ATTORNEYS AT LAW  
HOOD RIVER, OREGON 97031  
TELEPHONE (503) 369-1811

RECEIVED

MAY 10 2023

OWRD

982646 (3)

After Recording Deliver to  
Annala, Carey & Baker, P.C.  
Attorneys at Law, 305 Cascade Street  
P.O. Box 325, Hood River, Oregon 97031

AMERITITLE 2113

Until A Change Is Requested, All Tax Statements  
Shall Be Sent to The Following Address:  
Alan Schweller and Brenda Schweller  
1406 B Street  
Hood River, Oregon 97031

Tax Acct. No. 5-2N-10-3C-800, Ref No. 2390

True Actual Consideration Paid Is \$130,000.00

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that BETTY L. FRAZIER, hereinafter called "grantor," for the consideration hereinafter stated, to grantor paid by ALAN D. SCHWELLER and BRENDA L. SCHWELLER, husband and wife, hereinafter called "grantees," does hereby grant, bargain, sell and convey unto the said grantees, and grantees' heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Hood River and State of Oregon, described as follows, to wit:

All that portion of the following described tract of land in the County of Hood River and State of Oregon that is Westerly of the center line of the Farmers Irrigation District ditch, to-wit:

Beginning at a point in the West line of the East half of the Southwest quarter of Section 3, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, that is 680 feet South of the Northwest corner of the East half of the Southwest quarter of said Section 3, which point of beginning is 20 feet South of the Southwest corner of that tract of land conveyed to J. P. Barnet et ux., by deed recorded February 25, 1902, in Book 33 at page 324, Deed Records Wasco County (Book lettered I at page 598, Deed Records Hood River County), and at which said Barnet corner was set a rock marked with an "X" on its Southwest face; thence East parallel with and 20 feet South of the South line of said Barnet tract of land a distance of 607.2 feet to the West line of that tract of land conveyed to Christian D. Nickelsen by deed recorded November 15, 1902, in Book 35 at page 1, Deed Records Wasco County (Book lettered J at page 72, Deed Records Hood River County); thence South parallel with the West line of the East half of the Southwest quarter of said Section 3, being along the West line of said Nickelsen tract of land, a distance of 625 feet, more or less, to the Northeast corner of that tract of land conveyed to Harry D. Steele by deed recorded May 4, 1906, in Book 41 at page 595, Deed Records Wasco County (Book lettered H at page 313 Deed Records Hood River County); thence West along the North line of said Steele tract of land a distance of 607.2 feet to the West line of the East half of the Southwest quarter of said Section 3; Thence North along the West line of the East half of the Southwest quarter of said Section 3, a distance of 625 feet, more or less, to the place of beginning; EXCEPTING THEREFROM the North 200 feet of even width thereof.

ANNALA, CAREY & BAKER, P.C.  
ATTORNEYS AT LAW  
P.O. BOX 325  
HOOD RIVER, OREGON 97031  
TELEPHONE (503) 386-1811

RECEIVED

MAY 10 2023

OWRD

SUBJECT TO:

1. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.
2. Rights of the public in roads and highways
3. The premises are within the boundaries of the Farmers Irrigation District, and are subject to the levies, assessments and easements thereof, if any.
4. Right of way 16 feet wide for ditch, canal or flume granted to Valley Improvement Company by instrument recorded February 18, 1902, in Deed Book lettered I, page 577, Deed Records, to which reference is hereby made.
5. Easement, including terms and provisions thereof, granted to Pacific Telephone and Telegraph Company by instrument recorded December 11, 1941, in Deed Book 29, page 169.
6. Easement and right of way for irrigation pipeline granted to Albert Nack et al., by instrument recorded November 7, 1957 in Deed Book 61, page 160, to which reference is hereby made.

TO HAVE AND TO HOLD the same unto the said grantees, and grantees' heirs, successors and assigns forever. The grantees herein take title as tenants by the entirety.

And said grantor hereby covenants to and with said grantees and grantees' heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as set forth herein, and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer is \$130,000.00.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

WITNESS grantor's hand this 12 day of June, 1998.

GRANTOR:

Betty L. Frazier  
Betty L. Frazier

GRANTEES:

Alan D. Schweller  
Alan D. Schweller

Brenda L. Schweller  
Brenda L. Schweller

ANNALA, CAREY & BAKER, P.C.  
ATTORNEYS AT LAW  
P.O. BOX 325  
4200 AVE. OREGON 97031  
TELEPHONE (503) 266-1611

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MAY 10 2023

OWRD

STATE OF OREGON )

) ss.

June 12, 1998

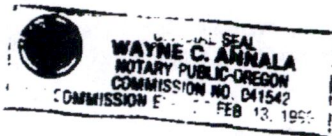
County of Hood River )

Personally appeared the above named grantor, **BETTY L. FRAZIER**, and acknowledged the foregoing instrument to be grantor's voluntary act and deed.

Before Me

Notary Public for Oregon

My Commission Expires: \_\_\_\_\_



Grantees accept this deed and the real property hereby conveyed on the basis of the grantees' own examination and personal knowledge of the physical condition of the real property and improvements thereon in their present condition. No representations as to the condition or repair of the subject property have been made by grantor, and grantor has made no agreement or promise to alter, repair or improve the real property or the improvements and structures located thereon. Grantees accept conveyance and title to the subject real property and improvements in the condition existing at this time. They further acknowledge that no warranties of any nature or kind, express or implied in law or in fact, have been made by grantor, and grantees are not relying on any promises, warranties or representations concerning the physical condition of the subject real property. Grantees have been informed that in all probability lead paint has been applied to the structures. Grantees are familiar with lead-based paint hazards and waive any claim on account thereof, and further agree that grantor has no personal knowledge of lead-based paint hazards in the housing and that grantor has no records or reports concerning same.

DATED this 15 day of June, 1998.

Alan D. Schweller

Brenda L. Schweller

Microfilm No. **982646**

FILED  
RECORDED AND ASSASSINATED  
HOOD RIVER, OR.  
JUN 16 10 15 AM '98

STATE OF OREGON )  
COUNTY OF HOOD RIVER ) ss.  
I certify that this document was received and recorded in the

records.

Sandra E. Berry, Director of Records and Assessment and Ex-Officio Recorder of Conveyances for Hood County.

By Deputy

Return to:

Fee \$45.00

ANNALA, CAREY & BAKER, P.C.  
ATTORNEYS AT LAW  
P.O. BOX 123  
HOOD RIVER, OREGON 97031  
TELEPHONE (503) 386-1611

RECEIVED  
MAY 10 2023  
OWRD

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2022-00218  
D-WRA  
Cnt=1 Stn=98 COUNTER 01/25/2022 10:10 AM  
\$10.00 \$11.00 \$64.00 \$10.00 \$25.00 \$120.00



I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 2N-10E-03CB-2600**  
POWER OF ATTORNEY

WHEREAS, the undersigned **Kathleen Zorza (Owner)** are the owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. **2N-10E-03-NW/SW-2600**, consisting of **4.60** irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right(s) of record:

Certificate number: **95429**  
Priority Date: **05/07/1906**  
Source: **Hood River**  
Purpose: **Irrigation**  
Transferred Amount: **0.70 Acres**

Which water right(s) are held by and delivered by Farmers Irrigation District, and,

WHEREAS, **Owner** desires to transfer off **0.70** acres of the water rights from tax lot **2N-10E-03-NW/SW-2600**, and keeping **3.90** water right acres.

**Owner** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described water right(s) and in and to the use of the water therefrom which is appurtenant to the above described property, including authorization of the transfer of the water right(s). This document will be retained by Farmers Irrigation District for its records and for use in any relevant transfer application(s).

**Owner** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right(s).

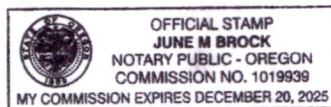
IN WITNESS WHEREOF, the undersigned has executed this instrument the 24 day of

JANUARY, 2022

Kathleen E Zorza  
Kathleen Zorza, Owner

STATE OF OR )  
County of Hood River ) ss.

This instrument was acknowledged before me on 24, 2022 by Kathleen Zorza.



June M Brock  
Notary Public for OREGON

My commission expires: 12-20-2025

See attached legal description:

RECEIVED

MAY 10 2023

OWRD

Exhibit "A"

2600  
Parcel I: The West one-half of the North one-half of the North one-half of the Northwest quarter of the Southwest quarter of Section 3, in Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon; together with the right to use of that 15 foot strip running along the East one-half of the North one-half of the North one-half of the Northwest quarter of the Southwest quarter of Section 3, in Township 2 North, Range 10 East of the Willamette Meridian, for roadway purposes and for ingress and egress to the county road, as originally granted and conveyed in that certain deed from Sue L. Mitchell to Adelbert C. Frey et ux., recorded January 7, 1928, in Book 20, at page 533, Deed Records Hood River County.

Parcel II: Beginning at the Northwest corner of the East one-half of the North one-half of the North one-half of the Northwest quarter of the Southwest quarter of Section 3, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon; thence South 00° 01' 33" East along the West line of said East one-half, a distance of 114.84 feet; thence North 88° 55' 16" East parallel to the North line of the Southwest quarter of Section 3, a distance of 25.92 feet to a one-half inch iron rod; thence North 00° 01' 33" West 114.84 feet to a one-half inch iron rod set on the North line of the Southwest quarter of Section 3; thence South 88° 55' 16" West 25.92 feet to the point of beginning.

ANNALA CAREY, HULL & VANKOTEN, P.C.  
ATTORNEYS AT LAW  
P.O. BOX 325  
HOOD RIVER, OREGON 97031  
TELEPHONE 386-1811

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MAY 10 2023

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*famous drug*

Until A Change Is Requested, All Tax Statements Shall Be Sent to The Following Address:

Scott and Kathleen E. Zorza  
1210 Methodist  
Hood River, Oregon 97031

Tax Acct. No. 05-2N-10-03C-2600; Ref. No. 00423

891895<sup>(3)</sup> WARRANTY DEED

HC # 10199

KNOW ALL MEN BY THESE PRESENTS, that **STEPHEN T. BORG** and **MARY J. BORG**, hereinafter called "grantor," for the consideration hereinafter stated, to grantor paid by **SCOTT/ZORZA** and **KATHLEEN E. ZORZA**, husband and wife, hereinafter called "grantees," do hereby grant, bargain, sell and convey unto the said grantees, and grantees' heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Hood River and State of Oregon, described as follows, to wit:

Parcel I: The West one-half of the North one-half of the North one-half of the Northwest quarter of the Southwest quarter of Section 3, in Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon; together with the right to use of that 15 foot strip running along the East one-half of the North one-half of the Northwest quarter of the Southwest quarter of Section 3, in Township 2 North, Range 10 East of the Willamette Meridian, for roadway purposes and for ingress and egress to the county road, as originally granted and conveyed in that certain deed from Sue L. Mitchell to Adelbert C. Frey et ux., recorded January 7, 1928, in Book 20, at page 533, Deed Records Hood River County.

Parcel II: Beginning at the Northwest corner of the East one-half of the North one-half of the Northwest quarter of the Southwest quarter of Section 3, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon; thence South 00° 01' 33" East along the West line of said East one-half, a distance of 114.84 feet; thence North 88° 55' 16" East parallel to the North line of the Southwest quarter of Section 3, a distance of 25.92 feet to a one-half inch iron rod; thence North 00° 01' 33" West 114.84 feet to a one-half inch iron rod set on the North line of the Southwest quarter of Section 3; thence South 88° 55' 16" West 25.92 feet to the point of beginning.

2600  
ANNALA CAREY HULL & VANKOTEN, P.C.  
ATTORNEYS AT LAW  
HOOD RIVER, OREGON 97031  
TELEPHONE 386-1811

N.C. Scott & Kathleen E. Zorza  
1210 Methodist  
HR. OR 97031

- 1 -

Ref # 423  
2N1003C 2600  
05

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MAY 10 2023

OWRD

<div style="text-align: center;"> <b>STATE OF OREGON</b>          CERTIFICATION OF VITAL RECORD       </div>				
803467 <small>I.D. TAG NO.</small>		OREGON HEALTH AUTHORITY CENTER FOR HEALTH STATISTICS <b>CERTIFICATE OF DEATH</b>		
<small>1. Legal Name</small> First Stanley	<small>Middle</small> Scott	<small>Last</small> Zorza	<small>Suffix</small>	<small>2. Death Date</small> May 23, 2017

*Farmers*

**RECEIVED**

**MAY 10 2023**

**OWRD**

*(Ne)*

*Zorza, Kathleen E*

*1094034*

*# 423*

*2N10 3C 2600*

Columbia Gorge Title 22-0266

After recording return to Grantee and until a change is requested all tax statement shall be sent to the Grantee at the following address:

**Kevin Zorza and Amber Timblin**  
1210 Methodist Road  
Hood River, OR 97031

**Grantor Address:**

**Kathleen E. Zorza**  
1210 Methodist Road  
Hood River, OR 97031

HOOD RIVER COUNTY, OR **2022-02455**  
D-WD  
Stn=5 JACIM **08/15/2022 11:05:01 AM**  
\$10.00 \$11.00 \$10.00 \$64.00 \$25.00 **\$120.00**

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

Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

## WARRANTY DEED

Parcel Map and Tax No.; 2N10E03C002600 - 423

The true consideration for this conveyance is **\$350,000.00**. (Here comply with requirements of ORS 93.030)

**Kathleen E. Zorza**, Grantor, hereby grant, bargain, sell, warrant and coveys to **Kevin Zorza and Amber Timblin, not as tenants in common, but with right of survivorship**, Grantee, and the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel 1, Partition Plat 202208P, Recorded April 28, 2022 as Document No. 202201376 in the Hood River County Deed Records, in the County of Hood River and State of Oregon

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 195.336 AND SECTIONS 5- 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 AND 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 NIT 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 195.30, 195.301 AND 195.305 TO 195.335 AND SECTION 5-11, OF CHAPTER 424, OREGON LAW 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

**This property is free from liens and encumbrances, EXCEPT: Those of record, if any**

RECEIVED  
MAY 10 2023  
OWRD

Dated this 5 day of Aug. 22

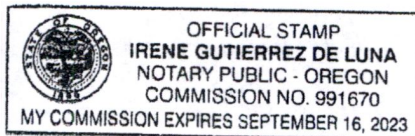
Kathleen E. Zorza  
Kathleen E. Zorza

STATE OF Oregon }  
COUNTY OF Hood River } SS:

I certify that I know or have satisfactory evidence that Kathleen E. Zorza is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument

Dated: Aug. 5. 2022

Irene Gutierrez De Luna  
Notary public in and for the State of Oregon  
Commission Expires Sept. 16, 2023



RECEIVED  
MAY 10 2023  
OWRD



## Hood River County Community Development

Planning, Building Codes, Economic Development, and GIS  
601 State Street, Hood River OR 97031

ERIC WALKER, DIRECTOR  
(541) 387-6840 • plan.dept@co.hood-river.or.us

February 22, 2021

Scott and Kathleen Zorza  
1210 Methodist Road  
Hood River, OR 97031

**Re: Major Partition (415-20-0219) of 2N 10E 3C, Tax Lot 2600**

Dear Mr. and Mrs. Zorza,

Pursuant to the requirements of Article 18 (*Subdivision Ordinance*), Article 15 (*Rural Residential Zone*), and Article 72 (*Planning Director's Review Procedure*) of the Hood River County Zoning Ordinance and based on the following findings of fact and conclusions of law, your application for a Major Partition to divide the subject property into two parcels, has been **tentatively approved**, subject to the conditions below.

This decision specifically allows the 5.07 acre parcel under your ownership to be divided into two parcels (Parcel 1 = 2.57 acres and Parcel 2 = 2.50 acres), each for single family residential use. The subject property is zoned Rural Residential (RR - 2.5), which requires a minimum lot size of 2.5 acres and other lot standard requirements that are addressed in the conditions. The subject property has an existing single-family dwelling and several accessory buildings that will be entirely located on the proposed Parcel 1; and Parcel 2 will be vacant. The applicants have proposed to remove an existing barn on Parcel 1 to accommodate the proposed access to Parcel 2. The existing ~20-foot access to the subject property across a neighboring property to the East (Tax Lot #2500) that connects to Methodist Road is proposed to continue to serve as access for both proposed parcels. Pursuant to Section 18.32 of the HRCZO, this existing access road will be required to be upgraded as detailed in the conditions. The proposed access has the potential to serve a total of four or less parcels, therefore the local road standard (*See Table 18-2, Rural Local Option "C"*) can be utilized for the proposed major partition. All other details regarding extension of utilities and the major partition process are addressed in the conditions below.

Notice of this application was mailed to all property owners within 250 feet of the perimeter of the subject parcel and none provided comments expressing concerns about the application. Notice was also provided to affected public agencies and none provided comments indicating that inadequate facilities exist or that approving this application would exceed or significantly overburden existing services. Nevertheless, the partition is subject to multiple conditions of approval that are intended to ensure that requirements of the various agencies are addressed and met in a timely manner.

Attachment A (*enclosed*) consists of written comments that were received in response to the public notice for this action. These comments are included as part of the staff report as Attachment "A."

- Mike Matthews, County Environmental Health
- Chris Harrell, County Public Works
- Brad Cross, County Surveyor
- Mark Beam, Ice Fountain Water District
- Megan Saunders, Farmers Irrigation District

RECEIVED

MAY 10 2023

OWRD

**Approval of your Major Partition is subject to the following conditions:**

1. A professional land surveyor, licensed in the State of Oregon, shall prepare a final plat that is consistent with your Approved Preliminary Plat, dated February 22, 2021, and the conditions of this permit. A draft of the final plat shall be provided to County Planning and the County Surveyor for review. The final plat shall be in accordance with applicable surveying laws of Oregon Revised Statute, Chapter 92, and recorded with the County Department of Records & Assessment **within two (2) years of the date of this letter**, unless extension(s) of time are granted. The applicant is responsible for all surveying costs and recording fees.
2. **The final plat shall show the following:**
  - A. Each parcel meets: the minimum lot size of 2.5 acres; minimum average lot width of 100 feet; and minimum average lot depth of 100 feet, as required by the Site Development Standards of the Rural Residential Zone.
  - B. Each parcel has a minimum of 50 feet of frontage along the new 30 foot access easement proposed to be extended off an existing easement to the east connecting to Methodist Road.<sup>1</sup>
  - C. Confirmation that the existing access easement connecting the subject property across Tax Lot #2500 to Methodist Road allows access to the newly created parcels. If the existing access easement does not allow for this, the applicants will need to record a new access easement, as TL #2500 is not part of the proposed partition plat and easements cannot be created by the plat on property that is outside of the platted property.
  - D. Confirmation that the new property line and edge of the 30-foot easement are sited at least 10 feet from all existing buildings.
  - E. All existing and proposed easements and other encumbrances affecting the subject parcel. Easements for all utilities shall be legally established and recorded with Hood River County.
  - F. Language clearly stating who is responsible for maintaining the access easement to connect to Methodist Road.
  - G. Confirmation that the existing buildings that are proposed to remain on Parcel #1 meet setbacks that are detailed in Condition #4 below. As proposed, the existing barn located along the northern property line of parcel #1 will be removed to accommodate access to Parcel #2.
3. **Prior to recording a final plat for this partition**, County Planning shall be provided with evidence that the following conditions are met:
  - A. **Confirmation that a Site Evaluation has been approved by County Environmental Health.** In issuing this permit, County Environmental Health will confirm that an adequate repair area is available on proposed Parcel 1 and that adequate area and soil conditions exist on proposed Parcel 2 for a new primary and secondary system. For questions, please contact Mike Matthews with County Environmental Health at (541) 387-6885.
  - B. The private access road proposed to serve Parcel 2 from Methodist Road shall be constructed to the following County and Westside Fire District standards, unless an exception is otherwise allowed by the County Engineer and Westside Fire Chief:
    - a. The private access easement proposed to serve Parcel 2 from Methodist Road shall be at least 30 feet wide and shall also cover the turnaround at the end of the road as discussed in item "e." below.

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<sup>1</sup> In order for proposed Parcel 2 to have 50 feet of frontage along the new 30 foot private easement, the easement will either need to extend into the property for at least 50 feet or, as proposed, the end of the easement will need to be tapered at a 45 degree angle so that it widens to at least 50 feet at the point where it meet with the eastern edge of Parcel 2.

- b. A minimum 20 foot width of all-weather surface and a vertical clearance of 13 feet 6 inches shall be provided.
- c. All-weather surfaces, bridges, culverts, and other structures in the road bed shall be constructed and maintained to support gross vehicle weights of 60,000 pounds.
- d. Grades shall not exceed an average of 8%, with a maximum of 12% on short pitches.
- e. A turnaround at the terminus of the road easement shall be constructed in compliance with the Fire District Standards. Said turnaround may be an alternative hammer-head (*see attached brochure*) and shall be an all-weather surface and in compliance with applicable weight and vertical clearance standards.

See Attachment C for brochure entitled, "Fire & Life Safety Requirements for Fire Department Access and Water Supplies" for the Fire District's standards.

- f. The inside and outside turning radiuses at all road corners shall not be less than 25 feet and 45 feet respectively as measured from the same center point.
  - g. The grade and angle of all the road approaches shall not exceed 10 percent.
  - h. An application shall be made to the County Planning Department to name the proposed access road. The County has a list of pre-approved road names that can be used (see Attachment "B") or a different name can be proposed. If a new name is proposed, the Board of County Commissioners will need to approve the name during a public hearing. The current fee for a pre-approved name is \$155 (3 to 4 week review time), while the fee for a name requiring a hearing is \$570 (3 to 4 month review time).
  - i. The final approved road name shall be shown on the final plat.
  - j. Compliance with all other access standards implemented by the Westside Fire District shall also be met.
  - k. **County Planning will confirm that the road has been built to the satisfaction of County Public Works and the Fire Marshal of the West Side Rural Fire Protection District.** (*If you have any questions for the County Public Works Engineer, Chris Harrell, please contact him at 541-387-7101. Doug Kelly, Fire Marshal, West Side Rural Fire Protection District, can be reached at 541-386-1550.*)
- C. A road maintenance agreement(s) shall be recorded, either on the final plat or in a separate document, requiring that the owners of each proposed parcel participate in the future repair and maintenance of the proposed road providing access to their properties. Prior to recording this document, it is recommended that it be reviewed by the County Planning staff and County Legal Counsel.
- D. Applicant shall obtain individual ROW Road Approach permits from Hood River County Public Works for Parcels 1-2 and complete any improvements deemed necessary to bring the existing point of shared access onto Methodist Road into compliance with current standards." For questions on this condition, contact County Public Works at (541) 386-2616 or [rowpermits@co.hood-river.or.us](mailto:rowpermits@co.hood-river.or.us)
- E. All utilities serving Parcel 2 shall be extended to the property line and made available for connection. Unless a separate utility easement(s) is created and shown on the final plat, all new utilities from Methodist Road shall be extended to proposed Parcel 2 within the new 30 foot wide road and utility easement.

F. Confirmation that compliance with the requirements of the Farmers Irrigation District have been achieved. Any questions regarding the District's application process, fees, connection requirements, canal setbacks, etc. should be directed to Megan Saunders at 541-387-5261 or [megan@fidhr.org](mailto:megan@fidhr.org) (See Attachment "A" for written comments from Farmers Irrigation District.)

G. Domestic water service shall be extended to at least the eastern edge of proposed Parcel 2. Water is available from the Ice Fountain Water District main line located on the west side of Methodist Rd. The applicant will be responsible for installing the service lines from the meter sets placed on Methodist Road to the subject properties. Application and payment for service can be made at the District office located at 1185 Tucker Road. With any further questions please contact Mark Beam at 541-386-4299. (See Attachment "A" for written comments from Ice Fountain Water District.)

4. Development on the subject property shall comply with the minimum setback standards of the Rural Residential Zone in regards to the placement of new property lines in relation to existing structures, and the location of the access road:

- Front: 10 feet or more from the edge of the nearest street/road right-of-way, except for garages that directly face the street, road or alley, which shall be setback at least twenty (20) feet from the nearest right-of-way line (pursuant to Section 55.100 – Supplemental Setback Requirements)
- Rear: 20 feet.
- Side: 10 feet.

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*Buildings not meeting the above standards shall be removed or relocated to meet the above standards (through a new Building Permit application), or a Variance sought.*

5. As per the County Department of Records and Assessments, the applicant is advised to contact the Assessor's Office to determine assessed value changes which may result because of the proposed action. **Further, it is advised that applicant reviews ORS 92.095 which addresses payment of taxes, interest or penalties before a subdivision or partition plat is recorded.** Any questions regarding this condition should be directed to Records and Assessment 541-386-4522

6. Any minor changes to the approved tentative plan shall be first accepted by the Planning Director through a ministerial review to ensure continued compliance with the conditions of this approval. Any changes shall be initiated through the submission of a revised site plan. If the changes are determined by the Planning Director not to be minor in nature, the amendment request would then need to be evaluated through a new administrative review, which is subject to appropriate notice, burden of proof requirements, and appeal periods.

7. It is your responsibility to comply with the requirements of the Hood River County Public Works Department, County Environmental Health, Westside Rural Fire District, Farmers Irrigation District, Ice Fountain Water District, and any other applicable agencies or special districts.

8. The sale or conveyance of any proposed parcel is prohibited prior to recording of the final plat.

*Failure to comply with any of the above conditions can void this approval.*

Please note that for the final plat to be eligible for recording, all persons who have ownership interest in the property must sign it in front of a notary public. Notary signatures and stamps (if used) must be clean and legible. The plat shall only be signed with an "archival ink" pen, available for purchase at most stationary stores or use at the County Planning Department. The final plat shall also contain signature blocks for the County Surveyor, County Budget and Finance Director, and County Planning Director. The sequence of signatures includes: 1) the County Surveyor [additional review fee and approximately 3 week review time]; 2) County Planning Director; and

3) County Finance Director. Once all of these signatures have been obtained, the plat will be eligible to be recorded with the County Department of Records and Assessment.

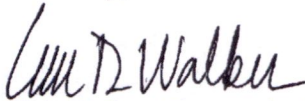
The final plat can be recorded at the County Department of Records & Assessment and requires at least 1 working day notice before recording the final plat. Also, to ensure that an authorized employee is available for signing the plat, please contact the respective County Planning and Budget & Finance departments at the same time as notifying the County Department of Records & Assessment.

This decision will not become final until the appeal period expires, which is fifteen days from the date this decision letter was mailed. Persons who have been mailed a copy of this notice cannot appeal directly to the Oregon Land Use Board of Appeals under Oregon Revised Statute 197.830. Appeal forms are available at the Hood River County Planning Department on the second floor of the County Business Administration Building located at 601 State Street, Hood River, OR 97031. The filing fee for an appeal of the Planning Director's decision is \$250.00.

For a copy of the staff report, referenced attachments, application or other information related to the application, go to either [buildingpermits.oregon.gov](http://buildingpermits.oregon.gov) or <https://aca.oregon.accela.com/oregon/> on the State of Oregon's ePermitting site. To access records: 1) click on "Search" and then "Planning Permits"; 2) in the General Search type in the applicant's last name or business name under "Project Name" (note: Record # and address can be used too, but these search criteria are more erratic); 3) under "Record Info/Schedule Inspections" click on "Attachments"; and 4) click on the name of the document/attachment you would like to view.

If you have questions regarding this decision, contact Nick Kraemer, Principal Planner at [nick.kraemer@co.hood-river.or.us](mailto:nick.kraemer@co.hood-river.or.us), or (541) 387-6875.

Sincerely,



Eric Walker, Community Development Director

Enclosures:    *Approved Preliminary Plat, dated February 22, 2021*  
                    *Attachment A – Comments Received on this application*  
                    *Attachment B – County Pre-approved road names*  
                    *Attachment C – Fire & Life Safety Requirements for Fire Department Access*

CC:    Brian Beebe, County Records & Assessment (via email)  
       Duane Ely, County Records & Assessment (via email)  
       Bradley Cross, County Surveyor (via email)  
       Chris Harrell, County Public Works Engineer (via email)  
       Mike Matthews, County Environmental Health (via email)  
       Doug Kelly, West Side Rural Fire Protection District (via email)  
       Megan Saunders, Farmers Irrigation District (via email)  
       Mark Beam, Ice Fountain Water District (via email)  
       Scott Franke, THRIVE – subscription holder (via email)

PROPOSED  
PARCEL 2

APPROVED  
#415-20-0219  
FEB 22 2021  
*M*  
HRC PLANNING

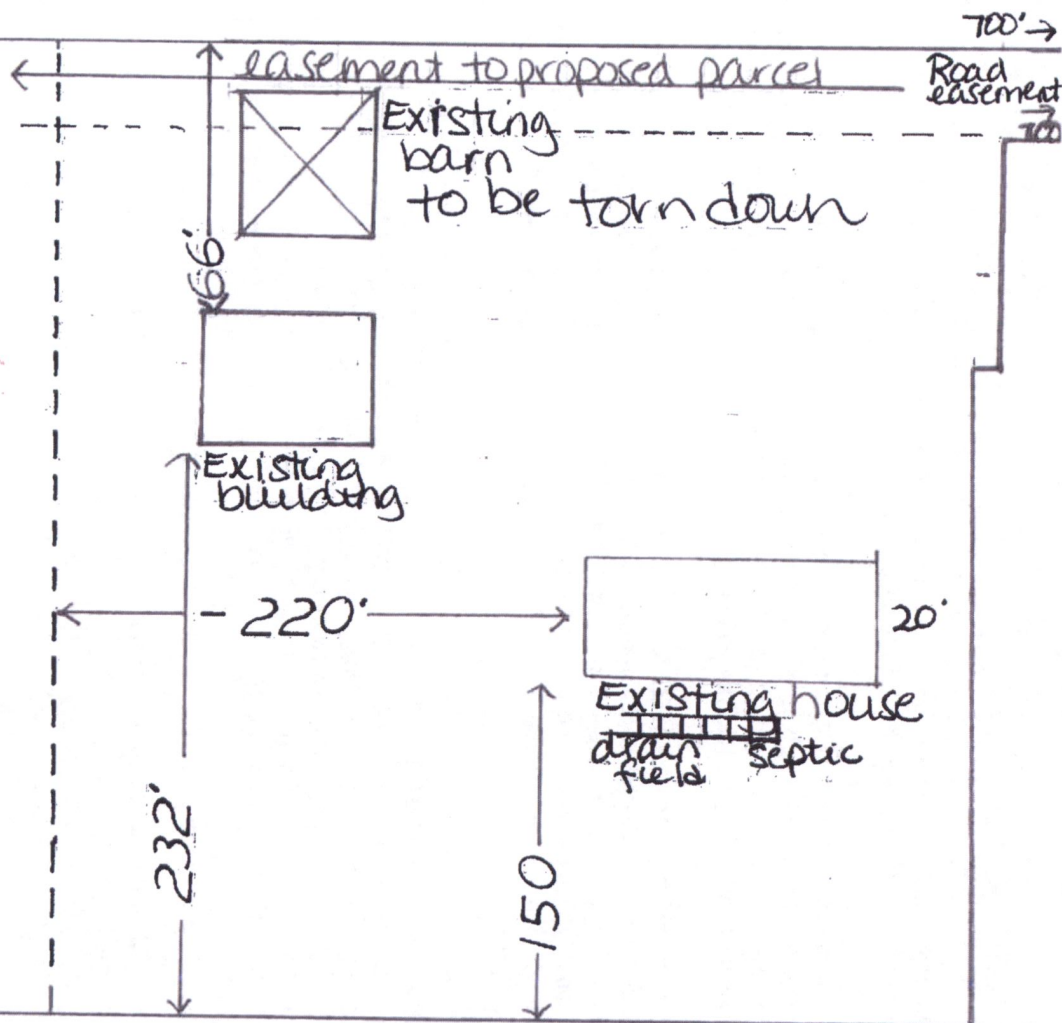
330

330

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MAY 10 2023  
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1"=60'

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2023-00762  
D-WRA 04/11/2023 01:20 PM  
Cnt#1 Stn#98 COUNTER  
\$10.00 \$11.00 \$64.00 \$10.00 \$25.00 \$120.00



I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 2N-10E-11CC-1100**  
POWER OF ATTORNEY

WHEREAS, the undersigned **Steve Benton Holding, LLC (Owner)** are the owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. **2N-10E-11-SW/SW-1100**, consisting of **36.80** irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right(s) of record:

<b>Certificate number:</b>	<b>95429</b>	<b>93490</b>	<b>93492</b>
<b>Priority Date:</b>	05/07/1906	12/5/1974	7/28/1977
<b>Source:</b>	Hood River	Hood River	Hood River
<b>Purpose:</b>	<u>Irrigation</u>	<u>Spray</u>	<u>Fertilization/Temperature Control</u>
<b>Transferred Amount:</b>	<u>0.15</u> Acres	<u>0.00</u> Acres	<u>0.00</u> Acres

Which water right(s) are held by and delivered by Farmers Irrigation District, and,

WHEREAS, **Owner** desires to transfer off 0.15 acres of the water rights from tax lot **2N-10E-11-SW/SW-1100**, and keeping 36.65 water right acres.

**Owner** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described water right(s) and in and to the use of the water therefrom which is appurtenant to the above described property, including authorization of the transfer of the water right(s). This document will be retained by Farmers Irrigation District for its records and for use in any relevant transfer application(s).

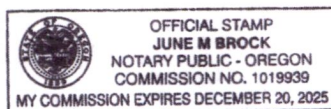
**Owner** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right(s).

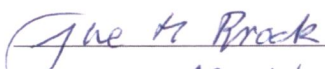
IN WITNESS WHEREOF, the undersigned has executed this instrument the 3<sup>rd</sup> day of April, 2023.

  
Robert Benton, Authorized Signer for Steve Benton Holding, LLC

STATE OF Oregon )  
County of Hood River ) ss.

This instrument was acknowledged before me on 4/3, 2023 by Robert Benton, authorized signer for Steve Benton Holding, LLC.



  
Notary Public for Oregon  
My commission expires: 12-20-2025

See attached legal description:

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**EXHIBIT A**

*[Legal Description]*

That portion of the south half of the southwest quarter of Section 11, Township 2 North, Range 10 East of the Willamette Meridian in the County of Hood River and State of Oregon that lies west of the following described line:

Beginning at a 5/8" iron rod with yellow plastic cap marked "WYEAST LS 2393" on the south line of said southwest quarter that bears South 89° 47' 48" East, a distance of 1289.02 feet from a brass cap in monument case found at the southwest corner of said Section 11, thence North 03° 34' 26" East, a distance of 346.21 feet to a similar iron rod; thence South 88° 18' 48" East, a distance of 312.66 feet to a similar iron rod; thence North 31° 16' 01" East, a distance of 529.82 feet to a similar iron rod; thence North 03° 54' 42" East, a distance of 44.04 feet to a similar iron rod; thence North 16° 52' 50" West, a distance of 69.66 feet to a similar iron rod; thence North 31° 50' 36" East, a distance of 451.76 feet to a similar iron rod; thence continuing North 31° 50' 36" East, a distance of 34.39 feet to the north line of the south half of the southwest quarter of said Section 11.

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MAY 10 2023

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✓

After Recording Return To:

MARY SUE BENTON  
665 PINNACLE ROAD  
HOOD RIVER, OR 97031

Map and Tax Lot: 2N 10E 11C #1100

HOOD RIVER COUNTY, OR 2021-03754  
D-DD  
Cnt=1 Sin=98 COUNTER 08/04/2021 11:22 AM  
\$10.00 \$11.00 \$64.00 \$10.00 \$25.00 \$120.00



00103575202100037540020028

I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

Do not write in box. For recording purposes only.

### DECLARATION OF DEED RESTRICTIONS

THIS DECLARATION, made the data below written, by STEVE BENTON

HOLDING, LLC, an Oregon limited liability company hereinafter referred to as "Declarants",

WITNESSETH:

WHEREAS, Declarants are the owners of real property situated in Hood River County, Oregon, more particularly described on the description sheet, marked Exhibit "A", attached hereto and incorporated herein as though fully set forth hereat; and

WHEREAS, Declarants desire that said property be subject to the restrictions herein set forth for the benefit of said property and its present and subsequent owners as hereinafter set forth;

NOW, THEREFORE, Declarants hereby declare that all of the property described on Exhibit "A", attached hereto and incorporated herein by this reference, shall hereafter be subject to the following restrictions, which shall run with the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns:

"Declarants and their heirs, legal representatives, assigns, and lessees hereby acknowledge by the placement of this covenant or the acceptance and recording of this instrument that the property herein described is situated in an agricultural zone or area in Hood River County, Oregon and as such may be subjected to common and accepted farming practices, such as orchards, for the operation on an orchard, which includes pesticide and herbicide spraying, weed cutting, irrigating, gopher baiting, bin storage, and other accepted and customary orchard practice. Said practices above enumerated ordinarily and necessarily produce noise, dust, spray residue, smudge smoke, vapor, and other types of visual, odor, or noise pollution, which Declarants accept as normal and necessary farming practice and as part of the risk of purchasing a residential dwelling in a farm area."

DATED THIS 29 day of July, 2021.

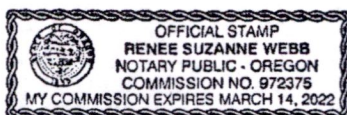
Mary Sue Benton  
SIGNED  
member/STEVE BENTON HOLDING, LLC

SIGNED

STATE OF OREGON )  
                          )ss.  
County of Hood River )

July 29, 2021  
DATE

Personally appeared the above named Mary Sue Benton, member of Steve Benton Holding, LLC and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Renee Webb  
Notary for Oregon  
My Commission Expires: 3-14-2022

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MAY 10 2023  
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2N 10E 11C 1100 #

505

MINUTES OF SPECIAL MEETING OF  
MEMBERS

OF

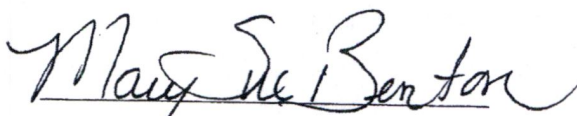
STEVE BENTON HOLDING, LLC.

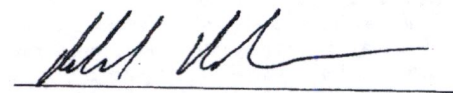
On June 15, 2020 the members met, and waived all notice of the time, place, and purpose of the meeting.

Mary Sue Benton, sole member, reported that 100% membership interest of Steve Benton Holding, LLC had been distributed to her by the Estate of Robert Stephen Benton.

By motion duly made and carried, Mary Sue Benton appointed Robert Stephen Benton Jr. as Steve Benton Holding, LLC's Manager. Mary Sue Benton also authorized Robert Stephen Benton Jr. to have authority to sign for, and encumber the company on any loans necessary to pay off the existing debts of the company.

There being no further business to come from this meeting, the meeting was adjourned.

  
Mary Sue Benton / Sole-Member

  
Robert S. Benton Jr. / Manager

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MAY 10 2023  
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After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2022-01634

D-WRA 05/19/2022 11:34 AM

Cnt=2 Stn=98 COUNTER \$20.00 \$5.00 \$11.00 \$84.00 \$10.00 \$135.00



00108218202200016340040049

I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 2N-10E-31BA-0800**  
**POWER OF ATTORNEY**

WHEREAS, the undersigned **Timothy Heltzel (Owner)** are the owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. **2N-10E-31-NE/NW-0800**, consisting of 1.05 irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right(s) of record:

**Certificate number:** 95429  
**Priority Date:** 05/07/1906  
**Source:** Hood River  
**Purpose:** Irrigation  
**Transferred Amount:** 1.05 Acres

Which water right(s) are held by and delivered by Farmers Irrigation District, and,

WHEREAS, **Owner** desires to transfer off 1.05 acres of the water rights from tax lot **2N-10E-31-NE/NW-0800**, and keeping 0.00 water right acres.

**Owner** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described water right(s) and in and to the use of the water therefrom which is appurtenant to the above described property, including authorization of the transfer of the water right(s). This document will be retained by Farmers Irrigation District for its records and for use in any relevant transfer application(s).

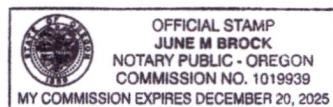
**Owner** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right(s).

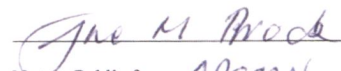
IN WITNESS WHEREOF, the undersigned has executed this instrument the 16 day of May, 2022.

  
Timothy Heltzel, Owner

STATE OF OREGON ) ss.  
County of Hood River

This instrument was acknowledged before me on MAY 16, 2022 by Timothy Heltzel.



  
Notary Public for OREGON  
My commission expires: 12-20-25

See attached legal description:

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MAY 10 2023  
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## Exhibit "A"

*All that portion of the following described tract of land that is Easterly and Southerly of a line that is 100' Southeasterly of and parallel with the high water mark on the East or right bank of the stream of Hood River as said stream flow Northerly through said Section 31, and North and West of the center line of the Mt. Hood Railroad Company right of way, as the same now runs in a general North and South direction through said Section 31: The East half of the Northwest quarter and Government Lots 1 and 2, all being in Section 31, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon.*

**EXCEPTING THEREFROM the following:**

1. That certain strip of land, 60 feet wide, conveyed to Mt. Hood Railroad Company by Deed recorded June 21, 1905, in Book 40, page 116, Deed Records of Wasco County and Book G, page 426, Deed Records of Hood River County.
2. That tract of land conveyed by Deed to Paul Winans, et ux, recorded September 24, 1954, in Book 53, page 465, Deed Records of Hood River County.

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MAY 10 2023

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After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2021-04346  
D-WRA  
Cnt=1 Stn=98 COUNTER 09/20/2021 10:07 AM  
\$10.00 \$11.00 \$64.00 \$10.00 \$25.00 \$120.00



I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 2N-10E-31BD-0800**  
POWER OF ATTORNEY

WHEREAS, the undersigned **Timothy Heltzel (Owner)** are the owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. **2N-10E-31-SE/NW-0800**, consisting of 5.60 irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right(s) of record:

Certificate number: 95429  
Priority Date: 05/07/1906  
Source: Hood River  
Purpose: Irrigation  
Transferred Amount: 0.25 Acres

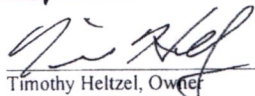
Which water right(s) are held by and delivered by Farmers Irrigation District, and,

WHEREAS, **Owner** desires to transfer off 0.25 acres of the water rights from tax lot **2N-10E-31-SE/NW-0800**, and keeping 5.35 water right acres.

**Owner** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described water right(s) and in and to the use of the water therefrom which is appurtenant to the above described property, including authorization of the transfer of the water right(s). This document will be retained by Farmers Irrigation District for its records and for use in any relevant transfer application(s).

**Owner** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right(s).

IN WITNESS WHEREOF, the undersigned has executed this instrument the 10<sup>th</sup> day of September, 2021.

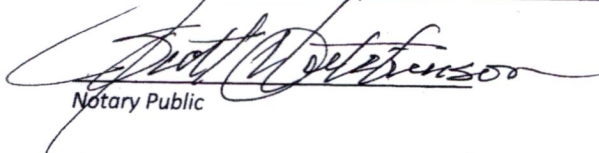
  
Timothy Heltzel, Owner

**ACKNOWLEDGMENT**

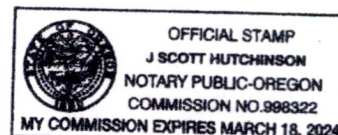
**STATE OF OREGON**

**COUNTY OF WASHINGTON**

This instrument was acknowledged before me on 10 September 2021 (date)  
by TIM HELTZEL (name(s) of person(s))

  
Notary Public

My Commission Expires: 03/18/2024



**RECEIVED**  
**MAY 10 2023**  
**OWRD**

Exhibit "A"

*All that portion of the following described tract of land that is Easterly and Southerly of a line that is 100' Southeasterly of and parallel with the high water mark on the East or right bank of the stream of Hood River as said stream flow Northerly through said Section 31, and North and West of the center line of the Mt. Hood Railroad Company right of way, as the same now runs in a general North and South direction through said Section 31: The East half of the Northwest quarter and Government Lots 1 and 2, all being in Section 31, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon.*

EXCEPTING THEREFROM the following:

1. That certain strip of land, 60 feet wide, conveyed to Mt. Hood Railroad Company by Deed recorded June 21, 1905, in Book 40, page 116, Deed Records of Wasco County and Book G, page 426, Deed Records of Hood River County.
2. That tract of land conveyed by Deed to Paul Winans, et ux, recorded September 24, 1954, in Book 53, page 465, Deed Records of Hood River County.

RECEIVED

MAY 10 2023

OWRD

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

ASSIGNMENT OF WATER RIGHT  
Water Right Conveyance 2N-10E-31BD-0800  
POWER OF ATTORNEY

WHEREAS, the undersigned **Timothy Heltzel (Owner)** are the owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. 2N-10E-31-SE/NW-0800, consisting of 1.55 irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right(s) of record:

Certificate number: 95429  
Priority Date: 05/07/1906  
Source: Hood River  
Purpose: Irrigation  
Transferred Amount: 0.05 Acres

Which water right(s) are held by and delivered by Farmers Irrigation District, and,

WHEREAS, **Owner** desires to transfer off 0.05 acres of the water rights from tax lot 2N-10E-31-SE/NW-0800, and keeping 1.50 water right acres.

**Owner** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described water right(s) and in and to the use of the water therefrom which is appurtenant to the above described property, including authorization of the transfer of the water right(s). This document will be retained by Farmers Irrigation District for its records and for use in any relevant transfer application(s).

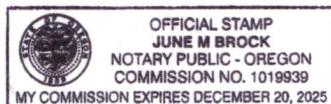
**Owner** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right(s).

IN WITNESS WHEREOF, the undersigned has executed this instrument the 16 day of May, 2022.

Timothy Heltzel  
Timothy Heltzel, Owner

STATE OF OREGON ) ss.  
County of Hood River

This instrument was acknowledged before me on MAY 16, 2022 by Timothy Heltzel.



June M Brock  
Notary Public for OREGON  
My commission expires: 12-20-25

See attached legal description:

RECEIVED

MAY 10 2023

OWRD

Exhibit "A"

*All that portion of the following described tract of land that is Easterly and Southerly of a line that is 100' Southeasterly of and parallel with the high water mark on the East or right bank of the stream of Hood River as said stream flow Northerly through said Section 31, and North and West of the center line of the Mt. Hood Railroad Company right of way, as the same now runs in a general North and South direction through said Section 31: The East half of the Northwest quarter and Government Lots 1 and 2, all being in Section 31, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon.*

**EXCEPTING THEREFROM the following:**

1. That certain strip of land, 60 feet wide, conveyed to Mt. Hood Railroad Company by Deed recorded June 21, 1905, in Book 40, page 116, Deed Records of Wasco County and Book G, page 426, Deed Records of Hood River County.
2. That tract of land conveyed by Deed to Paul Winans, et ux, recorded September 24, 1934, in Book 53, page 465, Deed Records of Hood River County.

RECEIVED

MAY 10 2023

OWRD

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

RECEIVED  
MAY 10 2023

OWRD

Ellen E. Heltzel  
Timothy W. Heltzel  
3705 SW Oosch Ct  
Portland OR 97221

Grantor's Name and Address

Timothy W. Heltzel  
3705 SW Oosch Ct  
Portland, OR 97221

Grantee's Name and Address

After recording, return to (Name and Address):

Grantee  
Address above

Until requested otherwise, send all tax statements to (Name and Address):

Grantee  
Address above

HOOD RIVER COUNTY, OR 2014-00777

D-BS

03/25/2014 02:31 PM

Cnt=1 Stn=2 COUNTER

\$10.00 \$11.00 \$20.00 \$10.00 \$15.00

\$66.00



00052737201400007770020025

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

Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

## BARGAIN AND SALE DEED - STATUTORY FORM

Timothy W Heltzel and Ellen E. Heltzel, Grantor,  
conveys to Timothy W. Heltzel, Grantee,  
the following real property situated in Hood River County, Oregon:

2N10E31 00800

More particularly described on Exhibit "A"  
attached.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$ 0 (Here, comply with the requirements of ORS 93.030.)

DATED March 18, 2014; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Washington

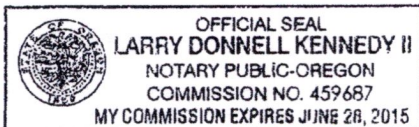
This instrument was acknowledged before me on  
by Timothy W Heltzel and Ellen E. Heltzel

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires 6/28/15

# Exhibit "A"

All that portion of the following described tract of land that is Easterly and Southerly of a line that is 100 feet Southeasterly of and parallel with the high water mark on the East or right bank of the stream of Hood River as said stream flow Northerly through said Section 31, and North and West of the center line of the Mt. Hood Railroad Company right of way, as the same now runs in a general North and South direction through said Section 31: The East half of the Northwest quarter and Government Lots 1 and 2, all being in Section 31, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon.

EXCEPTING THEREFROM the following:

1. That certain strip of land, 60 feet wide, conveyed to Mt. Hood Railroad Company by Deed recorded June 21, 1905, in Book 40, page 116, Deed Records of Wasco County and Book G, page 426, Deed Records of Hood River County.
2. That tract of land conveyed by Deed to Paul Winans, et ux., recorded September 24, 1954, in Book 53, page 465, Deed Records of Hood River County.

RECEIVED

MAY 10 2023

OWRD

## TERRA SURVEYING

FOUND 3" BRASS CAP  
MONUMENT AT NW  
CORNER OF SECTION 31

## NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO COMPLETE A MAJOR PARTITION (#14-0174) ON EXISTING TAX LOT 800, TOWNSHIP 2 NORTH, RANGE 10 EAST, SECTION 31, HOOD RIVER COUNTY. THIS PARTITION SERVES TO DIVIDE A 2.21 ACRE PARCEL FROM AN EXISTING 55.0 ACRE PARCEL. THE 2.21 ACRE PARCEL CONTAINS AN EXISTING IRRIGATION WATER INTAKE AND DISTRIBUTION FACILITY OWNED AND OPERATED BY THE FARMERS IRRIGATION DISTRICT. FARMERS IRRIGATION INTENDS TO PURCHASE PARCEL 2 AFTER IT IS CREATED THROUGH THIS PLAT. THE BOUNDARIES OF PARCEL 2 ARE FOLLOWING A MAJORITY OF THE BOUNDARIES OF HOOD RIVER COUNTY EASEMENT #2002-4770. ONCE THIS PROPERTY HAS BEEN PURCHASED BY FARMERS IRRIGATION, THE EXISTING FARMERS IRRIGATION EASEMENT SHOULD NO LONGER BE NECESSARY.

IN THE FIELD, WE HAVE RED INTO THE NORTHWEST QUARTER OF SECTION 31 SEVERAL TIMES IN THE LAST THREE YEARS, WHICH ALLOWED US TO COMPUTE THE SURVEY MONUMENT RELATIVE TO THE EASTERN AND WESTERN BOUNDARIES OF OUR LARGE TRACT. THE ENTIRE BOUNDARY OF TAX LOT 800 WAS NOT SURVEYED DUE TO ITS SIZE. WE USED COUNTY SURVEY #2014-031 AS OUR BASIS OF BEARING AND HAD A FIRM AGREEMENT WITH MEASUREMENTS OF RECORD, TYPING INTO THE MONUMENTS SET BY L.S. 60051 PRODUCED THE WESTERN BOUNDARY OF BOTH PROPOSED PARCEL 1 AND 2 AS THIS BOUNDARY IS DESCRIBED AS FOLLOWING THE 100 FOOT OFFSET FROM THE ORDINARY HIGH WATER MARK. I AGREE WITH HOW THIS LINE WAS ESTABLISHED. THE EXISTING ACRES OF TAX LOT 800 COMES FROM THE ASSESSORS MAP AND REDUCED BY THE 2.21 ACRES OF PARCEL 2. MONUMENTS FOUND DURING THE COURSE OF THE SURVEY ARE NOTED ON THE PLAT. IN ADDITION TO CREATING THESE PARCELS WE WERE CHARGED WITH CLARIFYING THE EXISTING ROAD EASEMENT AS MANY OF THE EASEMENTS WERE PREPARED BEFORE MUCH OF THE ROAD WAS BUILT, USING "FOLLOWING A PRACTICAL GRADE" LANGUAGE. THE PHYSICAL ROADWAY HAS BEEN FIELD LOCATED SO AS TO PROVIDE NEW ACCESS EASEMENTS THROUGH SEPARATE DOCUMENTS NOTED ON PLAT.

TAX LOT 800

GOVERNMENT LOT 1

APPROXIMATE  
CENTERLINE OF BURIED  
FARMERS IRRIGATION  
PIPES

GOVERNMENT LOT 2

PIPELINE EASEMENT,  
INST. #2002-3804  
EASEMENT GRANTED  
FROM F&B TO  
BENEFIT FARMERS  
IRRIGATION (PRIVATE)

CALCULATED QUARTER  
CORNER, PER HOOD  
RIVER COUNTY SURVEY  
NO. 2014031

ROAD ENDS

HEADGATE  
CABIN

PRIVATE ACCESS EASEMENT,  
DEED BK. 38, PAGE 411,  
DATED AUGUST 13, 1948  
\*SEE PAGE 3 FOR DETAILS.

GOVERNMENT LOT 1

GOVERNMENT LOT 2

SCALE: 1" = 200'

BASIS OF BEARING:  
HOOD RIVER COUNTY SURVEY NO. 2014031

N 88°51'43" E  
2443.04'  
(2444.31')

INITIAL POINT  
MEASURES SOUTH 76°26'43"  
EAST A DISTANCE OF 1818.99'  
FROM THE NORTHWEST CORNER  
OF SECTION 31.

PRIVATE IRRIGATION PIPE  
EASEMENT #2002-4470  
(20 FOOT EITHER SIDE OF  
PIPE IS HAND WRITTEN  
ON THE LAST PAGE OF  
THE DOCUMENT)

POINT OF BEGINNING OF  
FARMERS IRRIGATION  
FLUME EASEMENT, BOOK  
18, PAGE 454. LOCATED  
153.4 SOUTH AND 101.6  
WEST OF QUARTER  
CORNER. (PRIVATE)

FOUND REFERENCE  
MONUMENTS FOR  
QUARTER CORNER  
PER HOOD RIVER  
COUNTY SURVEY NO.  
2010056.

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS#

DATE FILED:

BY:

LINE	BEARING	DISTANCE
L33	S 39°42'44" E	(121.59)
L34	N 40°32'16" W	(79.87)
L35	S 34°13'49" W	(112.22)
L36	N 77°00'29" W	(121.59)
L37	N 80°52'25" W	(175.67)
L38	S 61°59'48" W	(123.78)
L39	N 21°08'36" E	(40.29)
L40	N 87°48'35" E	(25.09)
L41	N 12°29'54" E	(67.69)
L42	N 83°40'55" E	(21.21)
L43	S 75°41'11" W	(118.88)
L44	S 18°05'05" W	(50.27)
L45	N 55°45'53" E	(32.20)
L46	N 18°38'03" E	(41.02)
L47	N 49°10'30" E	(52.39)
L48	S 67°59'45" W	(77.14)

TAX LOT 500  
ELLEN  
HELTZEL

TAX LOT 601

TAX LOT 700

TAX LOT 800

TAX LOT 900

TAX LOT 1000

TAX LOT 1100

TAX LOT 1200

TAX LOT 1300

TAX LOT 1400

TAX LOT 1500

TAX LOT 1600

TAX LOT 1700

TAX LOT 1800

TAX LOT 1900

TAX LOT 2000

TAX LOT 2100

TAX LOT 2200

TAX LOT 2300

TAX LOT 2400

TAX LOT 2500

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TAX LOT 24600

TAX LOT 24700

TAX LOT 24800

TAX LOT 24900

TAX LOT 25000

TAX LOT 25100

TAX LOT 25200

TAX

Columbia Gorge Title 22-0292

After recording, return to Grantee and until a change is requested, all tax statements shall be sent to the Grantee at the following address:

Nathanael J Parson  
Grace E Parson  
3750 Dee Hwy  
Hood River OR 97031

Grantor Address:  
Timothy W. Heltzel  
3705 SW Dosch Ct  
Portland, OR 97221

HOOD RIVER COUNTY, OR **2022-02828**  
D-WD  
Stn=8 DARCYM **09/30/2022 09:37:01 AM**  
\$10.00 \$11.00 \$10.00 \$64.00 \$25.00 **\$120.00**

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

Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

RECEIVED

MAY 10 2023

OWRD

## WARRANTY DEED

Parcel Map and Tax No.: 2N10E310000800 - 2084

The true consideration for this conveyance is \$1,100,000.00. (Here comply with requirements of ORS 93.030.)

Timothy W. Heltzel, Grantor, hereby grants, bargains, sells, warrants and conveys to Nathanael J Parson and Grace E Parson, as tenants by the entirety, Grantee, the following described real property, free of liens and encumbrances, except as specifically set forth herein:

The following described portion of Parcel 1 of Partition Plat No. 201704P as recorded in Hood River County records on March 10, 2017, located in the northwest and northeast of Section 31, Township 2 North, Range 10 East, Willamette Meridian in the County of Hood River and State of Oregon described as follows.

Commencing at a 2" brass cap monumenting the west corner of Section 31; thence South 87°40'58" East a distance of 581.38 feet to the southwest corner of said Parcel 1; thence South 87°40'58" East a distance of 765.66 feet to a point; thence North 25°57'50" East a distance of 124.77 feet to a 5/8" iron rod, L.S. 72306, being the point of beginning of the described tract

Thence North 71°09'31" West a distance of 366.86 feet to a 5/8" iron rod, L.S. 72306; thence North 35°49'05" East a distance of 1368.67 feet to a 5/8" iron rod, L.S. 72306; thence North 45°47'19" East a distance of 231.06 feet to a 5/8" iron rod, L.S. 72306, being the southern right of way of a private ingress/egress easement, inst#2014-02461; thence North 64°09'59" East along said right of way easement a distance of 100.34 feet to a 5/8" iron rod, L.S. 72306; thence South 22°46'30" East a distance of 176.41 feet to a 5/8" iron rod, L.S. 72306; thence South 55°16'41" West a distance of 265.37 feet to a 5/8" iron rod, L.S. 72306; thence South 36°14'57" West a distance of 327.88 feet to a 5/8" iron rod, L.S. 72306; thence South 36°53'56" East a distance of 320.60 feet to a 5/8" iron rod, L.S. 72306; thence South 32°22'42" West a distance of 128.89 feet to a 5/8" iron rod, L.S. 72306; thence South 44°58'36" West a distance of 692.30 feet to the point of beginning.

**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 195.336 AND SECTIONS 5-11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 AND 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 195.30, 195.301 AND 195.305 TO 195.335 AND SECTIONS 5-11, OF CHAPTER 424, OREGON LAW 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

This property is free from liens and encumbrances, EXCEPT: Those of record, if any

Dated this 27<sup>th</sup> day of September, 2022

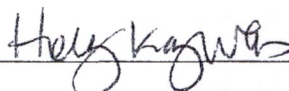
  
Timothy W. Heltzel

STATE OF OREGON }  
COUNTY OF HOOD RIVER } SS:

I certify that I know or have satisfactory evidence that Timothy W Heltzel

is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses an purposes mentioned in this instrument

Dated: September 27, 2022

  
Notary Public in and for the State of OREGON  
Commission Expires June 28, 2026



RECEIVED

MAY 10 2023

OWRD

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2021-03770  
D-WRA 08/05/2021 11:33 AM  
Cnt=1 Stn=98 COUNTER \$10.00 \$11.00 \$64.00 \$10.00 \$25.00 \$120.00



00103597202100037700020028  
I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 3N-10E-33AC-2200**  
POWER OF ATTORNEY

WHEREAS, the undersigned **Mary Davidson & Robert Freeman, Trustees (Owner)** are the owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. **3N-10E-33-SW/NE-2200**, consisting of **4.00** irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right(s) of record:

<b>Certificate number:</b>	<b>74306</b>	<b>93490</b>	<b>93492</b>
<b>Priority Date:</b>	05/07/1906	12/5/1974	7/28/1977
<b>Source:</b>	Hood River	Hood River	Hood River
<b>Purpose:</b>	<u>Irrigation</u>	<u>Spray</u>	<u>Fertilization/Temperature Control</u>
<b>Transferred Amount:</b>	<u>3.00</u> Acres	<u>3.00</u> Acres	<u>3.00</u> Acres

Which water right(s) are held by and delivered by Farmers Irrigation District, and,

WHEREAS, **Owner** desires to transfer off 3.00 acres of the water rights from tax lot 3N-10E-33-SW/NE-2200, and keeping 1.00 water right acres.

**Owner** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described water right(s) and in and to the use of the water therefrom which is appurtenant to the above described property, including authorization of the transfer of the water right(s). This document will be retained by Farmers Irrigation District for its records and for use in any relevant transfer application(s).

**Owner** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right(s).

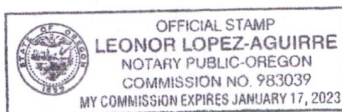
IN WITNESS WHEREOF, the undersigned has executed this instrument the 3<sup>rd</sup> day of Aug, 2021.

Mary Davidson  
Mary Davidson, Trustee, Owner

Robert Freeman  
Robert Freeman, Trustee, Owner

STATE OF Oregon )  
County of Hood River ) ss.

This instrument was acknowledged before me on 8/3, 2021 by Mary Davidson & Robert Freeman, Trustees.



Leonor Lopez-Aguirre  
Notary Public for Oregon  
My commission expires: 01/17/2023

RECEIVED  
MAY 10 2023  
OWRD

See attached legal description:

EXHIBIT "A"

A tract of land situated in the Northeast quarter of Section 33, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon being more particularly described as follows:

Beginning at a point on the East line of the Southwest quarter of the Northeast quarter of said Section 33; said point being South 00 degrees 24'02" West a distance of 290.40 feet from the Northeast corner of said quarter quarter; thence North 89 degrees 35'58" West a distance of 178.20 feet; thence South 72 degrees 24'02" West a distance of 194.70 feet; thence North 31 degrees 35'58" West a distance of 105.60 feet more or less to the centerline of Phelps Creek; thence along the centerline of said creek in a Southwesterly direction to a point 232.00 feet Northerly of (when measured at right angles to) the Westerly extension of the South line of Parcel 2 of Hood River County Partition Plat No. 88-298; thence parallel with said South line, South 89 degrees 08'48" East to the East line of said quarter quarter; thence along said East line, North 00 degrees 24'02" East a distance of 375.13 feet to the point of beginning.

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MAY 10 2023

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After recording return to:

WYERS | WYERS, Attorneys  
P.O. Box 917  
Hood River, OR 97031

Until a change is requested,  
all tax statements should be sent to:

Robert Freeman & Mary Davidson, Trustees  
620 Country Club Road  
Hood River, OR 97031

Tax Account No. 3N10E33A0 02200  
Reference: 5921

The true and actual consideration for this conveyance is zero when stated in dollars, but consists of other value received.

HOOD RIVER COUNTY, OR 2016-01538  
D-BS  
05/06/2016 02:43 PM  
Cnt=1 Stn=98 DANIEL CHANGAR  
\$15.00 \$11.00 \$20.00 \$10.00 \$15.00 \$71.00



I certify that this instrument was received and  
recorded in the records of said county.  
Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

RECEIVED

MAY 10 2023

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### **BARGAIN AND SALE DEED**

Mary L. Davidson and Robert J. Freeman, (Grantors), convey to Mary L. Davidson and Robert J. Freeman, Trustees of the Davidson Freeman Family Trust dated January 20, 2016, (Grantees), and to Grantee's, successors and assigns, the following described property free of encumbrances, except as specifically set forth herein. Said real property is commonly known as 620 Country Club Road, Hood River County, Oregon, and is more particularly described as follows:

See attached Exhibit "A."

To have and to hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

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: 5/6/16 2016.

Mary L. Davidson

Mary L. Davidson, Grantor

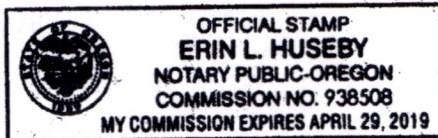
Robert J. Freeman

Robert J. Freeman, Grantor

STATE OF OREGON           )  
  ) ss:  
County of Hood River       )

On May 6<sup>th</sup>, 2016, personally appeared the above named Mary L. Davidson and acknowledged the foregoing instrument as her voluntary act and deed.

Erin L. Huseby  
Notary Public for Oregon



RECEIVED

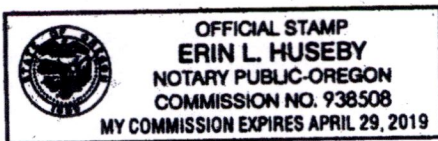
MAY 10 2023

OWRD

STATE OF OREGON           )  
  ) ss:  
County of Hood River       )

On May 6<sup>th</sup>, 2016, personally appeared the above named Robert J. Freeman and acknowledged the foregoing instrument as his voluntary act and deed.

Erin L. Huseby  
Notary Public for Oregon



**EXHIBIT "A"**

A tract of land situated in the Northeast quarter of Section 33, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon being more particularly described as follows:

Beginning at a point on the East line of the Southwest quarter of the Northeast quarter of said Section 33; said point being South 00 degrees 24'02" West a distance of 290.40 feet from the Northeast corner of said quarter quarter; thence North 89 degrees 35'58" West a distance of 178.20 feet; thence South 72 degrees 24'02" West a distance of 194.70 feet; thence North 31 degrees 35'58" West a distance of 105.60 feet more or less to the centerline of Phelps Creek; thence along the centerline of said creek in a Southwesterly direction to a point 232.00 feet Northerly of (when measured at right angles to) the Westerly extension of the South line of Parcel 2 of Hood River County Partition Plat No. 88-298; thence parallel with said South line, South 89 degrees 08'48" East to the East line of said quarter quarter; thence along said East line, North 00 degrees 24'02" East a distance of 375.13 feet to the point of beginning.

**RECEIVED**

MAY 10 2023

**OWRD**

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2020-00857  
D-WRA 03/03/2020 11:23 AM  
Cnt=1 Stn=98 COUNTER  
\$10.00 \$11.00 \$64.00 \$10.00 \$25.00 \$120.00



I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 3N10E33D00400**  
**POWER OF ATTORNEY**

WHEREAS, the undersigned Duckwall, Nathan A. & Andrea S. (Duckwall) are the owners of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. 3N-10E-33-NE/SE-0400, consisting of 2.25 irrigable acres.

SEE EXHIBIT "A"

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right of record:

Certificate number: 74306  
Priority Date: 05/07/1906  
Source: Hood River  
Purpose: Irrigation  
Transferred Amount: .30 Water Right Acres

Which water right is in the name of the Farmers Irrigation District is delivered by the District, and,

WHEREAS, Duckwall desires to transfer off .30 acres of the water rights from tax lot 3N-10E-33-NE/SE-0400, and keep 1.95 water right acres.

Duckwall hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described transferred water right of record and in and to the use of the water therefrom which is appurtenant to the above described property. This document shall be recorded with Hood River County.

Duckwall hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, In-stream lease, transferring the use, place of use, point of diversion, partial or complete cancelation and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right.

IN WITNESS WHEREOF, the undersigned has executed this instrument the 2 day of MARCH, 2020.

Nathan J. Duckwall  
Nathan J. Duckwall

Andrea S. Duckwall  
Andrea S. Duckwall



STATE OF OREGON )  
County of HOOD RIVER ) ss.

NATHAN DUCKWALL acknowledged this instrument before me on 2, MARCH, 2020  
ANDREA S. DUCKWALL

June M Brock  
Notary Public for OREGON

My commission expires: 11-19-2021

See attached legal description:

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Exhibit "A"

That part of Lot Q, TOWN OF BELMONT, lying east of Aveny Avenue, in the County of Hood River, State of Oregon.

03N10E33D00400

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MAY 10 2023

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Nathan J. Duckwall and Andrea S. Duckwall  
1801 State Street  
Hood River, OR 97031

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

Nathan J. Duckwall and Andrea S. Duckwall  
1801 State Street  
Hood River, OR 97031

File No. 19159AM

HOOD RIVER COUNTY, OR 2015-00252

D-WD

Cnt=1 Stn=2 COUNTER 01/30/2015 01:47 PM

\$10.00 \$11.00 \$20.00 \$10.00 \$15.00 \$66.00



00057724201500002520020022

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

Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

**STATUTORY WARRANTY DEED**

**J J BELL PROPERTIES, LLC, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Nathan J. Duckwall and Andrea S. Duckwall, husband and wife,**

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

**That part of Lot Q, TOWN OF BELMONT, lying east of Aveny Avenue, in the County of Hood River, State  
of Oregon.**

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

3N-10E-33D-4003686

The true and actual consideration for this conveyance is **\$203,400.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and  
those shown below, if any:

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MAY 10 2023

OWRD

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 30<sup>th</sup> day of Jan., 2015.

JJ Bell Properties, LLC, an Oregon Limited Liability Company

BY:

Janice B. Krier  
Janice B. Krier, Member

BY:

Mark A. Bell  
Mark A. Bell, Member

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MAY 10 2023

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State of OREGON} ss

County of Hood River

On this 30 day of JANUARY, 2015, before me, Beverly Gayle Nanez a Notary Public in and for said state, personally appeared Janice B. Krier and Mark A. Bell, , as Members and authorized signers of JJ Bell Properties, LLC, an Oregon Limited Liability Company known or identified to me to be the Managing Member in the Limited Liability Company known as who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

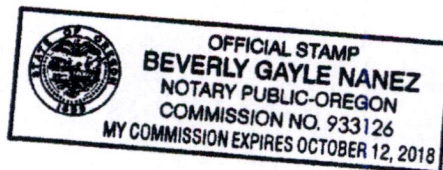
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Beverly Gayle Nanez

Notary Public for the State of OREGON

Residing at: Hood River

Commission Expires: 10-12-18



After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2020-05183  
D-WRA 11/30/2020 01:16 PM  
Cnt=1 Stn=98 COUNTER  
\$10.00 \$11.00 \$64.00 \$10.00 \$25.00 \$120.00



00098450202000051830020021

I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 3N-10E-33DA-0800**  
POWER OF ATTORNEY

WHEREAS, the undersigned **Terrance & Melanie Finstad (Finstad)** are the owners of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. **3N-10E-33-NE/SE-0800**, consisting of **1.45** irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right of record:

Certificate number: **74306**  
Priority Date: **5/7/1906**  
Source: **Hood River**  
Purpose: **Irrigation**  
Transferred Amount: **0.25** Acres

Which water right is in the name of the Farmers Irrigation District is delivered by the District, and,

WHEREAS, **Finstad** desires to transfer off **0.25** acres of the water rights from tax lot **3N-10E-33-NE/SE-0800** and keep **1.20** water right acres.

**Finstad** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described transferred water right of record and in and to the use of the water therefrom which is appurtenant to the above described property. This document shall be recorded with Hood River County.

**Finstad** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right.

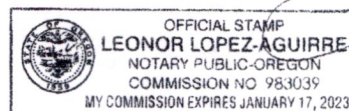
IN WITNESS WHEREOF, the undersigned has executed this instrument the **24<sup>th</sup>** day of **NOVEMBER**, 2020.

Terrance Finstad, Owner

Melanie Finstad, Owner

STATE OF **OREGON** )  
County of **HOOD RIVER** ) ss.

Terrance & Melanie Finstad acknowledged this instrument before me on **24<sup>th</sup> November**, 2020



Notary Public for **HOOD RIVER, Oregon**  
My commission expires: **17<sup>th</sup> January 2023**

See attached exhibit A:  
or Legal Description.

**RECEIVED**  
**MAY 10 2023**  
**OWRD**

EXHIBIT 14 A

All of the following described tracts of land located in Lot 22, TOWN OF BELMONT, in the Southeast one-quarter of Section 33, Township 3 North, Range 10 East, Willamette Meridian, County of Hood River, State of Oregon, EXCEPTING THEREFROM the West 300 feet thereof:

Tract 1:

The North 104 feet of Lot 22, TOWN OF BELMONT, in the County of Hood River, State of Oregon.

Tract 2:

Lot 22, TOWN OF BELMONT, County of Hood River, State of Oregon; EXCEPTING THEREFROM the North 104 feet thereof, conveyed to Carl E. Severson et ux., by deed recorded November 5, 1971, Film No. 712282, Deed Records Hood River County, Oregon; AND ALSO EXCEPTING THEREFROM the South 120 feet thereof, conveyed to Steven Muth by deed recorded August 1, 1973, Film No. 731504, Deed Records Hood River County, Oregon.

RECEIVED

MAY 10 2023

OWRD



THIS SPACE

HOOD RIVER COUNTY, OR **2019-01742**  
D-WD  
Stn=21 OSCARG **06/12/2019 09:55:00 AM**  
\$10.00 \$11.00 \$10.00 \$64.00 \$25.00 **\$120.00**

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

Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

After recording return to:

Terrance A Finstad and Melanie Finstad

3876 Fairview Dr

Hood River, OR 97031

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

Terrance A Finstad and Melanie Finstad

3876 Fairview Dr

Hood River, OR 97031

File No. 297617AM

AMERITITLE 297617AM

### STATUTORY WARRANTY DEED

Country Garden Rentals, Inc,

Grantor(s), hereby convey and warrant to

**Terrance A Finstad and Melanie Finstad, as Tenants by the Entirety,**

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

**All of the following described tracts of land located in Lot 22, TOWN OF BELMONT, in the Southeast one-quarter of Section 33, Township 3 North, Range 10 East, Willamette Meridian, County of Hood River, State of Oregon, EXCEPTING THEREFROM the West 300 feet thereof:**

**Tract 1:**

**The North 104 feet of Lot 22, TOWN OF BELMONT, in the County of Hood River, State of Oregon.**

**Tract 2:**

**Lot 22, TOWN OF BELMONT, County of Hood River, State of Oregon; EXCEPTING THEREFROM the North 104 feet thereof, conveyed to Carl E. Severson et ux., by deed recorded November 5, 1971, Film No. 712282, Deed Records Hood River County, Oregon; AND ALSO EXCEPTING THEREFROM the South 120 feet thereof, conveyed to Steven Muth by deed recorded August 1, 1973, Film No. 731504, Deed Records Hood River County, Oregon.**

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

**3N-10E-33D-8006329**

The true and actual consideration for this conveyance is \$340,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**RECEIVED**

**MAY 10 2023**

**OWRD**

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 7<sup>th</sup> day of June, 2019.

Country Garden Rentals, Inc.

John Pfeffer  
John Pfeffer, President

Mary Pfeffer  
Mary Pfeffer, Secretary/Treasurer

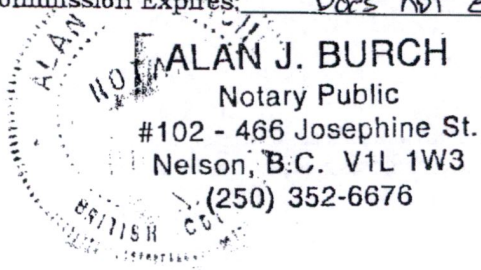
RECEIVED  
MAY 10 2023  
OWRD

DOMINION OF CANADA Province of British Columbia

I hereby certify that, on the 7<sup>th</sup> day of June, 2019 in said province before me personally appeared John Pfeffer and Mary Pfeffer known to me to be the President and Secretary/Treasurer of the Country Garden Rentals, Inc. Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

In testimony whereof I have hereto set my hand and seal of office  
this 7<sup>th</sup> day of June, 2019.

Alan Burch  
Commission for Oaths in and for the Province of British Columbia  
Printed Name: Alan Burch  
Residing at: Nelson British Columbia  
Commission Expires: Does not expire



## AUTHORIZATION TO TRANSFER

WHEREAS, the undersigned **Integrity Building and Construction, LLC** is the owner (the "Owner") of the following described real property (the "Property") situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. 3N-10E-34-NE-0200, consisting of 1.85 irrigable acres, and described in more detail in Exhibit A.

Which Property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the Property the following described water right(s) of record:

**Certificate number:** 74306  
**Priority Date:** 5/7/1906  
**Source:** Hood River  
**Purpose:** Irrigation  
**Transferred Amount:** 1.85 Acres

Which water right(s) is/are held by and delivered by the Farmers Irrigation District, and,

WHEREAS, **Owner** desires to subdivide the Property and understands that subject to ORS 545.101 upon approval of the plat, the Property will be excluded from Farmers Irrigation District and the District will no longer deliver water to the Property, and the Property will no longer be assessed by the District.

WHEREAS, due to the subdivision of the Property and application of ORS 545.101, Farmers Irrigation District wishes to transfer the above-described water right(s) off the Property.

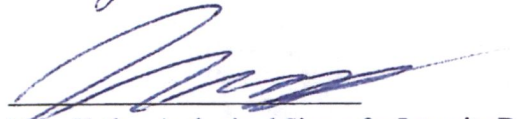
**Owner** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described water right(s) and in and to the use of the water therefrom which is appurtenant to the above described property, including authorization of the transfer of the water right(s). This document will be retained by Farmers Irrigation District for its records and for use in any relevant transfer application(s).

**Owner** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right(s).

*[Signature page to follow.]*

RECEIVED  
MAY 10 2023  
OWRD

IN WITNESS WHEREOF, the undersigned has executed this instrument the 19<sup>th</sup> day of May, 2021.

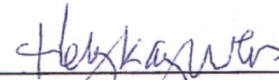


Mike Ketler, Authorized Signer for Integrity Building and Construction, LLC

STATE OF OREGON           )  
  )       ss.  
County of Hood River       )

This instrument was acknowledged before me on May 19, 2021, by Mike Ketler, Authorized Signer for Integrity Building and Construction, LLC.



  
\_\_\_\_\_  
Notary Public for Oregon

My Commission Expires: July 26, 2022

RECEIVED  
MAY 10 2023  
OWRD

Columbia Gorge Title 19 - 0420

AFTER RECORDING RETURN TO:

JAQUES SHARP, Attorneys  
205 3<sup>rd</sup> Street  
Hood River, OR 97031

UNTIL A CHANGE IS REQUESTED  
MAIL ALL TAX STATEMENTS TO:

Integrity Building and Construction, LLC  
P.O. Box 1904  
Hood River, Oregon 97031

Tax Account No: 3N 10E 34A 200

True and Actual Consideration: \$919,998.00

HOOD RIVER COUNTY, OR **2021-01806**  
D-WD **04/13/2021 10:11:02 AM**  
Stn=8 DARCYM  
\$20.00 \$11.00 \$10.00 \$64.00 \$25.00 **\$130.00**

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

Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

### **WARRANTY DEED**

Alice E. Foss Wilson, as Trustee for The Zalph L. Wilson Revocable Living Trust, dated May 26, 1999, as to an undivided one half interest and Alice E. Foss Wilson, as Trustee for The Alice E. Foss Revocable Living Trust, dated May 26, 1999, as to an undivided one half interest, as tenants in common, Grantors, convey and warrant to Integrity Building and Construction, LLC, an Oregon limited liability company, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in Hood River County, Oregon:

That portion of the Northeast Quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, County of Hood River and State of Oregon described as follows:

Commencing at the southwest corner of the east half of the southeast quarter of the northeast quarter of the northeast quarter of Section 34; thence North 00° 45' 07" East along the west line of said east half a distance of 30.00 feet to a 5/8" iron rod, L.S. 72306, monumenting a point of the north right of way of May Street; thence North 00° 45' 07" East a distance of 216.24 feet to a 5/8" iron rod, L.S. 72306, to the point of beginning of the following described tract,

Thence North 00° 45' 07" East along the west line of said east half a distance of 413.66 feet to a 5/8" iron rod, L.S. 50800, monumenting the southwest corner of Lot 5 of Fox Hollow Subdivision; thence South 88° 52' 18" East a distance of 331.59 feet to a 5/8" iron rod, L.S. 72306, on the east line of Section 34; thence South 00° 45' 38" West along said east line a

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distance of 405.31 feet to a 5/8" iron rod, L.S. 72306; thence South 89° 41' 13" West a distance of 331.58 feet to the point of beginning of this described tract.

Said property is free of encumbrances except:

- a. Municipal liens, if any, imposed by the City of Hood River;
- b. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways;
- c. Easement, including the terms and provisions thereof as disclosed by Deed for right of way for pipeline recorded May 6, 1944, Book 30, Page 619, Hood River County Records;
- d. Easement, including the terms and provisions thereof for electric transmission line granted to Pacific Power & Light Company, recorded August 20, 1948, Book 38, Page 459, Hood River County Records;
- e. Easement, including the terms and provisions thereof as disclosed by Deed for road purposes, recorded September 29, 1959, Book 65, Page 444, Hood River County Records;
- f. Boundary Line Adjustment, including the terms and provisions thereof, recorded February 7, 2020, as Recorder's Number 202000523, Hood River County Records;
- g. Matters as disclosed by Boundary Line Survey CS #2020005, dated February 12, 2020.

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,

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

The true consideration for this conveyance is \$919,998.00.

DATED this 12<sup>th</sup> day of April, 2021.

Alice E. Foss Wilson

Alice E. Foss Wilson, Trustee for the Zalph  
L. Wilson Revocable Living Trust, dated  
May 26, 1999

Alice E. Foss Wilson

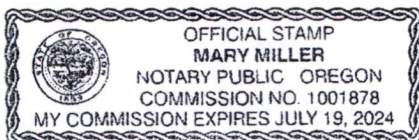
Alice E. Foss Wilson, Trustee for the Alice  
E. Foss Revocable Living Trust, dated May  
26, 1999

Alice E. Foss Wilson

Alice E. Foss Wilson, personally

STATE OF OREGON     )  
                                      ) ss:  
County of Hood River     )

Personally appeared the above-named Alice E. Foss Wilson, Trustee for the Zalph L.  
Wilson Revocable Living Trust, dated May 26, 1999, on this 12<sup>th</sup> day of April, 2021, and  
acknowledged the foregoing instrument to be her voluntary act and deed



Mary Miller

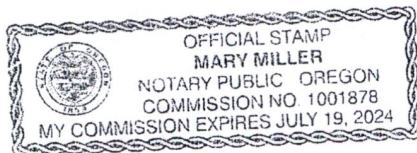
Notary Public for Oregon

My Commission Expires: 7.19.2024

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STATE OF OREGON     )  
  ) ss:  
County of Hood River     )

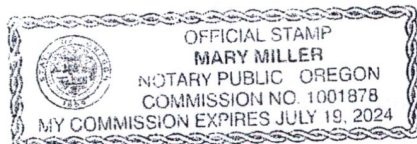
Personally appeared the above-named Alice E. Foss Wilson, Trustee for the Alice E. Foss Revocable Living Trust, dated May 26, 1999, on this 12<sup>th</sup> day of April, 2021, and acknowledged the foregoing instrument to be her voluntary act and deed



Mary Miller  
Notary Public for Oregon  
My Commission Expires: 7.19.2024

STATE OF OREGON     )  
  ) ss:  
County of Hood River     )

Personally appeared the above-named Alice E. Foss Wilson on this 12<sup>th</sup> day of April, 2021, and acknowledged the foregoing instrument to be her voluntary act and deed



Mary Miller  
Notary Public for Oregon  
My Commission Expires: 7.19.2024

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After recording return to:

Farmers Irrigation District  
1985 Country Club Road  
Hood River, OR 97031

HOOD RIVER COUNTY, OR 2013-02150  
D-WRA  
Clerk: Sheri COULTER 05/10/2013 11:35 AM  
\$0.00 \$11.00 \$15.00 \$19.00 \$13.00 \$80.00



I certify that this instrument was received and  
recorded in the records of said county.  
Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder

### ASSIGNMENT OF WATER RIGHT POWER OF ATTORNEY

WHEREAS, the undersigned **R. Scott Smith, Representing Heritage Homes Investment Corporation** is the Owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. 3N-10E-34-NE/NE #0500, consisting of 7.50 irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right of record:

**Primary**  
Certificate number: 74306  
Priority Date: 05/07/1906  
Source: Hood River  
Purpose: Irrigation  
Transferred Amount: 7.50 Water Right Acres

Which water right is in the name of the Farmers Irrigation District is delivered by the District, and,

WHEREAS, **Smith** desires to transfer 7.50 acres of the water rights from tax lot 3N-10E-34-NE/NE #0500 and receive and be billed for 0.00 water right acres.

**Smith**, hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described transferred water right of record and in and to the use of the water therefrom which is appurtenant to the above described property.

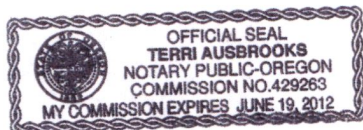
**Smith**, hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, as their agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right on the records of the Oregon Water Resources Department, including, but not limited to, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right.

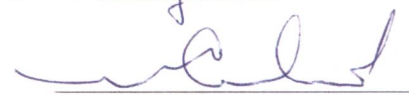
IN WITNESS WHEREOF, the undersigned has executed this instrument the 15 day of July, 2008.

  
R. Scott Smith, Owner / Representative

STATE OF OREGON )  
County of Deschutes } ss.

R. Scott Smith, acknowledged this instrument before me on July 15, 2008.



  
Notary Public for Oregon  
My commission expires: 6-19-12

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MAY 10 2023  
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HE1200



20052434 (4)

Famers

After recording return to:  
Heritage Homes Investment Corporation  
6475 NW Cornelius Pass Rd  
Hillsboro, OR 97124

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

Heritage Homes Investment Corporation  
6475 NW Cornelius Pass Rd  
Hillsboro, OR 97124

Escrow No. HR32869

3N 10 34A - 00500

THIS SPACE RES

STATE OF OREGON

SS

COUNTY OF HOOD RIVER

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

Sandra E. Berry, Director of records and  
 Assessment and Ex-Officio Recorder.

by: S. Berry Deputy.

DOC#: 20052434  
 RCPT: 41688 41.00  
 5/13/2005 3:40 PM

## STATUTORY WARRANTY DEED

Frances M. Cody and Charles Samuel Cody and Glen Matthew Cody and Martin Lee Cody, Grantor(s)  
 hereby convey and warrant to Heritage Homes Investment Corporation, Grantee(s) the following described real  
 property in the County of HOOD RIVER and State of Oregon, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

REF #4486

3N-10-34A-500

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those  
 shown below, if any:

The true and actual consideration for this conveyance is \$ 1,400,000.00 PURSUANT TO AN  
IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR (Charles Samuel Cody).

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON  
 LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 7 day of MAY, 2005

Frances M. Cody  
 Frances M. Cody

Glen Matthew Cody  
 Glen Matthew Cody

Martin Lee Cody 10, May, 2005  
 Martin Lee Cody

Charles Samuel Cody  
 Charles Samuel Cody

State of Oregon  
 County of HOOD RIVER

This instrument was acknowledged before me on May 11, 2005 by Frances M. Cody

Beverly Nanez  
 (Notary Public for Oregon)



My commission expires 12/9/06

Heritage Homes Investment Corporation

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 MAY 10 2005  
 OWRD

3N 10 34A 500 #4486

**ASSIGNMENT OF WATER RIGHT**  
**POWER OF ATTORNEY**

WHEREAS, the undersigned **Wilbur O. Krutz** are the owners of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. 3N 10 34 NW/NE # 0800, consisting of 3.50 irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right of record:

**Certificate number:** C74306 (07)  
**Priority Date:** 05/07/1906  
**Source:** Hood River  
**Purpose:** Irrigation  
**Transferred Amount:** 2.15

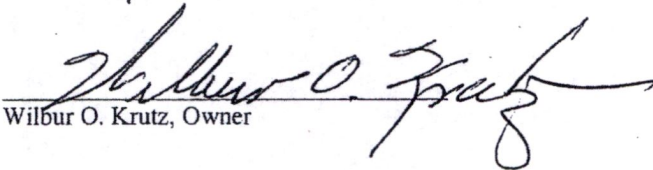
Which water right is in the name of the Farmers Irrigation District is delivered by the District, and,

WHEREAS, **Krutz** desire to transfer 2.15 acres of the water rights from tax lot 3N-10-34 NW/NE #0800 and continue to receive and be billed 1.35 water right acres.

**Krutz** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described transferred water right of record and in and to the use of the water therefrom which is appurtenant to the above described property.

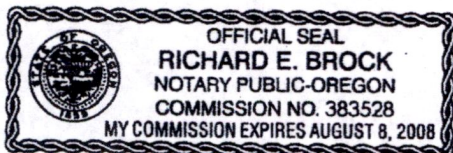
**Krutz** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, as their agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right on the records of the Oregon Water Resources Department, including, but not limited to, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right.

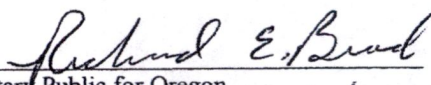
IN WITNESS WHEREOF, the undersigned has executed this instrument the 7 day of July, 2005.

  
Wilbur O. Krutz, Owner

STATE OF OREGON     )  
                                  ) ss.  
County of Hood River    )

Wilbur O. Krutz acknowledged this instrument before me on 7/7/, 2005.



  
Notary Public for Oregon  
My commission expires: 8/8/08

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OWRD

44 358

WARRANTY DEED

Filed for record April 14, 1950 at 4:00 P.M.

KNOW ALL MEN BY THESE PRESENTS, that we, LINDA M. HALL, who

is one and the same person and was formerly and who took title to the real property hereinafter described as LINDA M. HALL, and DALE HALL, her husband, of Vancouver, Washington, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to us in hand paid by WILBUR O. KRUTZ and FLORA D. KRUTZ, husband and wife, of Hood River, Oregon, have bargained and sold, and by these presents do grant, bargain, sell and convey unto the said WILBUR O. KRUTZ and FLORA D. KRUTZ, husband and wife, as an estate by the entirety and to his, her or their heirs and assigns, all our right, title and interest in and to the following bounded and described real property with the tenements, hereditaments and appurtenances thereto in the County of Hood River, State of Oregon, to-wit:

Beginning at a point on the East line of the Northwest quarter of the Northeast quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, which point is 356.75 feet South of the Northeast corner of said legal subdivision, and which point of beginning is the Southeast corner of that tract of land conveyed to Mrs. L.E. Eddy by deed recorded April 1, 1904, in Book 37 at page 393, Deed Records Wasco County (Book J at page 597, Deed Records Hood River County); thence West along the South line of said Eddy tract of land 340 feet, more or less, to the Northeast corner of the first tract of land described in that certain deed to Harold Miller et ux., recorded April 15, 1947, in Book 24 at page 253, Deed Records Hood River County, thence South along the East line of said Miller tract of land 275 feet, more or less, to the Southeast corner thereof, being also the Northeast corner of that tract of land conveyed to E.L. Payne et ux., by deed recorded October 2, 1946, in Book 33 at page 518, Deed Records Hood River County; thence continuing South along the East line of said Payne tract of land 167 feet, more or less, to the Southeast corner thereof, being at a point on the North line of that tract of land conveyed to Vincent I. Harris et ux., recorded February 7, 1946, in Book 32 at page 515, Deed Records Hood River County; thence East along the North line of said Harris tract of land 630 feet, more or less, to the East line of the Northwest quarter of the Northeast quarter of said Section 34; thence North along the East line of the Northwest quarter of the Northeast quarter of said Section 34 a distance of 435 feet, more or less, to the place of beginning.

SUBJECT TO AND SAVING AND EXCEPTING THEREFROM:

1. Right of way and appurtenant easements for electric transmission lines, underground or overhead, granted Pacific Power & Light Company by deed recorded May 27, 1942, in Book 29 at page 349, Deed Records Hood River County.

krutz, Wilbur O & Flora D.

3N 10 34A 800

#4076

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MAY 10 2023

OWRD

BK 42  
PL 346

2. Reservations contained in Patent from United States Government, State of Oregon, or Railroad Companies.

together with that sixteen (16') foot right of way easement reserved by John W. Kreig, et ux., in that certain deed from them to E.L. Payne and Ida B. Payne, husband and wife, dated September 25, 1946, and recorded October 2, 1946, in Volume 33 of Deed Records of Hood River County, Oregon, at page 518.

TO HAVE AND TO HOLD the above described and granted premises unto the said WILBUR C. KRUTZ and FLORA D. KRUTZ, husband and wife, as tenants by the entirety and not as tenants in common and to his, her or their heirs and assigns forever.

And we, the grantors above named, do covenant to and with the above named grantees, their heirs and assigns, that we are lawfully seised in fee simple of the above granted premises; that the above granted premises are free from any encumbrances save and except as to taxes coming due and payable after June 30, 1950, and that we will warrant and defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons, save and except as to said taxes.

IN WITNESS WHEREOF, we, the grantors above named, have hereunto set our hands and seals on this 14<sup>th</sup> day of April, 1950.

Linda M. Hall (SEAL)

Dale Hall (SEAL)

STATE OF OREGON.

County of Hood River

} ss.

14 April, 1950.

Personally appeared the within named LINDA M. HALL and DALE HALL, her husband, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:



Walter P. L.  
Notary Public for Oregon  
My commission expires: July 1, 1954





After recording return to:

Robert D. Lincoln

495 Frankton Road

Hood River, OR 97031

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

Robert D. Lincoln

495 Frankton Road

Hood River, OR 97031

Escrow No. HR39562

Title No. 0039562

SWD

HOOD RIVER COUNTY, OR 2008-03820

D-WD

10/03/2008 03:06 PM

Cnt=1 Stn=2 COUNTER

\$15.00 \$11.00 \$10.00

\$36.00



00015644200800038200030034

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

Sandra E. Berry, Director of Records and  
Assessment and Ex-Officio Recorder.

## STATUTORY WARRANTY DEED

AMERITITLE 39562

William A. Krutz and Llynore D. Barrick, each as to an undivided one-half interest, as tenants in common, Grantor(s) hereby convey and warrant to Robert D. Lincoln and Kay L. Lincoln, as tenants by the entirety, Grantee(s) the following described real property in the County of HOOD RIVER and State of Oregon free of encumbrances except as specifically set forth herein:

AS SET FORTH ON ATTACHED EXHIBIT "A"

Ref No 4076

3N-10E-34A-800

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2008-2009 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$325,000.00.

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. 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.

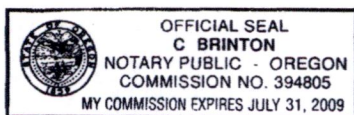
Dated this 26<sup>th</sup> day of September, 2008.

William A. Krutz  
William A. Krutz

Llynore D. Barrick  
Llynore D. Barrick

State of Oregon  
County of MARION

This instrument was acknowledged before me on September 26, 2008 by Llynore D. Barrick.



C. Brinton  
(Notary Public for Oregon)  
My commission expires 7/31/2009

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State of IDAHO

County of Bonner

This instrument was acknowledged before me on Sept. 30, 2008 by William A. Krutz.



Margaret Raiha  
(Notary Public for State of Idaho)

My commission expires 11/15/2008

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Exhibit "A"

A portion of that certain tract of land being described by Warranty Deed recorded in Book 42, page 356, on file in Hood River County, Oregon, located in the Northeast quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, more particularly described as follows:

Commencing at the Southeast corner of that tract of land conveyed to Mrs. L.E. Eddy by Warranty Deed recorded in Book J, page 597, on file in Hood River County, Oregon; thence  $88^{\circ}51'25''$  West along the South line of last said tract, 482 feet to the point of beginning; thence South  $00^{\circ}39'44''$  West 425.74 feet to the North line of Parcel 2 of Partition Plat No. 9212 on file in Hood River County, Oregon, said point also being on the North line of that certain tract described in Warranty Deed recorded in Book J, page 597, on file in Hood River County, Oregon; thence North  $88^{\circ}54'23''$  West along the Northerly line of Parcels 1 and 2 of said Partition Plat No. 9212, 150.08 feet to a point on the East line of that tract of land conveyed to E. L. Payne et ux., by Warranty Deed recorded in Book 33, page 518, on file in Hood River County, Oregon; thence North  $00^{\circ}14'15''$  East along the East line of that tract conveyed to E. L. Payne et ux., by last said Warranty Deed and the tract conveyed to Harold Miller et ux., by Warranty Deed recorded in Book 34, page 253, on file in Hood River County, Oregon, 425.91 feet to a point on the South line of said tract conveyed to Mrs. L. E. Eddy; thence South  $88^{\circ}51'25''$  East along the South line of last said tract, 153.24 feet to the point of beginning.

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MAY 10 2023

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After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

ASSIGNMENT OF WATER RIGHT  
Water Right Conveyance 3N-10E-34AB-1602  
POWER OF ATTORNEY

WHEREAS, the undersigned **Troyce Mack & Michael Kitts (Owner)** are the owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. 3N-10E-34-NW/NE-1602, consisting of 0.70 irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right(s) of record:

Certificate number: 95429  
Priority Date: 05/07/1906  
Source: Hood River  
Purpose: Irrigation  
Transferred Amount: 0.20 Acres

Which water right(s) are held by and delivered by Farmers Irrigation District, and,

WHEREAS, **Owner** desires to transfer off 0.20 acres of the water rights from tax lot 3N-10E-34-NW/NE-1602, and keeping 0.50 water right acres.

**Owner** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described water right(s) and in and to the use of the water therefrom which is appurtenant to the above described property, including authorization of the transfer of the water right(s). This document will be retained by Farmers Irrigation District for its records and for use in any relevant transfer application(s).

**Owner** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right(s).

IN WITNESS WHEREOF, the undersigned has executed this instrument the 12 day of October, 2021.

Troyce Mack  
Troyce Mack, Owner

Michael Kitts  
Michael Kitts, Owner

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STATE OF OR )  
County of Hood River ) ss.

This instrument was acknowledged before me on Oct. 12<sup>th</sup>, 2021 by Troyce Mack & Michael Kitts.



Donna Irene Driggs  
Notary Public for Oregon

My commission expires: March 6, 2023

See attached legal description:

After Recording Return to:  
Fitzwater Law  
6400 SE Lake Rd Ste 440  
Portland, OR 97222

HOOD RIVER COUNTY, OR **2020-05030**  
D-WD  
Stn=8 DARCYM 11/18/2020 02:00:02 PM  
\$15.00 \$11.00 \$10.00 \$64.00 \$25.00 **\$125.00**

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

Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

Grantor:  
TROYCE A. MACK and  
MICHAEL A. KITTS  
3880 May St.  
Hood River, OR 97031

Grantee/Send Tax Statements to:  
MICHAEL ANDREW KITTS and  
TROYCE ANN MACK, TRUSTEES  
3880 May St.  
Hood River, OR 97031

### WARRANTY DEED - STATUTORY FORM

TROYCE A. MACK and MICHAEL A. KITTS, as tenants in common,  
GRANTORS, convey and warrant to MICHAEL ANDREW KITTS and TROYCE ANN  
MACK, TRUSTEES, or the successor(s) in trust, under the KITTS-MACK FAMILY  
TRUST dated NOV 13, 2020, and any amendments thereto, wherein  
MICHAEL ANDREW KITTS and TROYCE ANN MACK are also Settlor and  
Beneficiaries, GRANTEES, the following described real property, free of encumbrances  
except as specifically set forth herein, situated in Hood River County, Oregon:

**See Exhibit "A" attached hereto and incorporated herein by this  
reference.**

More commonly known as 3890 May St., Hood River, OR 97031.  
Subject to encumbrances of record.  
The true and actual consideration for this conveyance is \$0.00.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and  
assigns under the warranties and covenants contained herein or provided by law shall be  
limited to the extent of coverage that would be available to Grantor under a standard  
policy of title insurance. The limitations contained herein expressly do not relieve  
Grantor of any liability or obligations under this instrument, but merely define the scope,  
nature, and amount of such liability or obligations.

PAGE 1 - WARRANTY DEED

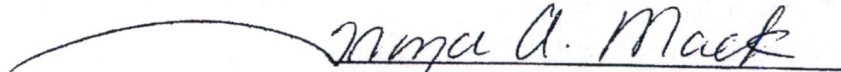
RECEIVED

MAY 10 2023

OWRD

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

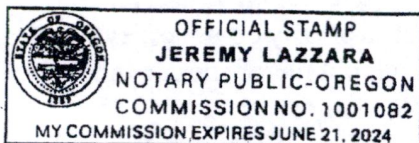
Dated this 13 day of NOV, 2020.

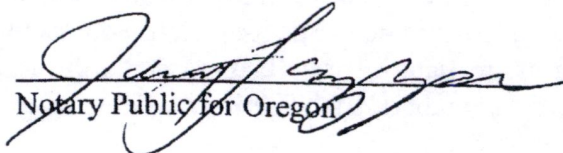
  
TROYCE A. MACK, GRANTOR

  
MICHAEL A. KITTS, GRANTOR

STATE OF OREGON  
County of Hood River

The foregoing instrument was acknowledged before me this 13 day of November, 2020, by TROYCE A. MACK and MICHAEL A. KITTS, GRANTORS.



  
Notary Public for Oregon

PAGE 2 - WARRANTY DEED

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MAY 10 2023  
OWRD

Exhibit A

That certain tract of land described by Bargain and Sale Deed recorded in document number 993889 of Hood River County Records, located in the Northeast Quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, County of Hood River and State of Oregon; more particularly described as follows:

Beginning at a point on the West Line of Parcel 1 of Partition Plat 9023, recorded October 24, 1990, Hood River County Deed Records, that bears South 00°38'58" West, a distance of 104.79 feet from the Northwest corner thereof, situated in the Northeast Quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian in the County of Hood River and State of Oregon; thence continuing along the West Line of said Parcel 1 and its Southerly extension, South 00°38'58" West, a distance of 225.65 feet to the South Line of the Northwest Quarter of the Northeast Quarter of said Section 34; thence along said South Line, South 88°54'59" East, a distance of 193.00 feet; thence North 00°38'58" East, a distance of 210.47 feet; thence North 69°43'16" West, a distance of 20.28 feet; thence North 86°07'01" West, a distance of 174.17 feet to the point of beginning.

EXCEPTING THEREFROM the Southerly 30 feet thereof for public right of way as dedicated by document recorded November 26 1990 as Microfilm No. 902946, Hood River County Microfilm Records.

EXCEPTING THEREFROM, the following described tract:

Commencing at the Southeast corner of Parcel 2 of Partition Plat 90-23 recorded October 24, 1990, Hood River County Deed Records, said point being on the South line of the Northwest Quarter of the Northeast Quarter of Section 34; thence North 88°54'59" West, a distance of 107.01 feet along said South line to the point of beginning; thence North 00°38'58" East, a distance of 210.47 feet; thence North 69°43'16" West, a distance of 20.28 feet; thence North 86°07'01" West, a distance of 59.23 feet; thence South 00°38'58" West, a distance of 220.04 feet to said South line of the Northwest quarter of the Northeast quarter of Section 34; thence South 88°54'59" East, 78.24 feet along the said South line to the point of beginning.

RECEIVED  
MAY 10 2023  
OWRD

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2015-00963  
D-WRA  
Cnt=1 Stn=2 COUNTER 04/08/2015 12:17 PM  
\$10.00 \$11.00 \$20.00 \$10.00 \$15.00 \$66.00



I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 3N-10E-34A-2400**  
**POWER OF ATTORNEY**

WHEREAS, the undersigned **Carmel M. Cervetto (Cervetto)** is the owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. **3N-10E-34-SE/NE-2400**, consisting of **4.15** irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right of record:

Certificate number: 74306  
Priority Date: 05/07/1906  
Source: Hood River  
Purpose: Irrigation  
Transferred Amount: 4.15 Water Right Acres

CE 1191

Which water right is in the name of the Farmers Irrigation District is delivered by the District, and,

WHEREAS, **Cervetto** desires to transfer off **4.15** acres of the water rights from tax lot **3N-10E-34-SE/NE-2400**, removing all water rights.

**Cervetto** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described transferred water right of record and in and to the use of the water therefrom which is appurtenant to the above described property. This document shall be recorded with Hood River County.

**Cervetto** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, In-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right.

IN WITNESS WHEREOF, the undersigned has executed this instrument the 26<sup>th</sup> day of March, 2015.

Carmel M. Cervetto  
Carmel M. Cervetto, Owner

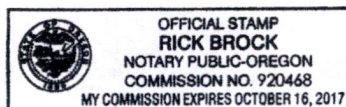
RECEIVED

MAY 10 2023

OWRD

STATE OF Oregon,  
County of H.R. ) ss.

Carmel Cervetto acknowledged this instrument before me on 3/26/ 2015



Rick Brock  
Notary Public for Oregon  
My commission expires: 10/16/17

See attached legal description:

**Cervetto lot description:**

Parcel 1 of Partition Plat 9614 filed May 14, 1996, as corrected by Affidavit recorded April 9, 1997 as Recorder's Fee No. 971171, Film Records, and being a portion of the Northeast quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon.

RECEIVED

MAY 10 2023

OWRD

971171

STATE OF OREGON )  
 ) ss  
COUNTY OF HOOD RIVER)

AFFIDAVIT OF CORRECTION

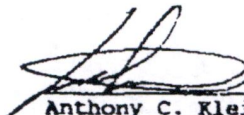
I, ANTHONY C. KLEIN, being duly sworn, depose and say that I am the surveyor who surveyed the property as depicted, filed and recorded as County Survey No. 96032 of Hood River County, Oregon Survey Records, and Partition Plat No. 9614 of Hood River County Records.

The following correction(s) to said plat (is/are) necessary and (is/are) as follows:

1. Correct distance along the South boundary of Parcel 2 from the center line of Rockey Road to the beginning of the curve. The distance on the plat is 157.21 and the correct distance is 186.96.
2. Correct the distance along the East boundary of Parcel 2. The distance on the plat is 136.95 and the correct distance is 112.60.
3. Correct the distance along the East boundary of Parcel 1. The distance on the plat is 215.65 and the correct distance is 235.65.
4. The area of Parcel 2 is 21,207 sq ft instead of 29133 sq ft as shown on the plat.

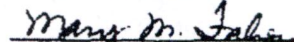
The present fee owner(s) of the property materially affected by said affidavit (is/are) as follows:

1. Carmel M. Carvetto

  
Anthony C. Klein  
Registered Professional Land Surveyor  
1109 Country Club Road  
Hood River, Oregon 97031

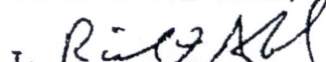
NOTARY CERTIFICATE

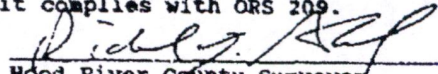
Subscribed and sworn to before me this 9th day of April, 1997

  
Notary Public of the State of Oregon  
My Commission Expires 5-7-97

STATE OF OREGON )  
 ) ss  
COUNTY OF HOOD RIVER)



I, , Hood River County Surveyor, do hereby certify that said Affidavit of correction for County Survey No. 96032 has been examined by me and that it complies with ORS 209.

  
Hood River County Surveyor

RECEIVED

MAY 10 2023

OWRD

After Recording Return To:  
Legacy Development Group, Inc.  
P.O. Box 4  
Hood River, OR 97031

Until a Change is Requested, All Tax Statements  
Shall be Sent to the Following Address:  
Legacy Development Group, Inc.  
P.O. Box 4  
Hood River, OR 97031

HOOD RIVER COUNTY, OR **2020-04972**  
D-WD **11/16/2020 01:18:02 PM**  
Stn=8 DARCYM  
\$15.00 \$11.00 \$10.00 \$64.00 \$25.00 **\$125.00**

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

Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

Tax Account No. 03N10E34A 2400

True Actual Consideration: \$875,000.00

### STATUTORY WARRANTY DEED

Carmel M. Cervetto ("Grantor"), conveys and warrants to Legacy Development Group, Inc. ("Grantee"), the following described real property (the "Property") free of liens or encumbrances, except as set forth herein:

Property in Hood River County, Oregon, located at 600 Rocky Road, the legal description of which is set forth on the attached **EXHIBIT A**.

This conveyance is made subject to the following:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records;
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof;
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water;
4. Any encroachment (of existing improvements located on the subject Land onto adjoining Land or of existing improvements located on adjoining Land onto the subject Land) encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land;
5. Any lien, or right to a lien, for services, labor, material, equipment rental, or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records;
6. Taxes assessed under Code No. 01 Account No. 1069 Map No. 3N-10E-34A-2400. The 2020-2021 Taxes: A lien not yet due or payable;
7. City liens, if any, of the City of Hood River;
8. Rights of the public in and to that portion of the premises lying within the right-of-way of Rocky Road;
9. Restrictive Covenants, including the terms and provisions thereof, and including among other things a waiver of right of remonstrance, recorded: April 23, 1996 as Instrument No. 961111 in the Hood River

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MAY 10 2023

OWRD


Statutory Warranty Deed  
Sales Agreement No. 10142020RockyRd  
November 13, 2020 ∞ Page 1 of 3

AMERITLE 410047 AM

- County Deed Records (see recorded document for details);
10. That certain Annexation Agreement including the terms and provisions thereof, recorded April 23, 1996 as Instrument No. 961113 in the Hood River County Deed Records (see recorded document for details); and
  11. That certain Easement, including the terms and provisions thereof, for a roadway as shown on Partition Plat No. 9614, recorded May 14, 1996.

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


DATED this 13<sup>th</sup> day of November, 2020.

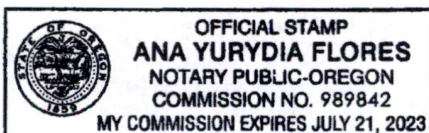
  
Carmel M. Cervetto

STATE OF OREGON                     )  
  ) ss.  
County of Hood River             )

On this 13<sup>th</sup> day of November, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Carmel Cervetto (Grantor) and acknowledged that she executed the foregoing instrument freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

  
Notary Public for Oregon  
My Commission Expires: July 21, 2023



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MAY 10 2023

OWRD

Statutory Warranty Deed  
Sales Agreement No. 10142020RockyRd  
November 13, 2020 ∞ Page 2 of 3

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Parcel 1: (3N-10E-34A-2400)

Parcel 1 of Partition Plat No. 9614 filed May 14, 1996, as corrected by Affidavit recorded April 9, 1997 as Recorder's Fee No. 971171, Film Records, and being a portion of the Northeast quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon.

EXCEPT THEREFROM a parcel of land in the Northeast  $\frac{1}{4}$  Section 34, Township 3 North, Range 10 East, of the Willamette Meridian, in the County of Hood River and State of Oregon described as follows: BEGINNING at the Northwest corner of Parcel 2 of Partition Plat 9614, filed May 14, 1996 Hood River County Records; THENCE North 88 degrees 57 minutes 06 seconds West, along the North line of said Parcel 2, a distance of 37.94 feet to a point; THENCE South 0 degrees 20 minutes 18 seconds West, parallel to the West line of said Parcel 2, a distance of 112.60 feet to a point; THENCE South 88 degrees 57 minutes 06 seconds East, parallel to the North line of said Parcel 2, a distance of 37.94 feet to the Southwest corner thereof; THENCE North 0 degrees 20 minutes 18 seconds East, along the West line of said Parcel 2, a distance of 112.60 feet to the PLACE OF BEGINNING.

ALSO EXCEPT THEREFROM a parcel of land in the Northeast  $\frac{1}{4}$  Section 34, Township 3 North, Range 10 East, of the Willamette Meridian, County of Hood River and State of Oregon described as follows: BEGINNING at the Southeast corner of Parcel 2 of Partition Plat 9614, filed May 14, 1996 Hood River County Records; THENCE North 88 degrees 57 minutes 09 seconds West, along the South line of said Parcel 2, a distance of 156.96 feet to a point; THENCE continuing along the South line of said Parcel 2, around a curve in a counterclockwise direction having a delta angle of 32 degrees 00 minutes 48 seconds, an arc distance of 67.05 feet, a radius of 120.00 feet, and a chord of South 75 degrees 02 minutes 25 seconds West, a distance of 66.18 feet to the Southeast corner thereof; THENCE South 88 degrees 57 minutes 06 seconds East, a distance of 220.80 feet to a point; THENCE North 0 degrees 20 minutes 18 seconds East, a distance of 18.25 feet to the PLACE OF BEGINNING.

RECEIVED  
MAY 10 2023  
OWRD

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2022-02159  
D-WRA  
Cnt=1 Stn=98 COUNTER 07/14/2022 11:30 AM  
\$5.00 \$11.00 \$64.00 \$10.00 \$25.00 \$115.00



I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 3N-10E-34BD-0420**  
**POWER OF ATTORNEY**

WHEREAS, the undersigned **Dustin Lee (Owner)** are the owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. **3N-10E-34-SE/NW-0420**, consisting of **0.15** irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right(s) of record:

Certificate number: 95429  
Priority Date: 05/07/1906  
Source: Hood River  
Purpose: Irrigation  
Transferred Amount: 0.10 Acres


Which water right(s) are held by and delivered by Farmers Irrigation District, and,

WHEREAS, **Owner** desires to transfer off **0.10** acres of the water rights from tax lot **3N-10E-34-SE/NW-0420**, and keeping **0.05** water right acres.

**Owner** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described water right(s) and in and to the use of the water therefrom which is appurtenant to the above described property, including authorization of the transfer of the water right(s). This document will be retained by Farmers Irrigation District for its records and for use in any relevant transfer application(s).

**Owner** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right(s).


IN WITNESS WHEREOF, the undersigned has executed this instrument the 22<sup>n</sup> day of June, 2022.

  
Dustin Lee, Owner

STATE OF OR )  
County of Hood River ss.

This instrument was acknowledged before me on JUNE 22, 2022 by Dustin Lee.



  
Notary Public for POSTAL ANNEX 195  
My commission expires: 08-25-2025

See attached legal description:

Lot 5, Stonegate West, in the County of Hood River  
And State of Oregon

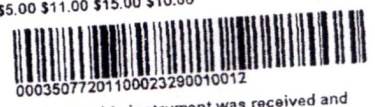
RECEIVED  
MAY 10 2023  
OWRD

FARMERS

THIS SPACE RESERVED FOR RECORDER'S USE



HOOD RIVER COUNTY, OR 2011-02329  
D-WD 08/05/2011 03:02 PM  
Cnt=1 Stn=2 COUNTER \$41.00  
\$5.00 \$11.00 \$15.00 \$10.00



I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

After recording return to:  
Dustin M. Lee  
683 Parsons Road  
Hood River, OR 97031

Until a change is requested all tax statements shall be sent to the following address:  
Dustin M. Lee  
683 Parsons Road  
Hood River, OR 97031

Escrow No. HR43190  
Title No. 0043190  
SWD r.042611

AMERITITLE 43190

STATUTORY WARRANTY DEED

Thomas Hansen and Kimberly Hansen, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Dustin M. Lee, a single man,

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

Lot 5, STONEGATE WEST, in the County of Hood River and State of Oregon

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:  
Ref#11732 3N-10E-34BD-420

The true and actual consideration for this conveyance is \$386,000.00.  
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:  
2011-2012 Real Property Taxes a lien not yet due and payable.

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. 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.

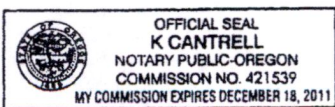
Dated this 4th day of August, 2011.

Thomas Hansen by Kimberly Hansen, as his attorney-in-fact Kimberly Hansen  
AS HIS ATTORNEY IN FACT

State of Oregon  
County of HOOD RIVER

This instrument was acknowledged before me on August 4, 2011 by Thomas Hansen by Kimberly Hansen, as his attorney in fact, and Kimberly Hansen.

(Notary Public for Oregon)  
My commission expires 12-18-2011



RECEIVED  
MAY 10 2023  
OWRD

280916

#11732

3.110 2420 470

lee

LEE DUSTIN M.

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2022-00478  
D-WRA  
Cnt=1 Str=98 COUNTER 02/15/2022 01:09 PM  
\$10.00 \$11.00 \$64.00 \$10.00 \$25.00 \$120.00



I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 3N-10E-34BD-0425**  
**POWER OF ATTORNEY**

WHEREAS, the undersigned **Kurt & Maureen Harter (Owner)** are the owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. **3N-10E-34-SE/NW-0425**, consisting of **0.40** irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right(s) of record:

Certificate number: 95429  
Priority Date: 05/07/1906  
Source: Hood River  
Purpose: Irrigation  
Transferred Amount: 0.20 Acres

Which water right(s) are held by and delivered by Farmers Irrigation District, and,

WHEREAS, **Owner** desires to transfer off **0.20** acres of the water rights from tax lot **3N-10E-34-SE/NW-0425**, and keeping **0.20** water right acres.

**Owner** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described water right(s) and in and to the use of the water therefrom which is appurtenant to the above described property, including authorization of the transfer of the water right(s). This document will be retained by Farmers Irrigation District for its records and for use in any relevant transfer application(s).

**Owner** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right(s).

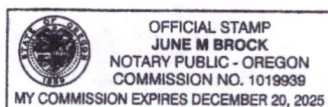
IN WITNESS WHEREOF, the undersigned has executed this instrument the 14 day of February, 2022.

Kurt Harter  
Kurt Harter, Owner

Maureen Harter  
Maureen Harter, Owner

STATE OF OR )  
County of Hood River ) ss.

This instrument was acknowledged before me on 14 February 2022 by Kurt & Maureen Harter.



J M Brock  
Notary Public for Oregon  
My commission expires: 12-20-2025

RECEIVED

MAY 10 2023

OWRD

See attached legal description:

~~Exhibit A~~ Exhibit A

LOT 18, STONEGATE WEST, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

~~DEED NO 34734~~

~~3N 10 34E 125~~

*excluding:*

A portion of LOT 18, STONEGATE WEST, located in the southeast quarter of the northwest quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon being more particularly described as follows:

Beginning at a 5/8" iron rod found at the northwest corner of said Lot 18; thence along the northwesterly line of said Lot 18, South 24°44'23" East, a distance of 27.02 feet to a 5/8" iron rod with yellow plastic cap marked "WYEAST LS 2393"; thence North 33°08'35" East, a distance of 28.73 feet to a similar iron rod in the north line of said Lot 18; thence along said north line, North 88°58'27" West, a distance of 27.02 feet to the point of beginning.

*and including:*

A portion of the HABITAT CONSERVATION AREA, STONEGATE WEST, located in the southeast quarter of the northwest quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon being more particularly described as follows:

Beginning at a 5/8" iron rod with yellow plastic cap marked "WYEAST LS 2393" in the north line of Lot 18, STONEGATE WEST, that bears South 88°58'27" East, a distance of 102.66 feet from a 5/8" iron rod found at the northwest corner thereof; thence North 38°58'26" East, a distance of 14.24 feet to a brass screw with washer marked "LS 2393"; thence South 51°13'52" East, a distance of 36.80 feet to a 5/8" iron rod with yellow plastic cap marked "WYEAST LS 2393"; thence South 38°36'22" West, a distance of 14.70 feet to a similar iron rod in the northeasterly line of said Lot 18; thence along said northeasterly line, North 24°44'23" West, a distance of 25.48 feet to the northeast corner of said Lot 18; thence along the north line of said Lot 18, North 88°58'27" West, a distance of 17.81 feet to the point of beginning.

RECEIVED

MAY 10 2023

OWRD

20044501<sup>(1)</sup>

THIS SPACE RE.

STATE OF OREGON

SS

COUNTY OF HOOD RIVER

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

Sandra E. Berry, Director of records and  
Assessment and Ex-Officio Recorder,

by: [Signature] Deputy.

DOC#: 20044501  
RCPT: 37533 :26.00  
9/28/2004 3:16 PM

After recording return to:

KURT D. HARTER

664 PARSONS DRIVE

HOOD RIVER, OR 97031

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

KURT D. HARTER

664 PARSONS DRIVE

HOOD RIVER, OR 97031

Escrow No. HR32467

Title No. \_\_\_\_\_

AMERITITLE  
32467

## WARRANTY DEED

CRAIG MCDOWELL and SUSAN LYNN MCDOWELL, as tenants by the entirety,  
Grantor(s) hereby conveys and warrants to:  
KURT D. HARTER and MAUREEN K. HARTER, as tenants by the entirety  
Grantee(s) the following described real property, in the County of HOOD  
RIVER and State of Oregon, free of encumbrances except as specifically set  
forth herein:

LOT 18, STONEGATE WEST, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

REF. NO. 11731

3N-10-34BD-425

The above-described property is free of encumbrances except all those items of  
record, if any, as of the date of this deed and those shown below, if any.

The true and actual consideration for this conveyance is \$ 385,000.00.

THIS INSTRUMENT WILL 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  
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

Dated this 28 day of September, 2004

[Signature]  
CRAIG MCDOWELL

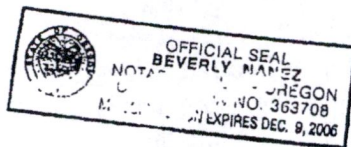
[Signature]  
SUSAN LYNN MCDOWELL

State of Oregon  
County of HOOD RIVER

This instrument was acknowledged before me on Sept 28 2004 by CRAIG  
MCDOWELL AND SUSAN LYNN MCDOWELL.

[Signature]  
(Notary Public for Oregon)

My commission expires 12-9-06



RECEIVED

MAY 10 2023

OWRD

TRACT TO BE EXCHANGED  
TAX LOT 425 TO TAX LOT 400

A portion of LOT 18, STONEGATE WEST, located in the southeast quarter of the northwest quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon being more particularly described as follows:

Beginning at a 5/8" iron rod found at the northwest corner of said Lot 18; thence along the northwesterly line of said Lot 18, South 24°44'23" East, a distance of 27.02 feet to a 5/8" iron rod with yellow plastic cap marked "WYEAST LS 2393"; thence North 33°08'35" East, a distance of 28.73 feet to a similar iron rod in the north line of said Lot 18; thence along said north line, North 88°58'27" West, a distance of 27.02 feet to the point of beginning.

RECEIVED

MAY 10 2023

OWRD

TRACT TO BE EXCHANGED  
TAX LOT 400 TO TAX LOT 425

A portion of the HABITAT CONSERVATION AREA, STONEGATE WEST,  
located in the southeast quarter of the northwest quarter of Section 34, Township 3 North,  
Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon  
being more particularly described as follows:

Beginning at a 5/8" iron rod with yellow plastic cap marked "WYEAST LS 2393"  
in the north line of Lot 18, STONEGATE WEST, that bears South 88°58'27" East,  
a distance of 102.66 feet from a 5/8" iron rod found at the northwest corner thereof;  
thence North 38°58'26" East, a distance of 14.24 feet to a brass screw with washer  
marked "LS 2393"; thence South 51°13'52" East, a distance of 36.80 feet to a  
5/8" iron rod with yellow plastic cap marked "WYEAST LS 2393";  
thence South 38°36'22" West, a distance of 14.70 feet to a similar iron rod in the  
northeasterly line of said Lot 18; thence along said northeasterly line, North 24°44'23" West,  
a distance of 25.48 feet to the northeast corner of said Lot 18; thence along the  
north line of said Lot 18, North 88°58'27" West, a distance of 17.81 feet to the  
point of beginning.

RECEIVED

MAY 10 2023

OWRD

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2023-00077

D-WRA

01/17/2023 10:47 AM

Cnt=1 Stn=31 CARMENE

\$5.00 \$11.00 \$64.00 \$10.00 \$25.00

\$115.00



00111164202300000770010018

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

Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 3N-10E-34DD-2102**  
**POWER OF ATTORNEY**

WHEREAS, the undersigned **Stacy & Martin Claus (Owner)** are the owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. **3N-10E-34-SE/SE-2102**, consisting of **1.00** irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right(s) of record:

**Certificate number:** 95429  
**Priority Date:** 05/07/1906  
**Source:** Hood River  
**Purpose:** Irrigation  
**Transferred Amount:** 0.10 Acres

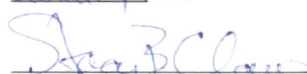
Which water right(s) are held by and delivered by Farmers Irrigation District, and,


WHEREAS, **Owner** desires to transfer off **0.10** acres of the water rights from tax lot **3N-10E-34-SE/SE-2102**, and keeping **0.90** water right acres.

**Owner** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described water right(s) and in and to the use of the water therefrom which is appurtenant to the above described property, including authorization of the transfer of the water right(s). This document will be retained by Farmers Irrigation District for its records and for use in any relevant transfer application(s).

**Owner** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right(s).

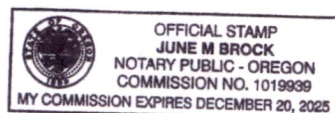
IN WITNESS WHEREOF, the undersigned has executed this instrument the 4 day of January, 2023.


  
Stacy Claus, Owner

  
Martin Claus, Owner

STATE OF OREGON )  
County of Hood River ) ss.

This instrument was acknowledged before me on JANUARY 4, 2023 by Stacy & Martin Claus.



  
Notary Public for OREGON  
My commission expires: 12-20-25

RECEIVED  
MAY 10 2023  
OWRD

See attached legal description:

AME

Parcel 1 of Partition Plat No. 9420, filed November 29, 1994 in the Plat Records of Hood River County, and being a portion of the Southeast quarter of the Southeast quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon.



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Stacy Birdsall Claus  
PO BOX 351  
White Salmon, WA 98672

HOOD RIVER COUNTY, OR 2014-02800

D-WD 10/03/2014 10:24 AM  
Cnt=1 Stn=2 COUNTER  
\$10.00 \$11.00 \$20.00 \$10.00 \$15.00 \$66.00



I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

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

Stacy Birdsall Claus  
PO BOX 351  
White Salmon, WA 98672

Escrow No. 19722AM  
Title No. 19722AM

### STATUTORY WARRANTY DEED

James W. Pennington and Leslie M. Pennington,

Grantor(s), hereby convey and warrant to

Stacy Birdsall Claus and Martin Thomas Claus, as tenants by the entirety,

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

Parcel 1 of Partition Plat No. 9420, filed November 29, 1994 in the Plat Records of Hood River County, and being a portion of the Southeast quarter of the Southeast quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon.

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

3N-10E-34D-2102 11254

The true and actual consideration for this conveyance is \$164,500.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

1. Taxes assessed under Code No. 5 Account No. 11254 Map No. 3N-10E-34D-2102  
The 2014-2015 Taxes: A lien not yet due or payable.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Farmers Irrigation District.
3. 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.
4. Public Road and Utility Easement as shown on the Partition Plat Nos. 9218 and 9420.
5. Terms, provisions and conditions, including but not limited to maintenance provisions, contained in appurtenant easement,  
Recorded: October 16, 1992  
Instrument No.: 923055
6. Easements and reservations regarding view, fruit trees, and irrigation lines, also including building restrictions, and the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Recorded: October 7, 1993  
Instrument No.: 930026  
Note: This is a re-affirmation of this easement.
7. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: George T. Jordan, Jr., et ux.  
Recorded: January 7, 1993  
Instrument No.: 930028

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MAY 10 2023

OWRD

8. Terms, provisions and conditions, including but not limited to maintenance provisions, contained in appurtenant easement,  
Recorded: August 15, 2004  
Instrument No.: 201402325

Dated this 25 day of September, 2014.

James W. Pennington  
James W. Pennington

Leslie M. Pennington  
Leslie M. Pennington

State of OREGON } ss  
County of HOOD RIVER }

On this 26 day of SEPTEMBER, , before me, Beverly G. Nanez a Notary Public in and for said state, personally appeared James W. Pennington and Leslie M. Pennington, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Beverly Nanez  
Beverly G. Nanez  
Notary Public for the State of OREGON  
Residing at: Hood River County  
Commission Expires: 11/8/14



RECEIVED  
MAY 10 2023  
OWRD

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2017-01892  
D-WRA  
Cnt=1 Str=2 COUNTER 06/01/2017 11:33 AM  
\$5.00 \$11.00 \$20.00 \$10.00 \$20.00 \$66.00



I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 3N-10E-34D-2103**  
POWER OF ATTORNEY

WHEREAS, the undersigned **Stephanie Noel Adams (Adams)** is the owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. **3N-10E-34-SE/SE-2103**, consisting of .90 irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right of record:

Certificate number: 74306  
Priority Date: 05/07/1906  
Source: Hood River  
Purpose: Irrigation  
Transferred Amount: .90 Water Right Acres

Which water right is in the name of the Farmers Irrigation District is delivered by the District, and,

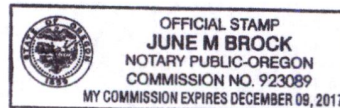
WHEREAS, **Adams** desires to transfer off .90 acres of the water rights from tax lot **3N-10E-34-SE/SE-2103**, removing all water rights,

**Adams** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described transferred water right of record and in and to the use of the water therefrom which is appurtenant to the above described property. This document shall be recorded with Hood River County.

**Adams** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, In-stream lease, transferring the use, place of use, point of diversion or partial cancelation, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right.

IN WITNESS WHEREOF, the undersigned has executed this instrument the 31<sup>st</sup> day of May, 2017.

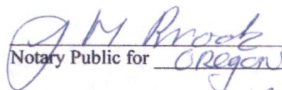
  
Stephanie Noel Adams, Owner



STATE OF Oregon, ss.  
County of Hood River

**Stephanie Adams** acknowledged this instrument before me on 5-31-, 2017

Exhibit "A"

  
Notary Public for Oregon  
My commission expires: 12-9-17

905 Alameda Road, Hood River, OR

Parcel No. 3, Partition Plat No. 9218, being a portion of the Southeast quarter of the Southeast quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian in the County of Hood River and State of Oregon.

RECEIVED

MAY 10 2023

OWRD

56

HOOD RIVER COUNTY, OR 2013-00140

D-WD 01/11/2013 2:28:44 PM

Cnt=1 Stn=2 COUNTER \$5.00 \$11.00 \$15.00 \$10.00 \$15.00 \$56.00



00044824201300001400010011

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

Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:

Stephanie Noel Adams  
905 Alameda Road  
Hood River, OR 97031

Grantor Address:  
As above

## WARRANTY DEED

Parcel Map and Tax No.; 3N10E34D0 02103 - 11255

The true consideration for this conveyance is vesting change only. (Here comply with requirements of ORS 93.030)

Stephanie Adams Ronk, now known as Stephanie Noel Adams, Grantor, hereby grant, bargain, sell, warrant and conveys to Stephanie Noel Adams, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel 3, PARTITION PLAT No. 9218, in the City of Hood River, County of Hood River and State of Oregon.

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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

This property is free from liens and encumbrances, EXCEPT: those of record, if any

Dated this 7th day of January, 2013.

Stephanie Noel Adams

STATE OF Oregon }  
COUNTY OF Hood River } SS:

I certify that I know or have satisfactory evidence that Stephanie Noel Adams is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1-7-13

Randi K. Condon  
Notary Public in and for the State of Oregon



RECEIVED  
MAY 10 2023  
OWRD

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2023-00076

D-WRA

Cnt=1 Stn=31 CARMENE

01/17/2023 10:45 AM

\$5.00 \$11.00 \$64.00 \$10.00 \$25.00

\$115.00



00111162202300000760010012

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

Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 03N10E34D02300**  
POWER OF ATTORNEY

WHEREAS, the undersigned Brian RE. & Penelope A. Johnston (Johnston) are the owners of the  
following described real property situated in Hood River County, Oregon, and more particularly described  
as:

Assessor's map and tax lot no. 3N-10E-34-SE/SE-2300, consisting of 2.05 irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers  
Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water  
right of record:

Certificate number: 74306  
Priority Date: 05/07/1906  
Source: Hood River  
Purpose: Irrigation  
Transferred Amount: .30 Water Right Acres

Which water right is in the name of the Farmers Irrigation District is delivered by the District, and,

WHEREAS, Johnston desires to transfer off .30 acres of the water rights from tax lot 3N-10E-34-SE/SE-2300 and keep 1.75 water right acres.

Johnston hereby grants, assigns and conveys to the District all of right, title and interest in and to  
the above-described transferred water right of record and in and to the use of the water therefrom which is  
appurtenant to the above described property. This document shall be recorded with Hood River County.

Johnston hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or  
his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the  
above described transferred water right and any other associated water rights found during the transfer  
process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the  
records of the Oregon Water Resources Department, including, but not limited to, In-stream lease,  
transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and  
any other documentation necessary or desirable to accomplish the transfer of the water right.

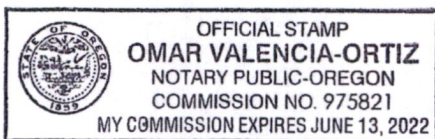
IN WITNESS WHEREOF, the undersigned has executed this instrument the 26<sup>th</sup> day of  
MARCH, 2020.

Brian RE. Johnston  
Brian RE. Johnston, Owner

Penelope A.F. Johnston  
Penelope A.F. Johnston, Owner

STATE OF OR  
County of Multnomah ss.

Brian & Penelope Johnston acknowledged this instrument before me on 03/26, 2020



Notary Public for State of OR

My commission expires: 06/13/2022

RECEIVED  
MAY 10 2023  
OWRD

See attached exhibit A:  
or Legal Description.

Parcel 1 of Partition Plat 2017-15P, recorded September 20, 2017, Instrument No. 201703238, being a  
portion of the Southeast quarter of Section 34, Township 3 North, Range 10 East of the Willamette  
Meridian, County of Hood River and State of Oregon.



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Brian Robert Enloe Johnston and Penelope Anne  
Francis Johnston  
PO Box 20696  
Portland, OR 97294

HOOD RIVER COUNTY, OR **2017-03880**  
D-WD  
Stn=0 JENNAC **11/13/2017 02:55:00 PM**  
\$10.00 \$11.00 \$10.00 \$24.00 \$20.00 **\$75.00**

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

Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

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

Brian Robert Enloe Johnston and Penelope Anne  
Francis Johnston  
PO Box 20696  
Portland, OR 97294

File No. 199710AM

AMERITITLE 199710

### STATUTORY WARRANTY DEED

**J. Allan Henderson and M. Kae Henderson, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Brian Robert Enloe Johnston and Penelope Anne Francis Johnston, as Tenants by the Entirety,**

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

**Parcel 1 of Partition Plat 2017-15P, recorded September 20, 2017, Instrument No. 201703238, being a  
portion of the Southeast quarter of Section 34, Township 3 North, Range 10 East of the Willamette  
Meridian, County of Hood River and State of Oregon.**

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

**3N-10E-34D-2300 Portion of Acct No. 3474**

The true and actual consideration for this conveyance is \$325,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and  
those shown below, if any:

RECEIVED

MAY 10 2023

OWRD

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2020-03813  
D-WRA 09/15/2020 09:47 AM  
Cnt=1 Stn=98 COUNTER  
\$10.00 \$11.00 \$64.00 \$10.00 \$25.00 \$120.00



I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 3N-10E-34DD-2307**  
**POWER OF ATTORNEY**

WHEREAS, the undersigned **Robert & Elizabeth Kendall (Kendall)** are the owners of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. 3N-10E-34-SE/SE-2307, consisting of 0.20 irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right of record:

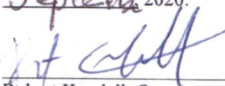
**Certificate number:** 74306  
**Priority Date:** 5/7/1906  
**Source:** Hood River  
**Purpose:** Irrigation  
**Transferred Amount:** 0.20 Acres

Which water right is in the name of the Farmers Irrigation District is delivered by the District, and,

WHEREAS, **Kendall** desires to transfer off 0.20 acres of the water rights from tax lot 3N-10E-34-SE/SE-2307 and keep 0.00 water right acres.

**Kendall** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described transferred water right of record and in and to the use of the water therefrom which is appurtenant to the above described property. This document shall be recorded with Hood River County.

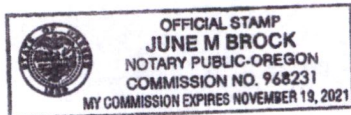
**Kendall** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right.

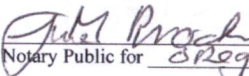
IN WITNESS WHEREOF, the undersigned has executed this instrument the 14 day of September 2020.  
  
Robert Kendall, Owner

  
Elizabeth Kendall, Owner

STATE OF OREGON ss.  
County of Hood River

Robert & Elizabeth Kendall acknowledged this instrument before me on 9-14-, 2020



  
Notary Public for Oregon  
My commission expires: 11-19-2021

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MAY 10 2023  
OWRD

See attached exhibit A:  
or Legal Description.

## Exhibit "A"

Beginning at the Northeast corner of the Southeast quarter of the Southeast quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian; thence Southerly along the East line of the Southeast quarter of the Southeast quarter of said Section 34 to a point that is 133 feet South of the Northeast corner of said quarter-quarter; thence Westerly and parallel with the North line of said quarter-quarter a distance of 160 feet to a point; thence Northerly and parallel with the East line of said quarter-quarter a distance of 133 feet to the North line of said Southeast quarter of the Southeast quarter of said Section 34; thence Easterly along the North line of said quarter-quarter a distance of 160 feet to the place of beginning.

RECEIVED

MAY 10 2023

OWRD



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Robert Casey Kendall and Elizabeth F. Kendall

3737 Fairview Drive

Hood River, OR 97031

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

Robert Casey Kendall and Elizabeth F. Kendall

3737 Fairview Drive

Hood River, OR 97031

File No. 271111AM

HOOD RIVER COUNTY, OR **2019-00059**

D-WD

Stn=21 OSCARG

**01/08/2019 12:57:00 PM**

\$10.00 \$11.00 \$10.00 \$64.00 \$25.00

**\$120.00**

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

Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

### STATUTORY WARRANTY DEED

**Robert C Kendall and Marcia A Kendall, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Robert Casey Kendall and Elizabeth F. Kendall, as Tenants by the Entirety,**

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

**The following described property in the County of Hood River, State of Oregon:**

Beginning at the Northeast corner of the Southeast quarter of the Southeast quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian; thence Southerly along the East line of the Southeast quarter of the Southeast quarter of said Section 34 to a point that is 133 feet South of the Northeast corner of said quarter-quarter; thence Westerly and parallel with the North line of said quarter-quarter a distance of 160 feet to a point; thence Northerly and parallel with the East line of said quarter-quarter a distance of 133 feet to the North line of said Southeast quarter of the Southeast quarter of said Section 34; thence Easterly along the North line of said quarter-quarter a distance of 160 feet to the place of beginning.

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

3N-10E-34D-2307

REF. # 713

The true and actual consideration for this conveyance is \$373,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**RECEIVED**

**MAY 10 2023**

**OWRD**

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 7<sup>th</sup> day of January, 2019.

Robert C Kendall  
Robert C Kendall

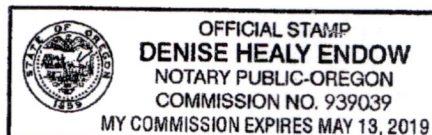
Marcia A Kendall  
Marcia A Kendall

State of OREGON } ss  
County of HOOD RIVER }

On this 7<sup>th</sup> day of JANUARY, 2019, before me, THE UNDERSIGNED a Notary Public in and for said state, personally appeared Robert C Kendall and Marcia A Kendall, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Denise Healy Endow  
Notary Public for the State of OREGON  
Residing at: OREGON  
Commission Expires: May 13, 2019



RECEIVED

MAY 10 2023

OWRD

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2021-01101  
D-WRA  
Cnt=1 Str=98 COUNTER 03/04/2021 11:37 AM  
\$5.00 \$11.00 \$64.00 \$10.00 \$25.00 \$115.00



00100299202100011010010018

I certify that this instrument was received and  
recorded in the records of said county.  
Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 3N-10E-34DB-2309**  
POWER OF ATTORNEY

WHEREAS, the undersigned **Chris & Keiko Borkenhagen (Borkenhagen)** are the owners of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. 3N-10E-34-SE/SE-2309, consisting of 2.55 irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right of record:

<b>Certificate number:</b>	<u>74306</u>	<u>93490</u>	<u>93492</u>
<b>Priority Date:</b>	<u>5/7/1906</u>	<u>12/5/1974</u>	<u>7/28/1977</u>
<b>Source:</b>	<u>Hood River</u>	<u>Hood River</u>	<u>Hood River</u>
<b>Purpose:</b>	<u>Irrigation</u>	<u>Spray</u>	<u>Fertilization/Temperature Control</u>
<b>Transferred Amount:</b>	<u>0.25</u> Acres	<u>0.00</u> Acres	<u>0.00</u> Acres

Which water right is in the name of the Farmers Irrigation District is delivered by the District, and,

WHEREAS, **Borkenhagen** desires to transfer off 0.25 acres of the water rights from tax lot 3N-10E-34-SE/SE-2309 and keep 2.30 water right acres.

**Borkenhagen** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described transferred water right of record and in and to the use of the water therefrom which is appurtenant to the above described property. This document shall be recorded with Hood River County.

**Borkenhagen** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right.

IN WITNESS WHEREOF, the undersigned has executed this instrument the 19<sup>th</sup> day of February, 2021.

Chris Borkenhagen Owner

Keiko Borkenhagen, Owner

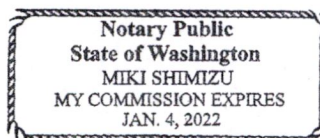
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MAY 10 2023

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STATE OF Washington  
County of King ) ss.

Chris & Keiko Borkenhagen acknowledged this instrument before me on February 19th, 2021



Notary Public for King County, WA

My commission expires: 01/04/2022

See attached exhibit A:  
or Legal Description.

Parcel 1 of Partition Plat 201801P, being a portion of the Southeast Quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, County of Hood River and State of Oregon.

Columbia Gorge Title 18-0034

After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:  
**Chris Borkenhagen and Keiko Borkenhagen**  
10102 163rd Avenue NE  
Redmond, WA 98052

**Grantor Address:**  
**J. Allan Henderson and M. Kae Henderson**  
3840 Belmont Drive  
Hood River, OR 97031

HOOD RIVER COUNTY, OR **2018-00763**  
D-WD  
Stn=98 JENNAC **03/09/2018 11:03:00 AM**  
\$10.00 \$11.00 \$10.00 \$24.00 \$25.00 **\$80.00**

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

Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

## WARRANTY DEED

Parcel Map and Tax No.: 3N10E34D0 02300 - 3474

The true consideration for this conveyance is \$325,000.00. (Here comply with requirements of ORS 93.030)

J. Allan Henderson and M. Kae Henderson, as tenants by the entirety, Grantor, hereby grant, bargain, sell, warrant and conveys to Chris Borkenhagen and Keiko Borkenhagen, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel 1 of Partition Plat 201801P, being a portion of the Southeast Quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, County of Hood River and State of Oregon.

**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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 AND 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, OF 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 property is free from liens and encumbrances, EXCEPT: Those of record, if any.**

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MAY 10 2023

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Dated this 21<sup>st</sup> day of February, 2018

J. Allan Henderson  
J. Allan Henderson

M. Kae Henderson  
M. Kae Henderson

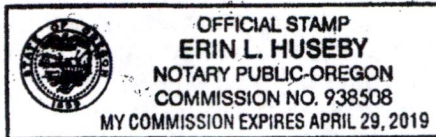
STATE OF OREGON }  
COUNTY OF HOOD RIVER } SS:

I certify that I know or have satisfactory evidence that J. Allan Henderson and M. Kae Henderson

are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument

Dated: 2 / 21 / 2018 Erin L. Huseby

Erin L. Huseby  
Notary Public in and for the State of Oregon  
Commission Expires April 29, 2019



RECEIVED

MAY 10 2023

OWRD

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2022-00389  
D-WRA 02/07/2022 11:34 AM  
Cnt=1 Str=98 COUNTER  
\$5.00 \$11.00 \$64.00 \$10.00 \$25.00 \$115.00



00106615202200003890010013

I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 3N-10E-34DD-2310**  
POWER OF ATTORNEY

WHEREAS, the undersigned **Jennifer Hinman (Owner)** are the owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. **3N-10E-34-SE/SE-2310**, consisting of **2.20** irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right(s) of record:

Certificate number:	95429	93490	93492
Priority Date:	05/07/1906	12/5/1974	7/28/1977
Source:	Hood River	Hood River	Hood River
Purpose:	Irrigation	Spray	Fertilization/Temperature Control
Transferred Amount:	0.25 Acres	0.00 Acres	0.00 Acres

Which water right(s) are held by and delivered by Farmers Irrigation District, and,

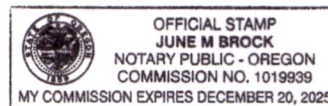
WHEREAS, **Owner** desires to transfer off **0.25** acres of the water rights from tax lot **3N-10E-34-SE/SE-2310**, and keeping **1.95** water right acres.

**Owner** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described water right(s) and in and to the use of the water therefrom which is appurtenant to the above described property, including authorization of the transfer of the water right(s). This document will be retained by Farmers Irrigation District for its records and for use in any relevant transfer application(s).

**Owner** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right(s).

IN WITNESS WHEREOF, the undersigned has executed this instrument the 3 day of FEBRUARY, 2022.

  
Jennifer Hinman, Owner



STATE OF OR )  
County of Hood River ) ss.

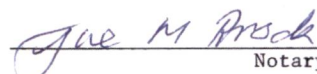
This instrument was acknowledged before me on 2-3, 2022 by Jennifer Hinman.

RECEIVED

MAY 10 2023

OWRD

EXHIBIT "A"

  
Notary Public for Oregon  
My Commission Expires: 12-20-2025

Parcel 3 of Partition Plat 201715P, recorded September 20, 2017 as Instrument No. 201703238, being a portion of the Southeast quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, County of Hood River and State of Oregon.



THIS SPACE RESERVED FOR RECORDER'S USE

Jennifer A. Hinman

1726 Sunderland Ln

Hood River, OR 97031

Grantor's Name and Address

Jennifer A Hinman

1726 Sunderland Ln

Hood River, OR 97031

Grantee's Name and Address

After recording return to:

Jennifer A Hinman

1726 Sunderland Ln

Hood River, OR 97031

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

Jennifer A Hinman

1726 Sunderland Ln

Hood River, OR 97031

File No. 527226AM

HOOD RIVER COUNTY, OR **2022-01021**  
D-BS  
Str=31 BRANDONB **04/05/2022 01:47:02 PM**  
\$10.00 \$11.00 \$10.00 \$64.00 \$25.00 **\$120.00**

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

Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

AMERITITLE 527226AM

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Jennifer A. Hinman, who acquired title as Jennifer Ann Hinman,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Jennifer A. Hinman,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Hood River**, State of Oregon, described as follows, to wit:

**Parcel 3 of Partition Plat 201715P, recorded September 20, 2017 as Instrument No. 201703238, being a portion of the Southeast quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, County of Hood River and State of Oregon.**

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

3N-10E-34D-2310

REF #20748

The true consideration for this conveyance is **Vesting Change Only.**

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MAY 10 2022

OWRD

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

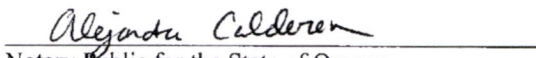
In Witness Whereof, the grantor has executed this instrument this 5<sup>th</sup> day of April, 2022; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

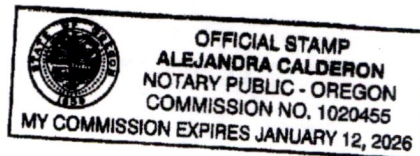
  
Jennifer A. Hinman

State of Oregon } ss  
County of Hood River }

On this 5<sup>th</sup> day of April, 2022, before me, THE UNDERSIGNED a Notary Public in and for said state, personally appeared Jennifer A. Hinman, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

  
Notary Public for the State of Oregon  
Residing at: Oregon  
Commission Expires: January 12, 2026



RECEIVED

MAY 16 2023

OWRD

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2022-01548  
D-WRA  
Cnt=1 Stn=98 COUNTER 05/10/2022 01:09 PM  
\$5.00 \$11.00 \$64.00 \$10.00 \$25.00 \$115.00



I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 3N-10E-34DD-2311**  
**POWER OF ATTORNEY**

WHEREAS, the undersigned **Charleen Wols & William Doty (Owner)** are the owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. **3N-10E-34-SE/SE-2311**, consisting of 2.10 irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right(s) of record:

<b>Certificate number:</b>	<b>95429</b>	<b>93490</b>	<b>93492</b>
<b>Priority Date:</b>	05/07/1906	12/5/1974	7/28/1977
<b>Source:</b>	Hood River	Hood River	Hood River
<b>Purpose:</b>	<u>Irrigation</u>	<u>Spray</u>	<u>Fertilization/Temperature Control</u>
<b>Transferred Amount:</b>	<u>0.25</u> Acres	<u>0.00</u> Acres	<u>0.00</u> Acres

Which water right(s) are held by and delivered by Farmers Irrigation District, and,

WHEREAS, **Owner** desires to transfer off 0.25 acres of the water rights from tax lot **3N-10E-34-SE/SE-2311**, and keeping 1.85 water right acres.

**Owner** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described water right(s) and in and to the use of the water therefrom which is appurtenant to the above described property, including authorization of the transfer of the water right(s). This document will be retained by Farmers Irrigation District for its records and for use in any relevant transfer application(s).

**Owner** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right(s).

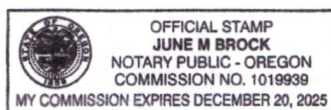
IN WITNESS WHEREOF, the undersigned has executed this instrument the 9 day of MAY, 2022.

Charleen Wols, Owner

William Doty, Owner

STATE OF OR )  
 ) ss.  
County of Hood River

This instrument was acknowledged before me on MAY 9, 2022 by Charleen Wols & William Doty.



Notary Public for Hood River  
My commission expires: 12.20.2025

EXHIBIT "A"

Parcel 2 of Partition Plat 201801P, being a portion of the Southeast Quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, County of Hood River and State of Oregon.

RECEIVED  
MAY 10 2023  
OWRD

After recording return to:  
Charleen L. Wols and William G. Doty  
890 Hobbs Road  
Hood River, OR 97031

Until further notice, all tax statements  
should be sent to:  
Charleen L. Wols and William G. Doty  
890 Hobbs Road  
Hood River, OR 97031

Tax Account No. 3N10E34-DO-02311  
Ref. No. 20842

HOOD RIVER COUNTY, OR 2021-04026  
D-WD  
Cnt=1 Stn=98 COUNTER 08/24/2021 03:32 PM  
\$10.00 \$11.00 \$64.00 \$10.00 \$25.00 \$120.00



I certify that this instrument was received and  
recorded in the records of said county.  
Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

### **WARRANTY DEED**

Warren C. Wols and Judith Y. Wols, Trustees of the The Wols Family Trust dated January 6, 2003, hereinafter referred to as Grantor, does hereby convey and warrant unto, Charleen L. Wols and William G. Doty, as tenants by the entirety, hereinafter called the Grantee, and to Grantee's heirs, successors and assigns, the following real property free of encumbrances, except as specifically set forth herein, together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining. Said real property is situated in the County of Hood River, and State of Oregon, described as follows:

Parcel 2 of Partition Plat 201801P, being a portion of the Southeast Quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, County of Hood River and State of Oregon.

SUBJECT TO AND TOGETHER WITH those easements, covenants, conditions, and restrictions of record.

The true and actual consideration paid for this transfer is zero when stated in dollars but consists of other value.

Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except as specified above, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors.

RECEIVED

MAY 10 2023

OWRD

WYERS LAW FIRM  
P.O. Box 917  
Hood River, OR 97031  
(541) 386-2210

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.

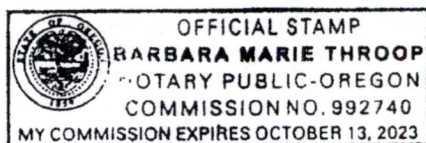
DATED this 23 day of August 2021.

Warren C. Wols  
Warren C. Wols, Trustee

Judith Y. Wols  
Judith Y. Wols, Trustee

STATE OF OREGON     )  
                                  ) ss:  
County of Hood River    )

This instrument was acknowledged before me on August 23, 2021, by Warren C. Wols and Judith Y. Wols, as Trustees.



B. Throop  
Notary Public – State of Oregon

RECEIVED

MAY 10 2023

OWRD

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2021-01343

D-WRA

Cnt=1 Stn=98 COUNTER

03/16/2021 01:13 PM

\$5.00 \$11.00 \$64.00 \$10.00 \$25.00

\$115.00



00100590202100013430010012

I certify that this instrument was received and  
recorded in the records of said county.  
Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 3N-10E-34DD-2312**  
**POWER OF ATTORNEY**

WHEREAS, the undersigned **Ryan Kealy (Kealy)** is the owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. **3N-10E-34-SE/SE-2312**, consisting of **2.50** irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right of record:

<b>Certificate number:</b>	<b>74306</b>	<b>93490</b>	<b>93492</b>
<b>Priority Date:</b>	05/07/1906	12/5/1974	7/28/1977
<b>Source:</b>	Hood River	Hood River	Hood River
<b>Purpose:</b>	<u>Irrigation</u>	<u>Spray</u>	<u>Fertilization/Temperature Control</u>
<b>Transferred Amount:</b>	<u>0.30</u> Acres	<u>0.00</u> Acres	<u>0.00</u> Acres


Which water right is in the name of the Farmers Irrigation District is delivered by the District, and,

WHEREAS, **Kealy** desires to transfer off 0.30 acres of the water rights from tax lot **3N-10E-34-SE/SE-2312**, and keeping 2.20 water right acres.

**Kealy** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described transferred water right of record and in and to the use of the water therefrom which is appurtenant to the above described property. This document shall be recorded with Hood River County.

**Kealy** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, In-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right.

IN WITNESS WHEREOF, the undersigned has executed this instrument the 9<sup>th</sup> day of March, 2021.

  
Ryan Kealy, Owner


RECEIVED

MAY 10 2023

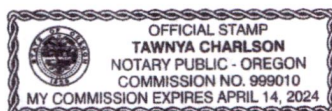
OWRD

STATE OF Oregon )  
County of Hood River ) ss.

Ryan Kealy acknowledged this instrument before me on March 9, 2021

  
Notary Public for Oregon

My commission expires: April 14, 2024



See attached legal description:

Parcel 3 of Partition Plat 201801P, recorded February 7, 2018 as Instrument No. 201800439, being a portion of the Southeast quarter of Section 34, Township 3 North, Range 10 East, Willamette Meridian, Hood River County, Oregon.



THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:  
Estate of J. Allan Henderson  
3840 Belmont Dr  
Hood River, OR 97031

Grantee:  
Ryan M. Kealy  
1671 4<sup>th</sup> Street  
Hood River, OR 97031

AFTER RECORDING RETURN TO:  
Ryan M. Kealy  
1671 4<sup>th</sup> Street  
Hood River, OR 97031

Until a change is requested all tax statements  
shall be sent to the following address:  
Ryan M. Kealy  
1671 4<sup>th</sup> Street  
Hood River, OR 97031

File No. 230868AM

HOOD RIVER COUNTY, OR **2018-01585**  
D-PRD  
Stn=98 CEDARW **05/23/2018 02:10:00 PM**  
\$10.00 \$11.00 \$10.00 \$24.00 \$25.00 **\$80.00**

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

Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

AMERITITLE 230868AM

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 20th day of May, 2018, by and between James Allan Henderson and Jacqueline Renee Jensen, the duly appointed, qualified and acting Co-Personal Representatives of the estate of J. Allan Henderson, deceased, hereinafter called the first party, and

Ryan M. Kealy,

hereinafter called the second party;

#### WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of the decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Hood River, State of Oregon, described as follows, to-wit:

**Parcel 3 of Partition Plat 201801P, recorded February 7, 2018 as Instrument No. 201800439, being a portion of the Southeast quarter of Section 34, Township 3 North, Range 10 East, Willamette Meridian, Hood River County, Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars is \$162,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

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

3N-10E-34D-2312 Portion of Account No. 3474

TO HAVE AND TO HOLD the same unto the said party, and second party's heirs, successors-in-interest and assigns forever.  
IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

RECEIVED  
MAY 10 2018  
OWRD

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.

Executed this 22<sup>nd</sup> day of May, 2018  
(for Jacqueline Renee Jensen)

James A. Henderson 5/20/2018  
James A. Henderson, Co-Personal Representative for the  
Estate of J. Allan Henderson, Deceased.

Jacqueline Renee Jensen  
Jacqueline Renee Jensen, Co-Personal Representative for  
the Estate of J. Allan Henderson, Deceased.

STATE of KENTUCKY, County of JEFFERSON ss.

This instrument was acknowledged before me on MAY 20, 2018

by JAMES A. HENDERSON as Personal Representative for the Estate of  
J. ALLAN HENDERSON, DECEASED

[Signature]  
Notary Public for KENTUCKY  
My commission expires 8/21/18

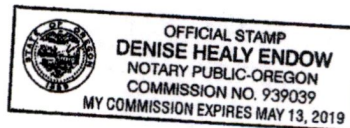


STATE of Oregon, County of Harold River ss.

This instrument was acknowledged before me on May 22, 2018

by Jacqueline Renee Jensen as Personal Representative for the Estate of  
J. Allan Henderson

Denise Healy Endow  
Notary Public for Oregon  
My commission expires May 13, 2019



RECEIVED

MAY 10 2023

OWRD



I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 3N-10E-34CA-0400**  
POWER OF ATTORNEY

WHEREAS, the undersigned **Clinton & Latsy Walker (Owner)** are the owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. **3N-10E-34-NE/SW-0400**, consisting of **2.20** irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right(s) of record:

Certificate number: 95429  
Priority Date: 05/07/1906  
Source: Hood River  
Purpose: Irrigation  
Transferred Amount: 0.25 Acres

Which water right(s) are held by and delivered by Farmers Irrigation District, and,

WHEREAS, **Owner** desires to transfer off **0.25** acres of the water rights from tax lot **3N-10E-34-NE/SW-0400**, and keeping **1.95** water right acres.

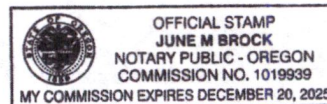
**Owner** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described water right(s) and in and to the use of the water therefrom which is appurtenant to the above described property, including authorization of the transfer of the water right(s). This document will be retained by Farmers Irrigation District for its records and for use in any relevant transfer application(s).

**Owner** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right(s).

IN WITNESS WHEREOF, the undersigned has executed this instrument the 1 day of August, 2022.

Clinton Walker, Owner

Latsy Walker, Owner



STATE OF OR )  
County of Hood River ) ss.

This instrument was acknowledged before me on 8-1, 2022 by Clinton & Latsy Walker.

RECEIVED  
MAY 10 2023  
OWRD

Notary Public for OREGON  
My commission expires: 12-20-2025

See attached legal description:

Parcel 2 of Partition Plat No. 9812, filed in Hood River County Microfilm Records on May 27, 1998, being a portion of the Northeast quarter of the Southwest quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian in the County of Hood River and State of Oregon.



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Clinton F. Walker and Latsy S. Walker

4081 Post Canyon Drive

Hood River, OR 97031

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

Clinton F. Walker and Latsy S. Walker

4081 Post Canyon Drive

Hood River, OR 97031

File No. 234034AM

HOOD RIVER COUNTY, OR 2018-01852

D-WD

Stn=98 CEDARW

06/15/2018 03:20:00 PM

\$10.00 \$11.00 \$10.00 \$64.00 \$25.00

\$120.00

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

Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

### STATUTORY WARRANTY DEED

Kerri J Kent,

Grantor(s), hereby convey and warrant to

Clinton F. Walker and Latsy S. Walker, as Tenants by the Entirety,

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

Parcel 2 of Partition Plat No. 9812, filed in Hood River County Microfilm Records on May 27, 1998, being a portion of the Northeast quarter of the Southwest quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian in the County of Hood River and State of Oregon.

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

3N-10E-34C-400

REF. # 53

The true and actual consideration for this conveyance is \$975,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

RECEIVED

MAY 10 2023

OWRD

AMERITITLE 234034AM

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

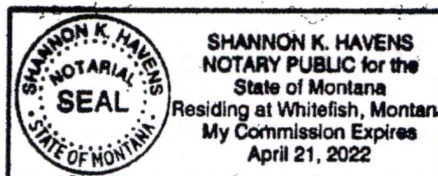
Dated this 13 day of June 2018

Kerri J Kent  
Kerri J Kent

State of montana } ss  
County of Flathead }

On this 13 day of JUNE, 2018, before me, THE UNDERSIGNED a Notary Public in and for said state, personally appeared Kerri J Kent, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Shannon K Havens  
Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



RECEIVED  
MAY 10 2023  
OWRD

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2023-00387  
D-WRA  
Cnt=1 Stn=98 COUNTER 03/07/2023 10:16 AM  
\$5.00 \$11.00 \$64.00 \$10.00 \$25.00 \$115.00



I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 3N-10E-34CD-1300**  
POWER OF ATTORNEY

WHEREAS, the undersigned **Damon Clegg & Amy Klee (Owner)** are the owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. **3N-10E-34-SE/SW-1300**, consisting of **2.15** irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right(s) of record:

<b>Certificate number:</b>	<b>95429</b>	<b>93490</b>	<b>93492</b>
<b>Priority Date:</b>	05/07/1906	12/5/1974	7/28/1977
<b>Source:</b>	Hood River	Hood River	Hood River
<b>Purpose:</b>	<u>Irrigation</u>	<u>Spray</u>	<u>Fertilization/Temperature Control</u>
<b>Transferred Amount:</b>	<u>0.20</u> Acres	<u>0.05</u> Acres	<u>0.05</u> Acres

Which water right(s) are held by and delivered by Farmers Irrigation District, and,

WHEREAS, **Owner** desires to transfer off **0.20** acres of the water rights from tax lot **3N-10E-34-SE/SW-1300**, and keeping **1.95** water right acres.

**Owner** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described water right(s) and in and to the use of the water therefrom which is appurtenant to the above described property, including authorization of the transfer of the water right(s). This document will be retained by Farmers Irrigation District for its records and for use in any relevant transfer application(s).

**Owner** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right(s).

IN WITNESS WHEREOF, the undersigned has executed this instrument the 1 day of MARCH, 2023.

Damon Clegg, Owner

Amy Klee, Owner

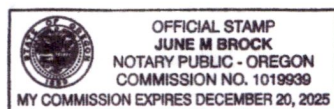
RECEIVED

MAY 10 2023

OWRD

STATE OF OREGON )  
County of Hood River ) ss.

This instrument was acknowledged before me on 3-1, 2023 by Damon Clegg & Amy Klee.



Notary Public for OREGON  
My commission expires: 12-20-2025

See attached legal description:

Parcel 1 of Partition Plat No. 200709P filed April 11, 2007, being a portion of the Southwest quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon.



After recording return to:  
 Damon Clegg and Amy K. Klee  
 1460 Country Club Road  
 Hood River, OR 97031

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

Damon Clegg and Amy K. Klee  
 1460 Country Club Road  
 Hood River, OR 97031

Escrow No. HR38963  
 Title No. 0038963  
 SWD

HOOD RIVER COUNTY, OR 2008-01762  
 D-WD 05/02/2008 03:14 PM  
 Cnt=1 Stn=2 COUNTER  
 \$5.00 \$11.00 \$10.00 \$26.00



00012428200800017620010014

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

Sandra E. Berry, Director of Records and  
 Assessment and Ex-Officio Recorder.

### STATUTORY WARRANTY DEED

David Henderson, Jr. and Tara Lynn Henderson, as tenants by the entirety, Grantor(s) hereby convey and warrant to Damon Clegg and Amy K. Klee, as tenants by the entirety, Grantee(s) the following described real property in the County of HOOD RIVER and State of Oregon free of encumbrances except as specifically set forth herein:

Parcel 1 of Partition Plat No. 200709P filed April 11, 2007, being a portion of the Southwest quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon.

Ref No 627

3N-10E-34C-1300

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$345,000.00.

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. 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.

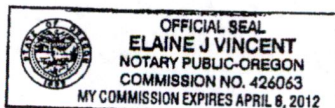
Dated this 1 day of May, 2008

David Henderson, Jr.

Tara Lynn Henderson

State of Oregon  
 County of HOOD RIVER

This instrument was acknowledged before me on May 1, 2008 by David Henderson, Jr. and Tara Lynn Henderson.



(Notary Public for Oregon)

My commission expires 04-08-2012

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MAY 10 2008

OWRD

AMERITITLE 38963

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2020-04846

D-WRA 11/09/2020 11:34 AM  
Cnt=1 Stn=98 COUNTER  
\$10.00 \$11.00 \$64.00 \$10.00 \$25.00 \$120.00



00098062202000048460020024

I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 3N-10E-34CC-0100**  
**POWER OF ATTORNEY**

WHEREAS, the undersigned **GL-Forden LLC (GL-Forden)** are the owners of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. 3N-10E-34-SW-0100, consisting of 0.70 irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right of record:

Certificate number: 74306  
Priority Date: 5/7/1906  
Source: Hood River  
Purpose: Irrigation  
Transferred Amount: 0.10 Acres

Which water right is in the name of the Farmers Irrigation District is delivered by the District, and,

WHEREAS, **GL-Forden** desires to transfer off 0.10 acres of the water rights from tax lot **3N-10E-34-SW-0100** and keep 0.60 water right acres.

**GL-Forden** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described transferred water right of record and in and to the use of the water therefrom which is appurtenant to the above described property. This document shall be recorded with Hood River County.

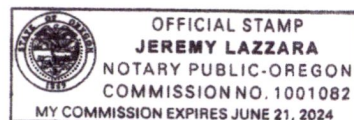
**GL-Forden** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right.

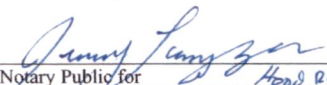
IN WITNESS WHEREOF, the undersigned has executed this instrument the 9 day of November, 2020.

  
Mark Desbrow, Authorized Signer for GL-Forden LLC

STATE OF Oregon )  
County of Hood River ) ss.

Mark Desbrow acknowledged this instrument before me on November 09, 2020



  
Notary Public for Hood River  
My commission expires: June 21, 2024

See attached exhibit A:  
or Legal Description.

RECEIVED

MAY 10 2023

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**EXHIBIT "A"**

A parcel of land lying in the Southwest quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, and in the Plat of TOWN OF BELMONT, County of Hood River, State of Oregon, described as follows:

Commencing at the Southeast corner of the Southwest quarter of the Southwest quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, said point also being the intersection of the right of way center line of Frank Street, also referred to as Frunk Street, and Belmont Road; thence North  $0^{\circ}03'53''$  East following the center line of Frank Street 690.24 feet to the Southwest corner of Lot G, being also the Southeast corner of Lot H, all of the TOWN OF BELMONT, a duly recorded plat of Hood River County; thence North  $89^{\circ}33'58''$  West following the South line of Lot H, a distance of 20 feet to the true point of beginning; thence North  $0^{\circ}03'53''$  East parallel with the East line of Lot H, a distance of 330.99 feet; thence North  $89^{\circ}56'07''$  West at right angles to the East line of Lot H, a distance of 105 feet; thence South  $0^{\circ}03'53''$  West parallel with the East line of Lot H a distance of 330.31 feet to the South line of Lot H; thence South  $89^{\circ}33'58''$  East following the South line of Lot H, a distance of 105 feet to the true point of beginning.

**RECEIVED**

**MAY 10 2023**

**OWRD**

Changes	
Assessors Map	✓
Appraisers Map	✓
Tax Lot Card	✓
Assessors Roll	✓

**OPERATING AGREEMENT  
OF  
GL-FORDEN LLC**

This Operating Agreement of GL-Forden LLC (this "Agreement") is made and entered into effective as of October 14, 2019, by Green Light Investments LLC, an Oregon limited liability company, as the sole member (the "Member").

The Member, in order to form a limited liability company pursuant to and in accordance with the Oregon Limited Liability Company Act, as amended from time to time (the "Act"), hereby agrees as follows:

1. Formation. The name of the limited liability company shall be GL-Forden LLC (the "Company"). The Company was created by the execution and filing of the Articles of Organization with the Oregon Secretary of State on October 14, 2019. The rights and obligations of the Company and its Member shall be as provided in the Act except as otherwise expressly provided in this Agreement.

2. Purpose. The purpose of the Company is to acquire, own, manage, develop, sell, lease, exchange, transfer and mortgage such company's interest in that certain real property located at 4134 E. Forden Dr., Hood River, Oregon, 97031. In furtherance of the Company's purpose and subject to the provisions hereof, the Company shall have the power to enter into and perform contracts, own, mortgage, lease, pledge or otherwise deal with assets, exercise all rights, powers, and privileges and other incidents of ownership with respect to assets or investments, borrow money and issue notes, drafts, and bills of exchange, lend any of its assets or funds, issue guaranties and indemnities, invest its liquid assets in short-term money market instruments and certificates of deposit, maintain one or more offices, rent space, engage and retain personnel and agents and undertake such other activities as may be necessary or desirable to achieve the Company's purpose.

3. Duration. The Company shall have perpetual existence unless it shall be dissolved in accordance with Section 20 below.

4. Title to Property. Any and all assets of the Company shall be held and owned in the name of the Company and the Member shall not have any ownership interest in any such assets in the Member's individual name or right.

5. Member. The name and the mailing address of the Member is Green Light Investments LLC, 3050 SE Division Street, Suite 270, Portland, Oregon 97202.

6. Membership Interest. The membership interest of the Member (the "Membership Interest") shall be one hundred percent (100%) unless such percentage interest changes as a result of the admission of one or more Additional Members in accordance with Section 17 below.

7. Capital Contributions. The initial capitalization of the Company shall be in the form of cash in the amount of One Hundred Dollars (\$100.00) contributed by the Member. No interest shall accrue on any contribution and the Member shall not have the right to withdraw or to be repaid any contribution except as provided in this Agreement.

8. Withdrawal or Reduction of the Member's Contribution. The Member shall not receive out of any assets of the Company any part of the Member's contributions to capital until all liabilities of the Company, except liabilities to the Member on account of its contributions to capital, have been paid and there remain assets of the Company sufficient to pay it.

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9. Additional Contributions. The Member may make, but shall not be required to make, additional capital contributions to the Company. If the Company requires additional contributions to meet its obligations, the Company may borrow all or part of such additional contributions from any source, including without limitation, the Member. The Member shall not be obligated to loan any funds to the Company.

10. Powers. The Company shall have the power and authority to do any and all acts necessary or convenient to or in furtherance of the purposes described in Section 2 above, including all power and authority, statutory or otherwise, possessed by, or which may be conferred upon, limited liability companies under the Act or any other applicable law of the state of Oregon.

11. Management.

11.1 Manager. The Company shall have a manager and the management and control of the Company and its business and affairs will be vested exclusively in Green Light LLC, an Oregon limited liability company ("Green Light") (the "Manager"). The Manager shall have all the rights and powers which may be possessed by a manager in a limited liability company pursuant to the Act and such rights and powers as are otherwise conferred by law or are necessary, advisable, or convenient to the discharge of the Manager's duties under this Agreement and to the management of the business and affairs of the Company. Without limiting the generality of the foregoing, but subject to the limitations of Section 11.2 below, the Manager will have the following rights and powers (which it may exercise at the cost, expense, and risk of the Company):

- (a) To expend the funds of the Company in furtherance of the Company's business;
- (b) To perform all acts necessary to manage and operate the Company's business and properties, including engaging such persons as the Manager deems advisable for such purposes;
- (c) To execute, deliver, and perform on behalf of and in the name of the Company any and all agreements and documents deemed necessary or desirable by the Manager to carry out the business of the Company, including any lease, deed, easement, bill of sale, mortgage, trust deed, security agreement, contract of sale, or other document conveying, leasing, or granting a security interest in the interest of the Company in any of its assets, or any part of such assets, whether held in the Company's name, the name of the Manager, or otherwise. No other signature or signatures will be required;
- (d) To borrow or raise moneys on behalf of the Company in the Company's name or in the name of the Manager for the benefit of the Company and, from time to time, to draw, make, accept, endorse, execute, and issue promissory notes, drafts, checks, and other negotiable or nonnegotiable instruments and evidences of indebtedness, and to secure the payment of indebtedness by mortgage, security agreement, pledge, or conveyance or assignment in trust of the whole or any part of the assets of the Company, including contract rights;
- (e) To enter into and revise from time to time an overhead expense sharing arrangement with Green Light, an affiliate of the Company, and to enter into intercompany advances to and from Green Light; and
- (f) To make loans and advances to the Member.

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MAY 10 2023

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11.2 Limitations on Authority of the Manager. Notwithstanding any provision of the Act to the contrary, the Manager shall not take any of the following actions on behalf of the Company without the approval of the Member:

- (a) Amend the Company's Articles of Organization or this Agreement;
- (b) Sell or otherwise dispose of any assets owned by the Company other than in the ordinary course of business;
- (c) Dissolve the Company;
- (d) Merge the Company with another entity or convert the Company into a different type of entity; or
- (e) Admit a new Manager or Member.

11.3 Devotion of Time; Fees. The Manager shall not be required to devote its full time to the business or affairs of the Company, but shall devote such time as reasonably is necessary to perform his, her or its duties under this Agreement.

11.4 Expenses. The Company shall pay, or reimburse the Manager for, (a) all reasonable costs and out of pocket expenses incurred directly on behalf of the Company and (b) all operating, administrative, personnel, and other overhead costs and expenses allocable to the Manager's activities on behalf of the Company.

12. Reliance by Third Parties. Any person or entity dealing with the Company may rely upon a certificate signed by the Member as to:

- (a) the persons who or entities which are authorized to execute and deliver any instrument or document of or on behalf of the Company, and
- (b) the persons who or entities which are authorized to take any action or refrain from taking any action as to any matter whatsoever involving the Company.

13. Indemnification and Limitation on Liability. The Member and the Manager shall have no liability to the Company for any loss suffered by the Company which arises out of any action or inaction of the Member or the Manager if the Member or the Manager, as applicable, in good faith, determined that such course of conduct was in the best interest of the Company and such course of conduct was taken in accordance with the terms and provisions of this Agreement and the Act and did not constitute gross negligence or willful misconduct by the Member or Manager. The Member and the Manager shall be indemnified by the Company against any losses, judgments, liabilities, expenses, and amounts paid in settlement of any claims sustained against the Company or the Member or the Manager in connection with the Company's business and affairs, provided that the same were not the result of gross negligence or willful misconduct on the part of the Member or the Manager, as applicable. The satisfaction of any such indemnification shall be from, and limited to, Company assets, and the Member and the Manager shall not have any personal liability on account thereof.

14. Books, Records and Accounting. The fiscal year of the Company shall end on December 31<sup>st</sup> of each year. The Member shall cause the Company to maintain books and records on an accrual basis, showing all costs, expenses, receipts, assets, liabilities, profits and losses and all other records necessary to accurately record and report the results of the Company's business operations. The cost of maintaining the Company's books and records shall be an expense of the Company. The Member shall cause the Company's tax returns and any other informational filings to be filed in a timely manner.

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MAY 10 2023

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15. Allocation of Profits and Losses. The Company's profits and losses shall be allocated to the Member.

16. Distributions. Distributions shall be made to the Member at the times and in the aggregate amounts determined by the Manager.

17. Additional Members. From the date of the formation of the Company and with the prior written consent of the Member, any person or entity acceptable to the Member may be admitted as an additional member of the Company ("Additional Member"). Notwithstanding the foregoing, no person or entity shall become an Additional Member unless such person or entity becomes a party to this Agreement by signing and delivering a signed counterpart of this Agreement to the Company and executes such other documents or instruments as the Company determines are necessary or appropriate to confirm the agreement of such person or entity to be bound by the terms and conditions of this Agreement. No Additional Member shall be entitled to any retroactive allocation of losses, income or expense deductions incurred by the Company. The Company may, at any time that an Additional Member is admitted, close the Company's books (as though the Company's tax year had ended) or make pro rata allocations of loss, income and expense deductions to an Additional Member for that portion of the Company's tax year in which such Additional Member was admitted in accordance with the provisions of Section 706(d) of the Internal Revenue Code of 1986, as amended.

18. Assignment. The Member may assign all or any portion of its Membership Interest to any person(s) and such person(s) shall become Member(s) upon the filing of the instrument of assignment with the records of the Company and agreeing to be bound by the terms and conditions of this Agreement.

19. Resignation. The Member may resign from the Company at any time.

20. Dissolution.

20.1 The Company shall have perpetual existence unless it is dissolved and its affairs are wound up upon: (a) the death, retirement, resignation, permanent disability, bankruptcy or dissolution of the Member or the adjudication of insolvency of the Member pursuant to a judgment or order which remains in force for ninety (90) days after its entry; (b) the sale, foreclosure or other disposition of all or substantially all of the property of the Company and the collection by the Company and distribution to the Member of all proceeds directly or indirectly from such sale (whether such proceeds be cash, notes or other property), but a disposition referred to in this subsection does not include the granting of a lien or security interest in any property of the Company; (c) the written consent of the Member; (d) the issuance of a decree by a court of the dissolution of the Company; or (e) the bankruptcy of the Company.

20.2 Upon dissolution of the Company, the liabilities of the Company shall be paid in the following order of priority: (i) to creditors of the Company (other than the Member) in the order of priority as provided by law; and then (ii) to the Member.

21. No Third-Party Beneficiaries. The provisions of this Agreement are not intended for the benefit of and shall not confer any rights on any creditor or on any other person (other than the Member in such Member's capacity as a Member) to whom any debts, liabilities or obligations are owed by the Company or the Member.

22. Amendments. This Agreement may be amended or restated from time to time by the Member.

23. Successors and Assigns. Each and all of the covenants, terms, provisions and agreements herein contained shall be binding upon and shall inure to the benefit of the parties hereto and, to the extent permitted by this Agreement, their respective heirs, legal representatives, successors and assigns.

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RECEIVED  
MAY 10 2023  
OWRD



Columbia Gorge Title 19 0300

After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:

GL-Forden LLC  
3050 SE Division Street, Suite 270  
Portland, OR 97202

Grantor Address:  
Donald R. Reardon  
4642 NE 29th Ave.  
Portland, OR 97211

HOOD RIVER COUNTY, OR 2019-03859  
D-WD 11/20/2019 11:26:00 AM  
Stn=8 DARCYM  
\$10.00 \$11.00 \$10.00 \$64.00 \$25.00 \$120.00

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

Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

## WARRANTY DEED

Parcel Map and Tax No.; 3N10E34CC 00100 - 983

The true consideration for this conveyance is \$290,000.00. (Here comply with requirements of ORS 93.030)

Donald R. Reardon, Grantor, hereby grant, bargain, sell, warrant and conveys to GL-Forden LLC, An Oregon Limited Liability Company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

A parcel of land lying in the Southwest quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, and in the Plat of TOWN OF BELMONT, County of Hood River, State of Oregon, described as follows:

Commencing at the Southeast corner of the Southwest quarter of the Southwest quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, said point also being the intersection of the right of way center line of Frank Street, also referred to as Frank Street, and Belmont Road; thence North 0°03'53" East following the center line of Frank Street 690.24 feet to the Southwest corner of Lot G, being also the Southeast corner of Lot H, all of the TOWN OF BELMONT, a duly recorded plat of Hood River County; thence North 89°33'58" West following the South line of Lot H, a distance of 20 feet to the true point of beginning; thence North 0°03'53" East parallel with the East line of Lot H, a distance of 330.99 feet; thence North 89°56'07" West at right angles to the East line of Lot H, a distance of 105 feet; thence South 0°03'53" West parallel with the East line of Lot H a distance of 330.31 feet to the South line of Lot H; thence South 89°33'58" East following the South line of Lot H, a distance of 105 feet to the true point of beginning.

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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 AND 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, OF 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 property is free from liens and encumbrances, EXCEPT: Those of record, if any.

RECEIVED

MAY 10 2023

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Dated this 14<sup>th</sup> day of November 2019

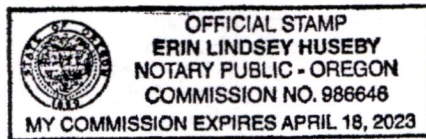
Donald R. Reardon  
Donald R. Reardon

STATE OF OREGON }  
COUNTY OF HOOD RIVER } SS:

I certify that I know or have satisfactory evidence that Donald R. Reardon

is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument

Dated: 11/14/2019 Erin Lindsey Huseby  
ERIN LINDSEY HUSEBY  
Notary Public in and for the State of OREGON  
Commission Expires April 18, 2023



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MAY 10 2023

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3210E3422 00100

RECORDING REQUESTED BY:



Fidelity National Title  
Company of Oregon

10200 SW Greenburg Rd, Suite 110  
Portland, OR 97223

GRANTOR'S NAME:

GL-Forden LLC, an Oregon Limited Liability Company

GRANTEE'S NAME:

Mark Desbrow and Jessica Desbrow

AFTER RECORDING RETURN TO:

Mark N. R. Desbrow

GL-Forden LLC, By Green Light Investments LLC, an Oregon  
Limited Liability Company  
3644 Benton Road  
Hood River, OR 97031

SEND TAX STATEMENTS TO:

GL-Forden LLC, By Green Light Investments LLC, an Oregon  
Limited Liability Company  
3644 Benton Road  
Hood River, OR 97031

890 Methodist Road, Hood River, OR 97031

HOOD RIVER COUNTY, OR 2022-00345

D-BS

Str=6 KELLYM

02/02/2022 01:18:02 PM

\$10.00 \$11.00 \$10.00 \$64.00 \$25.00

\$120.00

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

Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

21 0585  
Columbia Gorge Title

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**BARGAIN AND SALE DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

GL-Forden LLC, an Oregon Limited Liability Company, Grantor, conveys to

Mark Desbrow and Jessica Desbrow, as tenants by the entirety, Grantee, the following described real  
property, situated in the County of Hood River, State of Oregon,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance No Dollars And No/100 Dollars (\$0.00) Vesting Only. (See ORS  
93.030).

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 1-27-22

GL-Forden LLC, By Green Light Investments LLC, an Oregon Limited Liability Company

BY: Mark N. R. Desbrow  
Manager

RECEIVED

MAY 10 2023

OWRD

State of Oregon  
County of Hood River

This instrument was acknowledged before me on 01/27/2022 by Mark N. R. Desbrow, as Manager for  
GL-Forden LLC, By Green Light Investments LLC, an Oregon Limited Liability Company.

Notary Public - State of Oregon

My Commission Expires: 02/25/2028

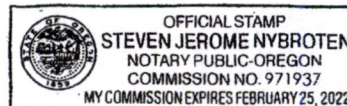


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Commencing at the Southeast corner of the Southwest quarter of the Southwest quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, said point also being the intersection of the right of way center line of Frank Street, also referred to as Frank Street, and Belmont Road; thence North  $0^{\circ}03'53''$  East following the center line of Frank Street 690.24 feet to the Southwest corner of Lot G, being also the Southeast corner of Lot H, all of the TOWN OF BELMONT, a duly recorded plat of Hood River County; thence North  $89^{\circ}33'58''$  West following the South line of Lot H, a distance of 20 feet to the true point of beginning; thence North  $0^{\circ}03'53''$  East parallel with the East line of Lot H, a distance of 330.99 feet; thence North  $89^{\circ}56'07''$  West at right angles to the East line of Lot H, a distance of 105 feet; thence South  $0^{\circ}03'53''$  West parallel with the East line of Lot H a distance of 330.31 feet to the South line of Lot H; thence South  $89^{\circ}33'58''$  East following the South line of Lot H, a distance of 105 feet to the true point of beginning.

RECEIVED

MAY 10 2023

OWRD

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2021-00450  
D-WRA  
Cnt=1 Stn=98 COUNTER 01/27/2021 11:04 AM  
\$5.00 \$11.00 \$64.00 \$10.00 \$25.00 \$115.00



00099532202100004500010011

I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 3N-10E-34CC-0511**  
**POWER OF ATTORNEY**

WHEREAS, the undersigned **Heather Gehring (Gehring)** is the owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. **3N-10E-34-SW/SW-0511**, consisting of **2.90** irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right of record:

**Certificate number:** 74306  
**Priority Date:** 05/07/1906  
**Source:** Hood River  
**Purpose:** Irrigation  
**Transferred Amount:** 0.20 Water Right Acres

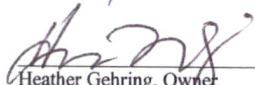
Which water right is in the name of the Farmers Irrigation District is delivered by the District, and,

WHEREAS, **Gehring** desires to transfer off 0.20 acres of the water rights from tax lot **3N-10E-34-SW/SW-0511** keeping 2.70 acres.

**Gehring** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described transferred water right of record and in and to the use of the water therefrom which is appurtenant to the above described property. This document shall be recorded with Hood River County.

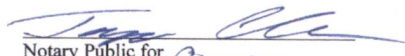
**Gehring** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, In-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right.

IN WITNESS WHEREOF, the undersigned has executed this instrument the 20 day of January, 2021.

  
Heather Gehring, Owner

STATE OF Oregon )  
                                  ) ss.  
County of Hood River

Heather Gehring acknowledged this instrument before me on January 20, 2021

  
Notary Public for Oregon

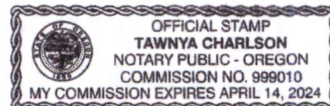
My commission expires: April 14, 2024

RECEIVED

MAY 10 2023

OWRD

See attached exhibit A:  
or Legal Description.



Lot 9, ME VIEW RANCH subdivision in the County  
of Hood River AND STATE OF OREGON

Columbia Gorge Title 18-0142

After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:

Heather Gehring  
1351 Country Club Road  
Hood River, OR 97031

**Grantor Address:**

Jennifer L. Johnson and Andrew E. Olsson  
1113 8<sup>th</sup> Street  
Hood River, OR 97031

HOOD RIVER COUNTY, OR **2018-02874**  
D-WD  
Stn=98 CHRISTINEM **08/24/2018 09:10:00 AM**  
\$10.00 \$11.00 \$10.00 \$64.00 \$25.00 **\$120.00**

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

Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

## WARRANTY DEED

Parcel Map and Tax No.; 3N10E34C0 00511 - 13334

The true consideration for this conveyance is **\$475,000.00**. (Here comply with requirements of ORS 93.030)

Andrew E. Olsson and Jennifer L. Johnson, as tenants by the entirety, Grantor, hereby grant, bargain, sell, warrant and conveys to Heather Gehring, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 9, Mt View Ranch Subdivision in the County of Hood River and State of Oregon.

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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 AND 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, OF 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 property is free from liens and encumbrances, EXCEPT: Those of record, if any.**

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1062

Dated this 23rd day of August, 2018

Jennifer L. Johnson

Andrew E. Olsson

STATE OF Oregon  
COUNTY OF Hood River } SS:

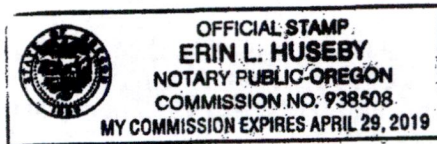
I certify that I know or have satisfactory evidence that Jennifer L. Johnson and Andrew E. Olsson

are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument

Dated: 8/23/2018

Erin L. Huseby  
Notary Public in and for the State of Oregon

Commission Expires April 29, 2019



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After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2016-02538

D-WRA 07/27/2016 11:52 AM

Cnt=1 Stn=2 COUNTER  
\$5.00 \$11.00 \$20.00 \$10.00 \$15.00 \$61.00



00067934201600025380010019

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

Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 3N-10E-35DB-1600-**  
**POWER OF ATTORNEY DD-1004 R.B.**

WHEREAS, the undersigned representing Hood River Senior Citizens, Inc. (HRSCI) who are the owners of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. 3N-10E-35-SE/SE-1004, consisting of 2.0 irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right of record:

Certificate number: 74307  
Priority Date: 05/07/1906  
Source: Hood River  
Purpose: Irrigation  
Transferred Amount: 1.20 Water Right Acres

HO 1400

Which water right is in the name of the Farmers Irrigation District is delivered by the District, and,

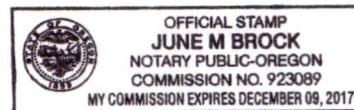
WHEREAS, HRSCI desires to transfer off 1.20 acres of the water rights from tax lot 3N-10E-35-SE/SE-1004 keeping .80 water right acre.

HRSCI hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described transferred water right of record and in and to the use of the water therefrom which is appurtenant to the above described property. This document shall be recorded with Hood River County.

HRSCI hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, In-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right.

IN WITNESS WHEREOF, the undersigned has executed this instrument the 21 day of July, 2016.

John R. Buckley  
Representative of Hood River Senior Citizens, Inc.



STATE OF OR )  
County of Hood River ) ss.

John R. Buckley acknowledged this instrument before me on 7-21, 2016

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See attached legal description:

Parcel 3 of Partition Plat No. 9027, recorded November 14, 1990, in Hood River County Deed Records, being a portion of the Southeast quarter of the Southeast quarter of Section 35, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon.

June M Brock  
Notary Public for OREGON  
My commission expires: 12-9-17

Exhibit "A."

20013152(5)

Until a change is requested, all  
tax statements should be sent to:

Hood River Senior Citizens, Inc.  
2010 Sterling Pl.  
Hood River, OR 97031

After recording return to: (SEE ABOVE)  
City of Hood River  
P.O. Box 27  
Hood River, OR 97031  
AND: Heidi Musgraves

STATE OF OREGON

SS

COUNTY OF

I certify that I am a duly qualified  
and duly sworn officer of the County.

Sent to: Hood River, Oregon, Hood River  
Assessor's Office

by: [Signature] Deputy

DOC#: 20013152  
RCPT: 15574 36.00  
7/23/2001 10:24 AM

### BARGAIN AND SALE DEED

The true and actual consideration is not stated in terms of dollars but consists of  
Grantee's intended use of the property for a senior center in accordance with Bargain and  
Sale Deed -- Gift referenced below.

THE CITY OF HOOD RIVER, an Oregon municipal corporation, Grantor,  
conveys to HOOD RIVER SENIOR CITIZENS, INC., an Oregon non-profit corporation,  
Grantee, the following described real property located in Hood River County, State of  
Oregon (the "Property"):

Parcel 3 of Partition Plat No. 9027, recorded November 14, 1990, in Hood  
River County Deed Records, being a portion of the Southeast quarter of  
the Southeast quarter of Section 35, Township 3 North, Range 10 East of  
the Willamette Meridian, in the County of Hood River and State of  
Oregon.

RESERVING THEREFROM a nonexclusive easement 10 feet along the  
South and East lines for irrigation water line, landscaping and the existing  
sign and replacement or repair if necessary, as set forth in that certain  
Warranty Deed recorded November 15, 1990, as Recorder's Fee No.  
902890, in the Deed Records of Hood River County, Oregon.

1 - BARGAIN AND SALE DEED  
H:\Forms\BARGAIN AND SALE DEED (Sr. Center).doc

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ALSO RESERVING THEREFROM a view easement, beginning 25 feet above the level of the ground as it existed on November 9, 1990, extending upward, as set forth in that certain Warranty Deed recorded November 15, 1990, as Recorder's Fee No. 902890, in the Deed Records of Hood River County, Oregon.

SUBJECT TO:

1. Easements, rights of way, agreements, restrictions, regulations, taxes, liens and encumbrances of record.

2. This deed is subject to all covenants, restrictions, and agreements of record that are made a part of this deed by reference, including the Bargain and Sale Deed - Gift dated September 23, 1994, and recorded in the Deed Records of Hood River County at Microfilm No. 944312, which by this reference is incorporated herein, as though such covenants, restrictions, and agreements were fully set forth in this deed. Should any mortgage or deed of trust be foreclosed on the property to which this instrument refers, then the title acquired by such foreclosure, and the person or persons who thereby and thereafter become the owner or owners of such property, shall be subject to and bound by all the restrictions, conditions, and covenants set forth in this instrument.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 24<sup>th</sup> day of June, 2001.

2 - BARGAIN AND SALE DEED  
H:\Farm\BARGAIN AND SALE DEED (Sr. Center).doc

20013152

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GRANTOR:

CITY OF HOOD RIVER

By: Paul G. Cunningham

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

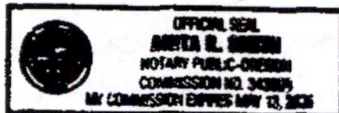
GRANTEE:

HOOD RIVER SENIOR CITIZENS, INC.

By: Paul G. Cunningham

STATE OF OREGON       )  
                                  ) ss.  
County of Hood River    )

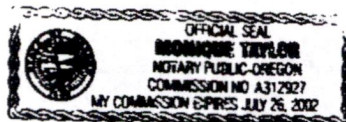
The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of June, 2001, by Paul G. Cunningham as Mayor for the City of Hood River, an Oregon municipal corporation, on behalf of said corporation.



Amya R. Gibson  
Notary Public for Oregon  
My Commission Expires: 5/13/05

STATE OF OREGON       )  
                                  ) ss.  
County of Hood River    )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of July, 2001, by Russell White as President of Board for the Hood River Senior Citizens, Inc., an Oregon non-profit corporation, on behalf of said corporation.



Monique Taylor  
Notary Public for Oregon  
My Commission Expires: 7/26/02

3 - BARGAIN AND SALE DEED

N:\Forms\BARGAIN AND SALE DEED (Sr. Center).doc

20013152

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After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2022-02429

D-WRA 08/11/2022 11:35 AM

Cnt=1 Stn=98 COUNTER  
\$5.00 \$11.00 \$64.00 \$10.00 \$25.00

\$115.00



00109423202200024290010011

I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 3N-10E-35DC-2301**  
**POWER OF ATTORNEY**

WHEREAS, the undersigned **Elodia Lara & Cruz Chaparro-Rios (Owner)** are the owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. **3N-10E-35-SW/SE-2301**, consisting of **0.15** irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right(s) of record:

**Certificate number:** 95429  
**Priority Date:** 05/07/1906  
**Source:** Hood River  
**Purpose:** Irrigation  
**Transferred Amount:** 0.05 Acres

Which water right(s) are held by and delivered by Farmers Irrigation District, and,

WHEREAS, **Owner** desires to transfer off **0.05** acres of the water rights from tax lot **3N-10E-35-SW/SE-2301**, and keeping **0.10** water right acres.

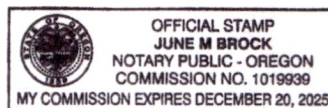
**Owner** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described water right(s) and in and to the use of the water therefrom which is appurtenant to the above described property, including authorization of the transfer of the water right(s). This document will be retained by Farmers Irrigation District for its records and for use in any relevant transfer application(s).

**Owner** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right(s).

IN WITNESS WHEREOF, the undersigned has executed this instrument the 10 day of August, 2022.

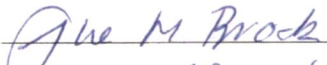
  
Elodia Lara, Owner

  
Cruz Chaparro-Rios, Owner



STATE OF OREGON ) ss.  
County of Hood River

This instrument was acknowledged before me on 8-10, 2022 by Elodia Lara & Cruz Chaparro-Rios.

  
Notary Public for OREGON  
My commission expires: 12-20-2025

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See attached legal description:

EXHIBIT "A"

Lot 1, Triple J Subdivision, in the County of Hood River and State of Oregon.



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Elodia Lara and Cruz Alberto Chaparro-Rios

910 Samantha St

Hood River, OR 97031

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

Elodia Lara and Cruz Alberto Chaparro-Rios

910 Samantha St

Hood River, OR 97031

File No. 386138AM

HOOD RIVER COUNTY, OR 2020-03078

D-WD

Stn=8 DARCYM

07/31/2020 02:07:02 PM

\$10.00 \$11.00 \$10.00 \$64.00 \$25.00

\$120.00

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

Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

### STATUTORY WARRANTY DEED

**Darlene A McGough,**

Grantor(s), hereby convey and warrant to

**Elodia Lara and Cruz Alberto Chaparro-Rios, as Tenants by the Entirety,**

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

**Lot 1, Triple J Subdivision, in the County of Hood River and State of Oregon.**

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

3N-10E-35DC-2301

Ref. #13172

The true and actual consideration for this conveyance is \$500,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

*"2020-2021 Real Property Taxes, a lien not yet due and payable"*

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AMERITITLE 386138AM

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2017-03045  
D-WRA  
Cnt=1 Stn=2 COUNTER 09/05/2017 11:44 AM  
\$10.00 \$11.00 \$24.00 \$10.00 \$20.00 \$75.00



I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT  
Water Right Conveyance 3N-10E-35CB-0202  
POWER OF ATTORNEY**

WHEREAS, the undersigned is an authorized representative of **Franco Marchesi**, who is the owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no.

**3N-10E-35-NE/SW-0202**, consisting of **1.0** irrigable acres.  
**3N-10E-35-NW/SW-0202**, consisting of **1.6** irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right of record:

**Primary**

Certificate number: 74306  
Priority Date: 05/07/1906  
Source: Hood River  
Purpose: Irrigation  
Transferred Amount: 2.15 acres

Which water right is in the name of the Farmers Irrigation District is delivered by the District, and,  
**WHEREAS, Marchesi**, desires to transfer:

.90 acres from **3N-10E-35-NE/SW-0202**, and continue to receive .10 acres.  
1.25 acres from **3N-10E-35-NW/SW-0202**, and continue to receive .35 acres. 3 2.52 gpm

**Marchesi** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described transferred water right of record and in and to the use of the water therefrom which is appurtenant to the above described property.

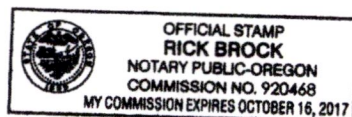
**Marchesi** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached if applicable) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, transferring the use, place of use, point of diversion, diminishment or cancelation, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right.

IN WITNESS WHEREOF, the undersigned has executed this instrument the 28<sup>th</sup> day of August, 2017. July.

Michael Kitts  
Authorized Representative of Franco Marchesi

STATE OF OR )  
County of H.R. ) ss.

Mike Kitts acknowledged this instrument before me on 7-28, 2017.



Rick Brock  
Notary Public for Oregon (state)

My commission expires: 10-16-17

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MAY 10 2023

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See exhibit A

EXHIBIT "A"

*Hatched  
per  
deed*

All that portion of the following described tract lying East of the East line of the tract conveyed to LeRoy F. Smith et ux., by deed recorded August 12, 1970, Film No. 701092, Deed Records Hood River, Oregon;

AND ALSO that portion lying South and East of the Easements described in said Smith I S deed to-wit:

*700  
70+  
202*

Beginning at a point <sup>230</sup> 5 chains East and <sup>30</sup> 1.782 chains South of the quarter Section corner between Sections 34 and 35, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, which point is marked by a gas pipe; running thence South 6.208 chains; thence East 17.42 chains to the center of the County Road; thence North along the center of the County Road 5.80 chains; thence Westerly to the point of beginning.

EXCEPT that portion lying within the William Jenkins Donation Land Claim.

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**AGREEMENT FOR THE DEVELOPMENT AND  
SALE OF REAL PROPERTY**

**THIS AGREEMENT**, made and entered into this 8 day of AUGUST, 2017, by and between **FRANCO MARCHESI**, hereby known as "OWNER," and **MICHAEL KITTS HOMES, INC.**, an Oregon corporation, hereby known as "DEVELOPER."

**WITNESSETH:**

**WHEREAS OWNER** currently owns approximately 2.9 acres of undeveloped land in Hood River County, Oregon, described as follows:

All that portion of the following described tract lying East of the East line of the tract conveyed to LeRoy F. Smith, et ux., by deed recorded August 12, 1970, Film No. 701092, Deed Records, Hood River County, Oregon; and,

AND ALSO, that portion lying South and East of the Easements described in said Smith I S deed, to wit:

Beginning at a point 5 chains East and 1.782 chains South of the quarter section corner between Sections 34 and 35, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, which point is marked by a gas pipe; running thence South 6.208 chains; thence East 17.42 chains to the center of the County Road; thence North along the center of the County Road 5.80 chains; thence Westerly to the point of beginning.

EXCEPT that portion lying within the William Jenkins Donation Land Claim.

and,

**WHEREAS DEVELOPER** is interested in developing the property by creating a planned unit development, complete with roads, utilities, and all improvements at **DEVELOPER's** expense in exchange for the ownership of all but three of the P.U.D. lots.

Page 1 of 5

Agreement for Development & Sale of Real Property

Owner: Franco Marchesi

Developer: Michael Kitts Homes, Inc.

Dated: 8-18, 2017

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**MAY 10 2023**

**OWNED**

**NOW, THEREFORE**, in consideration of the mutual covenants of the parties, each to the other giving, the parties do hereby agree as follows:

- I. **DEVELOPER** agrees to create and receive all governmental approvals for a Planned Unit Development (PUD) on the property of **OWNER**. It is anticipated that the PUD will divide the property into approximately 17 separate, buildable residential lots.  
19 1/2.
- II. After the PUD is approved and before any home construction is commenced, **OWNER** shall be allowed to choose three (3) separate lots that will be retained by **OWNER**.
- III. **DEVELOPER** will be allowed to construct residential structures on three (3) lots and offer them for sale. Upon sale of lots by **DEVELOPER**, **OWNER** agrees to release the lots from the lien of this agreement and to deed the lots to **DEVELOPER** or to the lot purchaser, as directed by **DEVELOPER**, free and clear of any other liens and encumbrances unless accepted or created by **DEVELOPER**. All closing costs and deed preparation costs for lots sold by **DEVELOPER** shall be **DEVELOPER's** costs.
- IV. **DEVELOPER** agrees that it will then construct a three-bedroom home, acceptable to **OWNER**, on one of **OWNER's** three (3) chosen lots. The home plan will be chosen by **OWNER** from one of five model plans **DEVELOPER** will have available for this PUD. Specifications and finishes will be as provided in the model plans and/or consistent with those of the other homes constructed in the development. The home structure shall be finished and complete, and accepted by **OWNER** before **DEVELOPER** may sell further homes/lots in the development. **DEVELOPER** may proceed with construction of additional homes prior to the completion of **OWNER's** home but may not sell those additional homes until **OWNER's** home has been accepted.
- V. After acceptance of **OWNER's** first home, **DEVELOPER** may similarly develop and sell another three (3) lots before developing the second residential structure for **OWNER**. This residential

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structure shall be constructed on a second lot reserved by **OWNER** and may be another home of the same model as the first home constructed for **OWNER** or **OWNER** may choose a different model home for this second lot.

- VI. **DEVELOPER** shall construct a third structure on **OWNER's** third retained lot after **DEVELOPER** is allowed to develop and sell two (2) more of **DEVELOPER's** dwellings. This third structure will be of like construction, size, and value as the first two (2) dwellings constructed for **OWNER**.
- VII. After **DEVELOPER** has met all its obligations and completed the third dwelling for **OWNER**, **OWNER** will transfer all the remaining property to **DEVELOPER**, at **DEVELOPER's** cost.
- VIII. It is understood and agreed to by the parties that the following obligations and conditions apply:
- A. Requirements of **DEVELOPER**:
1. **DEVELOPER** shall carry liability insurance to cover all aspects of its occupation and work on the property, and shall maintain limits of \$2,000,000.00 for any and all claims or causes of action brought by third parties, including **DEVELOPER's** employees or contractors. **DEVELOPER** shall name **OWNER** as an additional insured. **DEVELOPER** shall further agree to indemnify and hold **OWNER** harmless from any and all liability claims arising from its occupation, use, and development of the property.
  2. **DEVELOPER** shall be responsible for any and all charges, costs, insurance, utilities, safety, and construction fees and costs; and, shall hold **OWNER** harmless therefrom.
  3. **DEVELOPER** shall work with **OWNER** on the design and construction of the three residential dwellings that **DEVELOPER** builds for **OWNER**. These will be built, completed, and transferred to **OWNER** after the

fourth, eighth, and eleventh homes to be owned by **OWNER** are completed. On completion and acceptance by **OWNER** of the third dwelling structure, **OWNER**, shall transfer title to the remaining PUD lots to **DEVELOPER**.

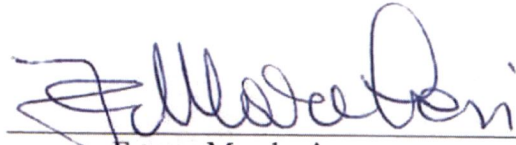
4. In the event **DEVELOPER** fails to comply with any of the requirements of this Agreement, **OWNER** shall give notice of default and allow **DEVELOPER** thirty (30) days to correct the default. Should **DEVELOPER** fail to correct the default within this time, **OWNER** will have the following remedies:
  - a. Specific Performance by Suit in Equity.
  - b. Forfeiture by compliance with all notices and requirements of ORS Chapter 93.
  - c. Foreclosure by strict foreclosure.
5. In the event the suit or action is brought by **OWNER** to enforce the terms of this contract, including strict foreclosure, the prevailing party shall receive reasonable attorney fees and costs, including attorney's fees and costs on appeal.
6. Failure by **OWNER** at any time to require performance by **DEVELOPER** of any provisions hereof shall in no way affect **OWNER's** rights to enforce the same, nor shall any waiver by **OWNER** of any breach hereof be held to be a waiver of any succeeding breach or a waiver of this non-waiver clause.

**GOVERNING LAW AND VENUE.** This Agreement shall be governed and construed in accordance with the laws of the State of Oregon; and, venue for any cause of action or litigation shall be laid in the Circuit Court of the State of Oregon for the County of Hood River.

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MAY 10 2023  
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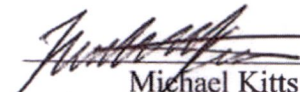
IN WITNESS WHEREOF, the parties have executed this Agreement this  
18 day of August 2017.

OWNER:

  
Franco Marchesi

DEVELOPER:

MICHAEL KITTS HOMES, INC.

  
Michael Kitts

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MAY 10 2023

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# AMENDED ANNUAL REPORT



Corporation Division  
[www.filinginoregon.com](http://www.filinginoregon.com)

**E-FILED**  
Aug 02, 2017  
**OREGON SECRETARY OF STATE**

---

**REGISTRY NUMBER**

9603697

**REGISTRATION DATE**

08/02/2002

**BUSINESS NAME**

MICHAEL KITTS HOMES, INC.

**BUSINESS ACTIVITY**

GENERAL CONTRACTOR

**MAILING ADDRESS**

PO BOX 633  
HOOD RIVER OR 97031 USA

**TYPE**

DOMESTIC BUSINESS CORPORATION

**PRIMARY PLACE OF BUSINESS**

3880 MAY ST  
HOOD RIVER OR 97031 USA

**JURISDICTION**

OREGON

**REGISTERED AGENT**

MICHAEL KITTS

3880 MAY DR  
HOOD RIVER OR 97031 USA

If the Registered Agent has changed, the new agent has consented to the appointment.

**PRESIDENT**

MICHAEL KITTS

3880 MAY ST  
HOOD RIVER OR 97031 USA

**SECRETARY**

MICHAEL KITTS

3880 MAY ST  
HOOD RIVER OR 97031 USA

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**MAY 10 2023**

**OWRD**



By my signature, I declare as an authorized authority, that this filing has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment, or both.

By typing my name in the electronic signature field, I am agreeing to conduct business electronically with the State of Oregon. I understand that transactions and/or signatures in records may not be denied legal effect solely because they are conducted, executed, or prepared in electronic form and that if a law requires a record or signature to be in writing, an electronic record or signature satisfies that requirement.

**ELECTRONIC SIGNATURE**

**NAME**

MICHAEL KITTS

**TITLE**

PRESIDENT

**DATE SIGNED**

08-02-2017

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OWRD

20014076 (2)

## WARRANTY DEED

ROBERT D. MORRIS,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
 FRANCO MARCHESI and JAYNE MARCHESI, as tenants by the entirety,  
 Grantee(s) and grantee's heirs, successors and assigns the following described  
 real property, free of encumbrances except as specifically set forth herein in  
 the County of HOOD RIVER and State of Oregon, to wit:

R27. MO. 6602

3N-10-35C2-202

SUBJECT TO: all those items of record and those apparent upon the land, if  
 any, as of the date of this deed and those shown below, if any;  
 and the grantor will warrant and forever defend the said premises and every  
 part and parcel thereof against the lawful claims and demands of all persons  
 whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL 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  
 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
 PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is 165,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 2500 BELMONT, HOOD RIVER, OR 97031

Dated this 20th day of SEPTEMBER 2001.

Robert D. Morris  
 ROBERT D. MORRIS

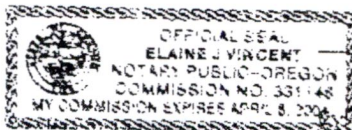
BY: Robert Kirkpatrick  
 ROBERT KIRKPATRICK, as his attorney  
 in fact--

Read and Approved

[Signature]  
[Signature]

State of Oregon  
 County of HOOD RIVER

This instrument was acknowledged before me on SEPTEMBER 20, 2001 by  
 ROBERT KIRKPATRICK, AS ATTORNEY IN FACT FOR ROBERT D. MORRIS.



Elaine Vincent  
 (Notary Public for Oregon)

Commission expires 4.8.04

SECTION NO. UNRECORDED

Returned to  
 FRANCO MARCHESI  
 2500 BELMONT  
 HOOD RIVER, OR 97031

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MAY 10 2023

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STATE OF OREGON

EXHIBIT "A"

All that portion of the following described tract lying East of the East line of the tract conveyed to LeRoy F. Smith et ux. by deed recorded August 12, 1970, Film No. 701092, Deed Records Hood River, Oregon; AND ALSO portion lying South and East of the Easements described in said Smith's deed to-wit:


Beginning at a point 5 chains East and 1.782 chains South of the quarter Section corner between Sections 34 and 35, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, which point is marked by a gas pipe; running thence South 6.208 chains; thence East 17.42 chains to the center of the County Road; thence North along the center of the County Road 5.80 chains; thence Westerly to the point of beginning; EXCEPT that portion lying within the William Jenkins Donation Land Claim.---

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20014078



# RECORD OF SURVEY

LOCATED IN  
SW 1/4 OF SECTION 35, T. 3N., R. 10 E., W.M.  
COUNTY OF HOOD RIVER, STATE OF OREGON  
3N 10E 35CB TAX LOT 202

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE  
SURVEY NO. CS 2007 018  
FILED 2-9-07  
BY [Signature]

## LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 58002)
- ⊙ FOUND 5/8" IRON ROD (KLEIN & ASSOCIATES CS NO. 2005105)
- FOUND 2" IRON PIPE
- ⊙ FOUND 1" IRON PIPE (WESTECH ENGINEERING CS NO. 1517)
- ⊙ FOUND 2" IRON PIPE IN MONUMENT BOX
- ⊙ FOUND IRON ROD W 1 1/4" RED CAP ILLEGIBLE
- ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS COUNTY SURVEY
- R1 RECORD DATA PER RECORD OF SURVEY CS NO. 2005105 PER KLEIN & ASSOCIATES
- R2 RECORD DATA PER RECORD OF SURVEY CS NO. 1517 PER WESTECH ENGINEERING
- R3 HOOD RIVER PUBLIC WORKS PROJECT NO. 89060 (PLAT OF BELMONT ROAD RECONSTRUCTION)
- R4 WARRANTY DEED BOOK 30, PAGE 386
- FD FOUND DATA

NOTE:  
ALL BEARINGS AND DISTANCES SHOWN ARE FOUND OR SET, UNLESS OTHERWISE NOTED.

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RETRACE THAT CERTAIN REAL PROPERTY DESCRIBED BY WARRANTY DEED RECORDED IN DOCUMENT NO. 20014076 OF HOOD RIVER COUNTY RECORDS, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35 OF TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN.

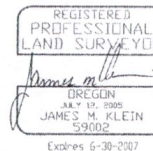
THE BASIS OF BEARING FOR THIS SURVEY IS THE RECORD OF SURVEY CS NO. 2005105 BY KLEIN & ASSOCIATES WHICH SHOWS THE CENTERLINE OF BELMONT DRIVE. THE EAST LINE OF THIS SURVEY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS IN THE CENTER OF BELMONT DRIVE AS SHOWN. THE SOUTH LINE OF THIS SURVEY WAS COMPUTED BY HOLDING FOUND MONUMENTS ON THE SOUTH LINE OF TAX LOT 201 SET BY COUNTY SURVEY NO. 1517 AND THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 30, PAGE 386. THE NORTH LINE OF THIS SURVEY WAS ESTABLISHED BY HOLDING A FOUND MONUMENT AT THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 30, PAGE 386 AND A FOUND MONUMENT 20.00 FEET NORTH OF THE SOUTHWEST CORNER OF JENKINS DONATION LAND CLAIM AND PROJECTING SAID NORTH LINE EAST TO THE CENTERLINE OF BELMONT DRIVE THEN OFFSETTING SAID NORTH LINE 20 FEET SOUTH AS DESCRIBED BY WARRANTY DEED BOOK 57, PAGE 445. THE WEST LINE OF THIS SURVEY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS ON THE EAST LINE OF SAID TAX LOT 201 SET BY COUNTY SURVEY NO. 1517 AND COMPUTING THE EAST LINE OF THE EASEMENT AS DESCRIBED BY WARRANTY DEED RECORDED IN DOCUMENT NO. 701092.

## REFERENCED DEEDS

WARRANTY DEED DOCUMENT NO. 20014076  
WARRANTY DEED DOCUMENT NO. 701092  
WARRANTY DEED BOOK 57, PAGE 445  
WARRANTY DEED BOOK 30, PAGE 386

## REFERENCED SURVEYS

1. KLEIN & ASSOCIATES CS NO. 2005105
2. WESTECH ENGINEERING CS NO. 1517

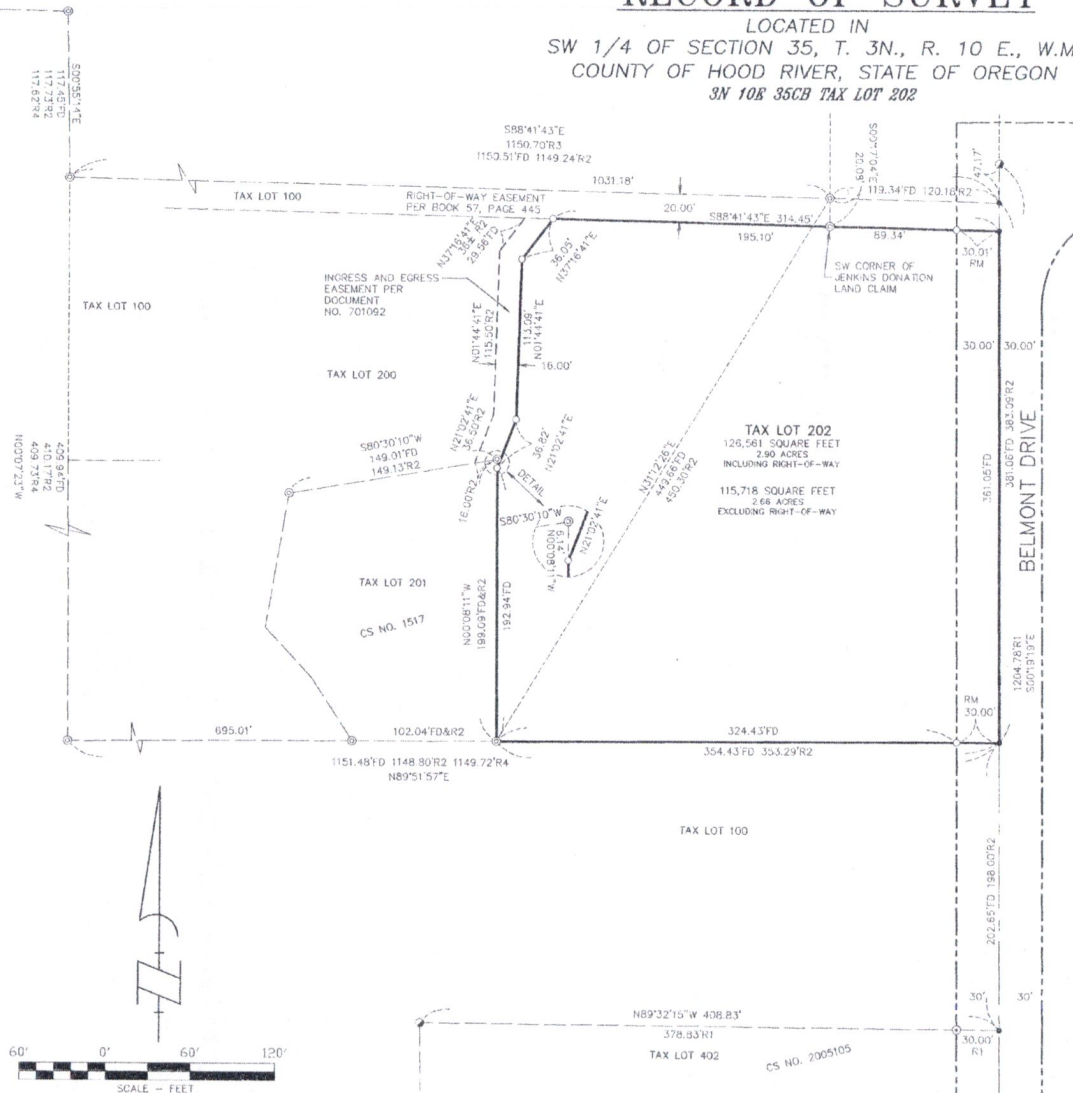


**Klein & Associates, Inc.**  
LAND SURVEYING  
1412 13th Street Suite 200  
Hood River, Oregon 97031  
Tel: (541)386-3322

SHEET 1 OF 1  
WILLAMETTE MERIDIAN  
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
35CB	3N.	10E.	

CS 2007 018



## BASIS OF BEARINGS

RECORD OF SURVEY CS NO. 2005105  
PER KLEIN & ASSOCIATES

## OWNER

FRANCO & JAYNE  
MARCHESI

SURVEY PERFORMED FOR:  
FRANCO MARCHESI  
DATE: JANUARY 11, 2007  
PROJECT: 07-01-05  
FILE: 070105CT.DWG  
DRAFT: GGH

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF  
UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

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2-1-07 1130



TERRA SURVEYING  
A SUBDIVISION PLAT OF STELLA LANE P.U.D.  
A  
PLANNED UNIT DEVELOPMENT  
FOR  
FRANCO MARCHESI  
PAGE 2 OF 2

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2018 027

DATE FILED: 5/23/2018

BT: *h*

**SURVEYOR'S CERTIFICATE:**

I, ERIC M. CARLSON, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSED AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THE PLAT OF "STELLA LANE P.U.D." HOOD RIVER COUNTY, STATE OF OREGON.

ALL THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING EAST OF THE EAST LINE OF THE TRACT CONVEYED TO LEROY F. SMITH ET UX. BY DEED RECORDED AUGUST 12, 1970, F.L.M. NO. 701092, DEED RECORDED HOOD RIVER, OREGON; AND ALSO THE PORTION LYING SOUTH AND EAST OF THE EASEMENTS DESCRIBED IN THE SMITH DEED TO WIT:

BEGINNING AT A POINT 5 CHAINS EAST AND 1.782 CHAINS SOUTH OF THE QUARTER SECTION CORNER BETWEEN SECTIONS 34 AND 35, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON, WHICH POINT IS MARKED BY A GAS PIPE, RUNNING THENCE SOUTH 6.208 CHAINS; THENCE EAST 17.42 CHAINS TO THE CENTER OF THE COUNTY ROAD; THENCE NORTH ALONG CENTER OF THE COUNTY ROAD 3.80 CHAINS; THENCE WESTERLY TO THE POINT OF BEGINNING; EXCEPT THAT PORTION LYING WITHIN THE WILLIAM JENKINS DONATION LAND CLAIM. THE INITIAL POINT IS AN 1" IRON PIPE MONUMENTING THE SW CORNER OF JENKINS D.L.C.

ALSO DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INITIAL POINT, BEING A 1" IRON PIPE MONUMENTING THE SW CORNER OF JENKINS D.L.C. THENCE SOUTH 88°08'05" EAST A DISTANCE OF 89.42 FEET TO 5/8" IRON ROD, L.S.59002; THENCE SOUTH 88°08'05" EAST A DISTANCE OF 29.88 FEET TO A POINT; THENCE SOUTH 00°15'12" WEST A DISTANCE OF 390.96 FEET TO A POINT; THENCE NORTH 89°34'44" WEST A DISTANCE OF 354.51 FEET TO A POINT; THENCE NORTH 00°25'51" EAST A DISTANCE OF 192.91 FEET TO A 5/8" IRON ROD, L.S.59002; THENCE NORTH 02°16'08" EAST A DISTANCE OF 36.74 FEET TO A 5/8" IRON ROD, L.S.59002; THENCE NORTH 37°52'01" EAST A DISTANCE OF 113.01 FEET TO A 5/8" IRON ROD, L.S.59002; THENCE NORTH 37°52'01" EAST A DISTANCE OF 36.00 FEET TO A 5/8" IRON ROD, L.S.59002; THENCE SOUTH 88°07'58" EAST A DISTANCE OF 195.13 FEET TO THE POINT OF BEGINNING.

*Eric M. Carlson*  
ERIC M. CARLSON PLS 72306

**NARRATIVE:**

THE PURPOSE OF THIS PLAT IS TO CREATE A 18 LOT SUBDIVISION (PLANNED UNIT DEVELOPMENT) FROM EXISTING TAX LOT 201, 1800A WAS SURVEYED AND MONUMENTED BY L.S. 59002 (C.S.2007-018) AND DESCRIBED ON INSTRUMENT C-1304. THE EXISTING BOUNDARY MONUMENTS WERE RECOVERED AND FOUND TO BE IN GOOD CONDITION. THE DEED ELEMENTS THAT CONTROL THE WEST AND NORTH BOUNDARY LINES ARE HOLDING THE ADJOINING PROPERTY DESCRIBED IN INSTRUMENT C-1304 AND EASEMENTS DESCRIBED ON BOOK 57, PAGE 445. BOTH OF THESE DEEDS HAVE BEEN SURVEYED BY L.S.59002 ON C.S.2007016 AND 2014039. THE DEED ELEMENTS WHICH CONTROL THE SOUTH AND EAST BOUNDARIES ARE BASED ON IRON PIPES SET ON THE PLATS FOR GROWAY. THESE PIPE WERE IN GOOD SHAPE AND MEASURED VERY WELL.

I USED TWO ORIGINAL IRON PIPES FOUND MONUMENTING THE NORTH LINE OF LOT 1 OF R.W. GROWAY FOR THE BASIS OF BEARING AS SHOWN. I USED GRID BEARINGS WITH A ROTATION ANGLE TO C.S.2007016 FOR THE BASIS OF BEARING.

SEE THE FACE OF THE PLAT FOR FURTHER DETAILS.

**RECORDING INFORMATION:**

PLAT NUMBER 20181573  
INSTRUMENT RECEIVED ON THE 23<sup>RD</sup> DAY  
OF May, 2018 AT  
10:31 A.M.  
HOOD RIVER COUNTY CLERK

**ACKNOWLEDGMENT:**

STATE OF OREGON }  
COUNTY OF HOOD RIVER } ss.  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 7<sup>th</sup> DAY OF May, 2018 BY FRANCO MARCHESI.  
*Nancy Jane Carlson*  
FRANCO MARCHESI, NOTARY PUBLIC - OREGON  
*My commission*  
SIGNATURE OF NOTARY PUBLIC - OREGON  
COMMISSION NUMBER: 939097  
MY COMMISSION EXPIRES: May 14, 2019

**DECLARATION OF PLANNED COMMUNITY:**

THE DECLARATION OF PLANNED COMMUNITY FOR "STELLA LANE P.U.D." IS MADE BY *Francisco Marchesi* AND DESCRIBED IN THE HOOD RIVER COUNTY DEED INSTRUMENT FILED FOR RECORD AS MICROFILM NO. 2008-0412 AS RECORDED April 13, 2018, HOOD RIVER COUNTY DEED RECORDS.

ADDITIONAL RESTRICTIONS ON THE USE, MAINTENANCE OR OCCUPANCY OF THE TRACTS AND RESIDENTIAL LOTS WITHIN "STELLA LANE P.U.D." MAY BE DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R) AND RECORDED IN HOOD RIVER COUNTY RECORDS.

**DECLARATION AND DEDICATION:**

KNOW ALL PERSONS BY THESE PRESENCE THAT FRANCO MARCHESI DOES HEREBY MAKE, ESTABLISH & DECLARE THE PLAT MAP TO BE A TRUE & CORRECT MAP OF THE LAND OWNED & Laid OUT AS "STELLA LANE P.U.D." IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND DO HEREBY GRANT OPEN SPACE, AND UTILITY AND PRIVATE ROAD EASEMENTS, THE DEDICATION OF THE ROAD TO THE PUBLIC AS SHOWN ON THIS PLAT MAP.

*Francisco Marchesi*  
FRANCO MARCHESI, OWNER

**APPROVALS:**

THE DIRECTOR OF RECORDS AND ASSESSMENTS, AND THE DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR, RESPECTIVELY, OF HOOD RIVER COUNTY, OREGON, HEREBY CERTIFY THAT WE HAVE EXAMINED THE PLAT OF "STELLA LANE P.U.D." IN THE CITY OF HOOD RIVER AND THAT THE NAME ADOPTED FOR SAID PLAT IS A PROPER NAME AND NOT INCLUDED IN ANY OTHER SUBDIVISION IN HOOD RIVER COUNTY, AND FURTHER CERTIFY THAT ALL ASSESSMENTS DUE HEREIN HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND WE HEREBY APPROVE SAID PLAT.

*Charles Brown*  
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE & TAX COLLECTOR

THE PLAT OF "STELLA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 7<sup>th</sup> DAY OF May, 2018.  
*Charles Brown*  
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF "STELLA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 8<sup>th</sup> DAY OF May, 2018.  
*Charles Brown*  
HOOD RIVER CITY DIRECTOR OF PUBLIC WORKS & ENGINEERING

THE PLAT OF "STELLA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 14<sup>th</sup> DAY OF May, 2018.  
*Charles Brown*  
PLANNING DIRECTOR, CITY OF HOOD RIVER

THE PLAT OF "STELLA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 14<sup>th</sup> DAY OF May, 2018.  
*Charles Brown*  
MAYOR, CITY OF HOOD RIVER

THE PLAT OF "STELLA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 15<sup>th</sup> DAY OF May, 2018.  
*Charles Brown*  
HOOD RIVER CITY RECORDER

THE PLAT OF "STELLA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 23<sup>rd</sup> DAY OF May, 2018.  
*Charles Brown*  
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

THE PLAT OF "STELLA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 23<sup>rd</sup> DAY OF May, 2018.  
*Charles Brown*  
HOOD RIVER COUNTY COMMISSIONER CHAIRMAN

THE PLAT OF "STELLA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 23<sup>rd</sup> DAY OF May, 2018.  
*Charles Brown*  
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "STELLA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 21<sup>st</sup> DAY OF May, 2018.  
*Charles Brown*  
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "STELLA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 21<sup>st</sup> DAY OF May, 2018.  
*Charles Brown*  
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "STELLA LANE P.U.D." WAS EXAMINED AND APPROVED BY ME THIS 21<sup>st</sup> DAY OF May, 2018.  
*Charles Brown*  
HOOD RIVER COUNTY COMMISSIONER

**REFERENCES:**

SURVEYS FILED IN THE HOOD RIVER COUNTY SURVEYORS OFFICE:  
C.S.0787, PLAT OF S.W. 1/4 OF SECTION 35 BY J.H. DATE JANUARY 1909.  
C.S.0788, PLAT SHOWING THE RELATIVE POSITION OF JENKINS D.L.C. LOTS 5 & 6, BY KAY, DATED SEPT. 12, 1915.  
C.S.0801, PLAT OF ORDNARY FOR ORDNARY BY J.H. DATED JULY 1909.  
C.S.1475, PLAT OF ORDNARY FOR ORDNARY BY J.H. DATED JULY 1909.  
C.S.1517, SURVEY FOR SEASIDE BY WESTCOAST ENGINEERING, FILED SEPTEMBER 28, 1971.  
C.S.198900, SURVEY FOR CONSOLIDATED LAND BY L.S.59002, FILED NOVEMBER 21, 2005.  
C.S.2005105, SURVEY FOR FRANCO MARCHESI BY L.S.59002, FILED FEBRUARY 9, 2007.  
C.S.2007018, SURVEY FOR KLEIN AND FOWLER BY L.S.59002, FILED OCTOBER 13, 2014.  
C.S.2014039, SUBDIVISION PLAT OF BARREL SPRINGS, BY L.S.59999, FILED OCTOBER 12, 2017.

**EASEMENT REFERENCES (SORT REPORT DATED MARCH 22, 2018 No.227131AM):**

FILED IN THE HOOD RIVER COUNTY ASSESSORS OFFICE.  
BOOK 40, PAGE 106. PRIVATE EASEMENT TO PACIFIC POWER AND LIGHT COMPANY, DATED MARCH 23, 1949. NO SPECIFIC LOCATION GIVEN. DESCRIBES LOT 1 OF GROWAY PLAT.  
INST#01092 PRIVATE EASEMENT #3 FOR SEWER LEACH LINE. DESCRIPTION PLACES SEWER ON TAX LOT 201. EASEMENT #3 FOR FUTURE OWNER LINES TO DELAUNT ROAD. THIS FUTURE RIGHT WOULD MOST LIKELY FALL WITHIN BIG APPLE AVENUE AS THERE IS SEWER LINES INSTALLED IN THAT AREA.  
INST#011009. 10 FOOT PRIVATE EASEMENT FOR GAS LINE BEYONDING TAX LOT 201. THIS EASEMENT IS WITHIN BIG APPLE AVENUE.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 00°11'24" E	8.16'	L12	N 89°34'08" W	19.00'
L2	N 20°11'06" E	1.89'	L13	S 85°35'50" W	6.36'
L3	S 89°34'44" E	20.74'	L14	N 41°22'16" W	5.58'
L4	S 47°57'52" W	7.40'	L15	S 89°34'44" E	25.98'
L5	S 51°03'11" E	5.63'	L16	N 88°08'04" W	25.98'
L6	S 89°34'08" E	0.75'	L17	N 00°12'23" E	20.05'
L7	S 89°34'08" E	19.00'	L18	N 89°34'08" W	0.75'
L8	S 89°34'08" E	19.00'	L19	N 89°34'44" W	2.82'
L9	S 00°25'16" W	18.42'			
L10	S 07°25'16" W	18.42'			
L11	N 89°34'08" W	5.00'			

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	22.25'	13.43'	N 17°45'25" E	16.25'	34°41'09"
C2	22.25'	13.43'	S 18°05'51" E	13.20'	37°05'27"
C3	22.25'	13.43'	S 18°57'59" W	13.19'	37°04'17"
C4	24.25'	13.15'	N 15°08'13" W	12.99'	31°04'54"
C5	25.00'	39.27'	S 44°34'27" E	35.36'	90°00'34"
C6	15.75'	20.43'	S 37°35'58" W	19.63'	74°21'17"
C7	15.75'	20.44'	N 39°44'48" W	19.63'	74°21'17"
C8	25.00'	30.84'	N 35°46'31" E	28.92'	70°41'50"
C9	25.00'	8.42'	N 80°48'14" E	8.38'	19°18'06"

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Eric M. Carlson*  
OREGON  
December 30, 2005  
ERIC M. CARLSON  
72306  
Expires: December, 2019

**TERRA SURVEYING**

DATE: MAY 3, 2018  
SCALE: 1" = 30'  
PROJECT: 14139PUD  
ASSESSORS MAP: 3N-10E-35B  
P.O. BOX 917  
HOOD RIVER, OREGON 97031  
PHONE: (541) 366-4531  
E-Mail: terra@oregon.net  
www.terrasurveying.com

RECEIVED  
MAY 10 2023  
OWPRD

CS# 2018 027

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2022-01419  
D-WRA 04/28/2022 09:17 AM  
Cnt=1 Stn=98 COUNTER  
\$5.00 \$11.00 \$64.00 \$10.00 \$25.00 \$115.00



I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 3N-10E-35CA-0631**  
**POWER OF ATTORNEY**

WHEREAS, the undersigned **Patricia Moore (Owner)** are the owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. **3N-10E-35-NE/SW-0631**, consisting of 0.10 irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right(s) of record:

**Certificate number:** 95429  
**Priority Date:** 05/07/1906  
**Source:** Hood River  
**Purpose:** Irrigation  
**Transferred Amount:** 0.10 Acres

Which water right(s) are held by and delivered by Farmers Irrigation District, and,

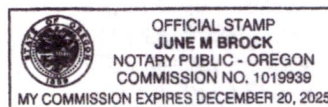
WHEREAS, **Owner** desires to transfer off 0.10 acres of the water rights from tax lot **3N-10E-35-NE/SW-0631**, and keeping 0.00 water right acres.

**Owner** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described water right(s) and in and to the use of the water therefrom which is appurtenant to the above described property, including authorization of the transfer of the water right(s). This document will be retained by Farmers Irrigation District for its records and for use in any relevant transfer application(s).

**Owner** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right(s).

IN WITNESS WHEREOF, the undersigned has executed this instrument the 27 day of April, 2022.

Patricia Moore  
Patricia Moore, Owner



STATE OF Oregon )  
County of Hood River ) ss.

This instrument was acknowledged before me on April 27, 2022 by Patricia Moore.

June M Brock  
Notary Public for Oregon

My commission expires: 12, 20, 2025

See attached legal description:

Lot 33, BOWE'S SECOND ADDITION, in the County of Hood River and State of Oregon.

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MAY 10 2023  
OWRD

20-0664  
Columbia Gorge Title

After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:

Patricia Moore  
763 St. Charles Place Road  
Hood River, OR 97031

**Grantor Address:**

Jessalyn Kate Fey and Donita Michelle Brownlee  
1767 12<sup>th</sup> St #265  
Hood River, OR 97031

HOOD RIVER COUNTY, OR **2020-05500**  
D-WD  
Stn=6 KELLYM **12/18/2020 01:20:03 PM**  
\$10.00 \$11.00 \$10.00 \$64.00 \$25.00 **\$120.00**

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

Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

## WARRANTY DEED

Parcel Map and Tax No.; 3N10E35CA 00631 - 11564

The true consideration for this conveyance is \$449,999.00. (Here comply with requirements of ORS 93.030)

Jessalyn Kate Fey and Donita Michelle Brownlee, not as tenants in common, but with right of survivorship Grantor, hereby grant, bargain, sell, warrant and conveys to Patricia G. Moore, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 33, BOWE'S SECOND ADDITION, in the County of Hood River and State of Oregon.

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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 AND 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, OF 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 property is free from liens and encumbrances, EXCEPT: Those of record if any**

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Dated this 17<sup>th</sup> day of December, 2020

Jessalyn K Fey  
Jessalyn Kate Fey

Donita Michelle Brownlee  
Donita Michelle Brownlee

STATE OF Oregon }  
COUNTY OF Hood River } SS:

I certify that I know or have satisfactory evidence that Jessalyn Kate Fey and Donita Michelle Brownlee

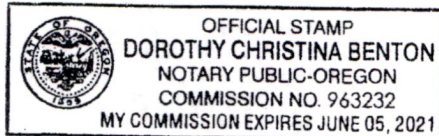
are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument

Dated: December 17, 2020

[Signature]

Notary Public in and for the State of Oregon

Commission Expires 6/5/21



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MAY 10 2023  
OWRD

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2022-03439  
D-WRA 12/14/2022 11:02 AM  
Cnt=1 Stn=98 COUNTER  
\$10.00 \$11.00 \$64.00 \$10.00 \$25.00 \$120.00



00110893202200034290020025

I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 3N-10E-35CA-1400**  
POWER OF ATTORNEY BD

WHEREAS, the undersigned **Integrity Building and Construction LLC (Owner)** are the owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. **3N-10E-35-NE/SW-1400**, consisting of 0.90 irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right(s) of record:

Certificate number: 95429  
Priority Date: 05/07/1906  
Source: Hood River  
Purpose: Irrigation  
Transferred Amount: 0.40 Acres

Which water right(s) are held by and delivered by Farmers Irrigation District, and,

WHEREAS, **Owner** desires to transfer off 0.40 acres of the water rights from tax lot **3N-10E-35-NE/SW-1400**, and keeping 0.50 water right acres.

**Owner** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described water right(s) and in and to the use of the water therefrom which is appurtenant to the above described property, including authorization of the transfer of the water right(s). This document will be retained by Farmers Irrigation District for its records and for use in any relevant transfer application(s).

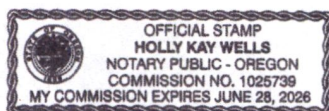
**Owner** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right(s).

IN WITNESS WHEREOF, the undersigned has executed this instrument the 22 day of November, 2022.

Mike Ketler, Authorized Signer for Integrity Building and Construction LLC

STATE OF OREGON )  
County of HOOD RIVER ) ss.

This instrument was acknowledged before me on 11/22, 2022 by Mike Ketler, authorized signer for Integrity Building and Construction LLC.



Holly Kay Wells  
Notary Public for OREGON  
My commission expires June 28, 2026

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MAY 10 2023  
OWRD

See attached legal description:

## EXHIBIT "A"

491151AM

That portion of Lot 9, ADAMS PARADISE ACREAGE, in the County of Hood River and State of Oregon, described as follows:

Beginning at the Southeast corner of said Lot 9; thence Northerly along the East line of said Lot 9 to a point therein that is 485.32 feet North of the Southeast corner of said Lot 9; thence Westerly to a point in the West line of said Lot 9 that is 474.32 feet North of the Southwest corner of said Lot 9; thence Southerly along the West line of said Lot 9 to the Southwest corner thereof; thence Easterly along the South line of said Lot 9 to the place of beginning; EXCEPTING THEREFROM HOWEVER, the following described tracts of land:

(1) Beginning at a point on the East line of said Lot 9 that is 485.32 feet North of the Southeast corner thereof, being at the Northeast corner of Parcel 2 conveyed to John L. Sheldrake et ux., by deed recorded May 29, 1948, in Book 37, page 594, Deed Records Hood River County; thence Westerly along the North line of said Sheldrake tract 289 feet to an iron pipe, thence Southerly parallel with the East line of said Lot 9 a distance of 216.7 feet to an iron pipe; thence Easterly parallel with the North line of said Sheldrake tract 289 feet to the East line of said Lot 9; thence North along the East line of said Lot 9 a distance of 216.7 feet to the place of beginning;

(2) Beginning at the Southeast corner of said Lot 9; thence Northerly along the East line of said Lot 9, a distance of 258.62 feet to a point 10 feet South of the Southeast corner of that tract conveyed to Frederick Merton Hayman et ux., by deed recorded in Deed Book 38, page 477; thence West parallel with the South line of said Hayman tract and the Westerly extension thereof a distance of 355 feet; thence South parallel with the East line of said Lot 9 a distance of 255 feet, more or less, to the South line of said Lot 9, thence Easterly along the South line of said Lot 9, a distance of 355 feet, more or less, to the point of beginning.

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MAY 10 2023

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HOOD RIVER COUNTY, OR **2021-04684**  
D-BS  
Str=8 DARCYM **10/13/2021 02:56:01 PM**  
\$20.00 \$11.00 \$10.00 \$64.00 \$25.00 **\$130.00**

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

Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

Estate of Florence Akiyama, deceased

ATTN: Don Hull

Hood River, OR 97031

Grantor's Name and Address

Integrity Building and Construction LLC

PO BOX 1904

Hood River, OR 97031

Grantee's Name and Address

After recording return to:

Integrity Building and Construction LLC

PO BOX 1904

Hood River, OR 97031

Until a change is requested all tax statements

shall be sent to the following address:

Integrity Building and Construction LLC

PO BOX 1904

Hood River, OR 97031

File No.

491151AM

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**AUDREY BARTORELLI AND THELMA L AUSTIN** the duly appointed, qualified and acting  
Co-Personal Representatives of the estate of **FLORENCE AKIYAMA**, deceased, Probate Case No.  
21PB02582, filed in **HOOD RIVER** County,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey  
unto

**Integrity Building and Construction LLC**, an Oregon limited liability company,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with  
the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the  
County of **Hood River**, State of Oregon, described as follows, to wit:

See Attached Exhibit 'A'

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

3N-10E-35BD-1400 90

The true consideration for this conveyance is **\$1,250,000.00**.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall  
be made so that this deed shall apply equally to corporations and to individuals.

RECEIVED

MAY 10 2023

OWRD

AMERITITLE 491151AM

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.

In Witness Whereof, the grantor has executed this 28<sup>th</sup> day of SEPTEMBER, 2021; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Estate of Florence Akiyama, deceased

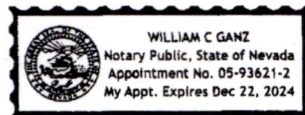
BY: *Thelma L Austin*  
Thelma L Austin, Co-Personal Representative

STATE of NEVADA, County of WASHOE ) ss.

This instrument was acknowledged before me on SEPTEMBER 28, 2021

by **Thelma L Austin**, Co-Personal Representative of the Estate of Florence Akiyama

*William C Ganz*  
Notary Public for NEVADA  
My commission expires 12/22/2024



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MAY 10 2023

OWRD

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.

In Witness Whereof, the grantor has executed this instrument this 28 day of September, 2021; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Estate of Florence Akiyama, deceased

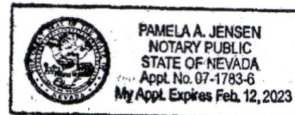
BY: Audrey Bartorelli  
Audrey Bartorelli, Co-Personal Representative

STATE of NEVADA, County of Elko ) ss.

This instrument was acknowledged before me on September 28, 2021

by **Audrey Bartorelli**, Co-Personal Representative of the Estate of Florence Akiyama

Pamela A. Jensen  
Notary Public for NEVADA  
My commission expires Feb 12, 2023



RECEIVED

MAY 10 2023

OWRD

EXHIBIT "A"

491151AM

That portion of Lot 9, ADAMS PARADISE ACREAGE, in the County of Hood River and State of Oregon, described as follows:

Beginning at the Southeast corner of said Lot 9; thence Northerly along the East line of said Lot 9 to a point therein that is 485.32 feet North of the Southeast corner of said Lot 9; thence Westerly to a point in the West line of said Lot 9 that is 474.32 feet North of the Southwest corner of said Lot 9; thence Southerly along the West line of said Lot 9 to the Southwest corner thereof; thence Easterly along the South line of said Lot 9 to the place of beginning; EXCEPTING THEREFROM HOWEVER, the following described tracts of land:

(1) Beginning at a point on the East line of said Lot 9 that is 485.32 feet North of the Southeast corner thereof, being at the Northeast corner of Parcel 2 conveyed to John L. Sheldrake et ux., by deed recorded May 29, 1948, in Book 37, page 594, Deed Records Hood River County; thence Westerly along the North line of said Sheldrake tract 289 feet to an iron pipe, thence Southerly parallel with the East line of said Lot 9 a distance of 216.7 feet to an iron pipe; thence Easterly parallel with the North line of said Sheldrake tract 289 feet to the East line of said Lot 9; thence North along the East line of said Lot 9 a distance of 216.7 feet to the place of beginning;

(2) Beginning at the Southeast corner of said Lot 9; thence Northerly along the East line of said Lot 9, a distance of 258.62 feet to a point 10 feet South of the Southeast corner of that tract conveyed to Frederick Merton Hayman et ux., by deed recorded in Deed Book 38, page 477; thence West parallel with the South line of said Hayman tract and the Westerly extension thereof a distance of 355 feet; thence South parallel with the East line of said Lot 9 a distance of 255 feet, more or less, to the South line of said Lot 9, thence Easterly along the South line of said Lot 9, a distance of 355 feet, more or less, to the point of beginning.

RECEIVED

MAY 10 2023

OWRD

HOOD RIVER COUNTY, OR 2017-01382  
D-WRA  
Cnt=1 Stn=2 COUNTER 04/21/2017 12:08 PM  
\$15.00 \$11.00 \$20.00 \$10.00 \$20.00 \$76.00



I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 3N-10E-35E-0400 & 0500**  
**POWER OF ATTORNEY CB**

WHEREAS, the undersigned is an authorized representative of **Consolidated Land & Cattle, LLC**, who are the owners of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no.

3N-10E-35-NW/SW-0400, consisting of 1.70 irrigable acres.  
3N-10E-35-NW/SW-0500, consisting of 1.0 irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right of record:

**Primary**

Certificate number: 74306  
Priority Date: 05/07/1906  
Source: Hood River  
Purpose: Irrigation  
Transferred Amount: 1.40 acres

Which water right is in the name of the Farmers Irrigation District is delivered by the District, and, WHEREAS, Consolidated Land & Cattle, desires to transfer:

.80 acres from 3N-10E-35-NW/SW-0400, and continue to receive .90 acres.  
.60 acres from 3N-10E-35-NW/SW-0500, and continue to receive .40 acres.

Consolidated Land & Cattle, LLC hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described transferred water right of record and in and to the use of the water therefrom which is appurtenant to the above described property.

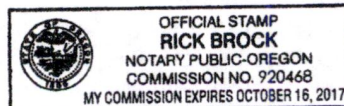
Consolidated Land & Cattle, LLC hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached if applicable) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right.

IN WITNESS WHEREOF, the undersigned has executed this instrument the 20 day of APRIL, 2017.

Jeremy Williams  
Authorized Representative of Consolidated Land & Cattle, LLC

STATE OF OR

County of Hood River ss.



Jeremy Williams acknowledged this instrument before me on 4-20-2017.

Rick Brock  
Notary Public for Oregon (state)  
My commission expires: 10-16-17

RECEIVED

MAY 10 2023

OWRD

See exhibit A

**EXHIBIT "A"**

Commencing at a point 2.45 chains North of the Southeast corner of the Northwest quarter of the Southwest quarter of Section 35, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon; thence East 2.43 chains; thence North 6.51 chains; thence West 6.19 chains; thence South 6.51 chains; and thence East 3.76 chains to the place of beginning.

400



20053911

RECEIVED

MAY 10 2023

OWRD

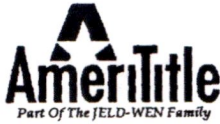
"Exhibit A"

1100  
500  
Commencing at a point <sup>161.7</sup>2.45 chains North of the Southeast corner of the Northwest quarter of the Southwest quarter of Section 35, Township 3 North, Range 10 East of the Willamette Meridian, Hood River County, Oregon; thence East 2.43 <sup>160.38</sup> chains; thence North 6.51 <sup>139.68</sup> chains; thence West 408.54 <sup>248.46</sup>6.19 chains; thence South 6.51 <sup>139.68</sup> chains; and thence East 3.76 chains to the place of beginning. (consists of Tax Lots 400 and 500)

500

RECEIVED  
MAY 10 2023  
OWRD

(2)  
20053911



THIS SPACE RE

After recording return to:  
Consolidated Land & Cattle, LLC  
2 Centerpointe Drive Ste. 210  
Lake Oswego, OR 97035

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

Consolidated Land & Cattle, LLC  
2 Centerpointe Drive Ste. 210  
Lake Oswego, OR 97035

Escrow No. HR33905  
Title No. 0033905

SV113

STATE OF OREGON

SS

COUNTY OF HOOD RIVER

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

Sandra E. Berry, Director of records and  
Assessment and Ex-Officio Recorder.

by: *S. Berry* Deputy.

DOC#: 20053911  
RCPT: 43318 31.00  
7/26/2005 3:19 PM

AMERITITLE #33905

### STATUTORY WARRANTY DEED

Floyd D. Logan, Grantor(s) hereby convey and warrant to **Consolidated Land & Cattle, LLC, an Oregon Limited Liability Company**, Grantee(s) the following described real property in the County of **HOOD RIVER** and State of Oregon free of encumbrances except as specifically set forth herein:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

Ref.# 4347 3N 10 E 35 CB-400  
Ref.# 4347-4348 3N 10 E 35 CB-500

The above-described property is free of encumbrances except those shown below;

The true and actual consideration for this conveyance is \$750,000.00

Subject to:

1. Reservation for Right to run water across premises for irrigation in the ditch, as set out in Deed from Lyman Smith to Eleanor L. LaFrance, recorded December 26, 1899, in Book 28, at page 27, Records of Hood River County, Oregon.
2. The above described property has been disqualified from special assessment farm use value beginning with the 2006-07 assessment roll. Grantor agrees to pay and hold Grantee harmless from paying additional taxes or penalties and interest as a result of such disqualification, as calculated by the Hood River County Department of Records and Assessment..

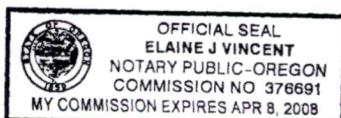
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 25<sup>th</sup> day of July, 2005.

*Floyd D. Logan*  
Floyd D. Logan

State of Oregon  
County of Hood River

This instrument was acknowledged before me on July 25, 2005 by Floyd D. Logan.



*Elaine J. Vincent*  
(Notary Public for Oregon)  
My commission expires 04-08-2008

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**EXHIBIT "A"**

Commencing at a point 2.45 chains North of the Southeast corner of the Northwest quarter of the Southwest quarter of Section 35, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon; thence East 2.43 chains; thence North 6.51 chains; thence West 6.19 chains; thence South 6.51 chains; and thence East 3.76 chains to the place of beginning.

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JULY 10 2023

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**20053911**

# RECORD OF SURVEY

COUNTY OF HOOD RIVER, OREGON  
LOCATED IN THE SW 1/4 OF SECTION 35,  
T. 3 N., R. 10 E., WILLAMETTE MERIDIAN  
(3N 10E 35CB TAX LOTS 400, 500)

## LEGEND

- SET 5/8" X 24" REBAR W/ 1/4" YELLOW PLASTIC CAP MARKED (59002LS)
- ⊗ FOUND 5/8" REBAR W/ 1/4" RED PLASTIC CAP ILLD/BLE
- ⊙ FOUND 5/8" REBAR W/ 1/4" RED PLASTIC CAP MARKED (LS 1028)
- ⊖ FOUND 5/8" REBAR NO CAP
- ▲ FOUND BRASS CAP IN MONUMENT BOX
- FOUND 2" IRON PIPE WITH LEAD PLUG
- FOUND 2" IRON PIPE
- FOUND 2" IRON PIPE IN MONUMENT BOX
- COMPUTED POINT NOTHING SET
- CS RECORD OF SURVEY
- RM REFERENCE MONUMENT
- FD FOUND DATA
- R1 PARTITION PLAT NO. 9321
- R2 RECORD OF SURVEY NO. 1475
- R3 RECORD OF SURVEY NO. 1146
- R4 DOCUMENT NO. 650461

NOTE:  
ALL BEARINGS, DISTANCES SHOWN ARE FOUND OR SET, UNLESS OTHERWISE NOTED.

## LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN HOOD RIVER COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE QUACKENBUSH TRACT AS DESCRIBED IN BOOK L, PAGE 131 ON FILE IN HOOD RIVER COUNTY, OREGON; THENCE N 89°36'50" W ALONG THE SOUTH LINE OF SAID QUACKENBUSH TRACT 407.22 FEET TO THE SOUTHWEST CORNER OF SAID QUACKENBUSH TRACT; THENCE N 00°32'03" W ALONG THE WEST LINE OF SAID QUACKENBUSH TRACT, 430.58 FEET TO THE NORTHWEST CORNER OF SAID QUACKENBUSH TRACT; THENCE S 69°32'15" E ALONG THE NORTH LINE OF SAID QUACKENBUSH TRACT 408.83 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S 00°19'19" E ALONG THE EAST LINE OF SAID QUACKENBUSH TRACT, 429.99 FEET TO THE POINT OF BEGINNING. CONTAINING 4.03 ACRES MORE OR LESS.

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## CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED JAMES M. KLEIN, REGISTERED LAND SURVEYOR, REGISTRATION NO. 59002, DO HEREBY CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF OCTOBER 2005.

JAMES M. KLEIN PLS. 59002

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

JAMES M. KLEIN  
JULY 12, 2005  
JAMES M. KLEIN  
59002

Expires 8-30-2007



**Klein & Assoc.**  
LAND SURVEYING 1412  
13th Street Suite 200  
Hood River, Oregon 97031  
Tel: (541)386-3322

FILED

NOV 21 2005  
James M. Klein

SHEET 1 OF 1			
WILLAMETTE MERIDIAN			
HOOD RIVER COUNTY, OREGON			
1/4	SEC	T.	R.
35CB		3N.	10E.
+			

CS 2005 105

## NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO RETRACE THOSE PARCELS OF OWNERSHIP AS DESCRIBED BY DOCUMENT NO. 20053911 ON FILE IN HOOD RIVER COUNTY, OREGON, AND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN.

THE EAST BOUNDARY LINE WAS ESTABLISHED BY HOLDING FOUND MONUMENTS ON THE CENTERLINE OF BELMONT ROAD AS SHOWN ON RECORD OF SURVEY NO. 1475. THE SOUTH BOUNDARY LINE ESTABLISHED BY HOLDING MONUMENT ESTABLISHED BY PARTITION PLAT NO. 9321. THE WEST BOUNDARY LINE WAS ESTABLISHED BY HOLDING A FOUND MONUMENT AT THE NORTHWEST CORNER OF THE TRACT BEING SURVEYED AND A MONUMENT AT THE SOUTHWEST CORNER OF THAT TRACT SURVEYED BY RECORD OF SURVEY NO. 1146. THE NORTH BOUNDARY LINE WAS ESTABLISHED BY HOLDING SAID MONUMENT FOUND AT THE NORTHWEST CORNER AND WAS COMPUTED USING RECORD DIMENSIONS AS SHOWN ON SAID RECORD OF SURVEY NO. 1475.

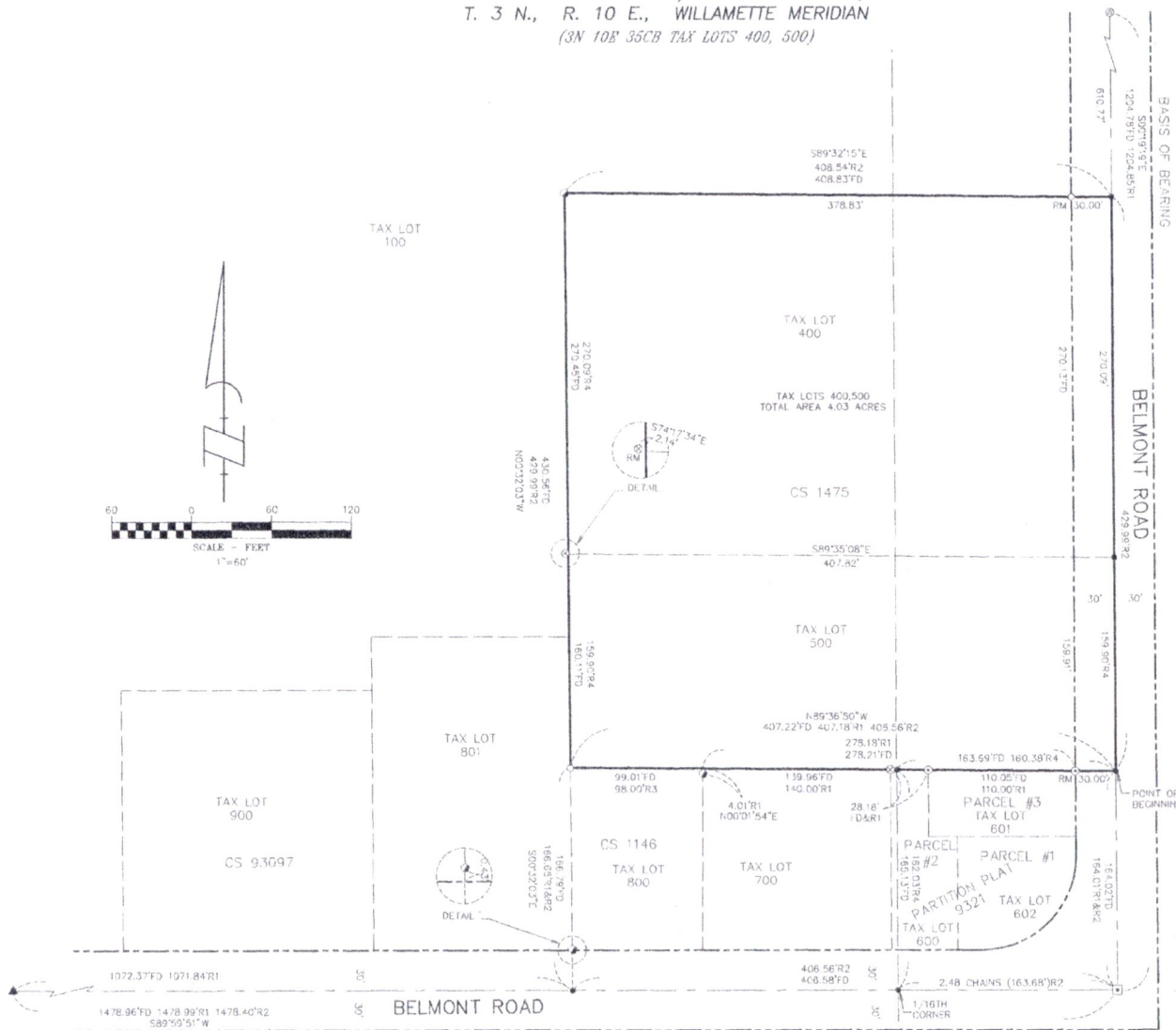
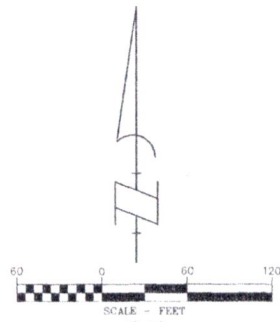
## OWNER

CONSOLIDATED LAND  
& CATTLE, LLC

## BASIS OF BEARINGS

PARTITION PLAT NO. 9321

SURVEY PERFORMED FOR:  
KEN RANDELL  
DATE: OCTOBER 2005  
PROJECT: 05-08-02 FILE: 050802CS.DWG DRAFT: LJS



Revised 11-17-05 1550

2017 3345

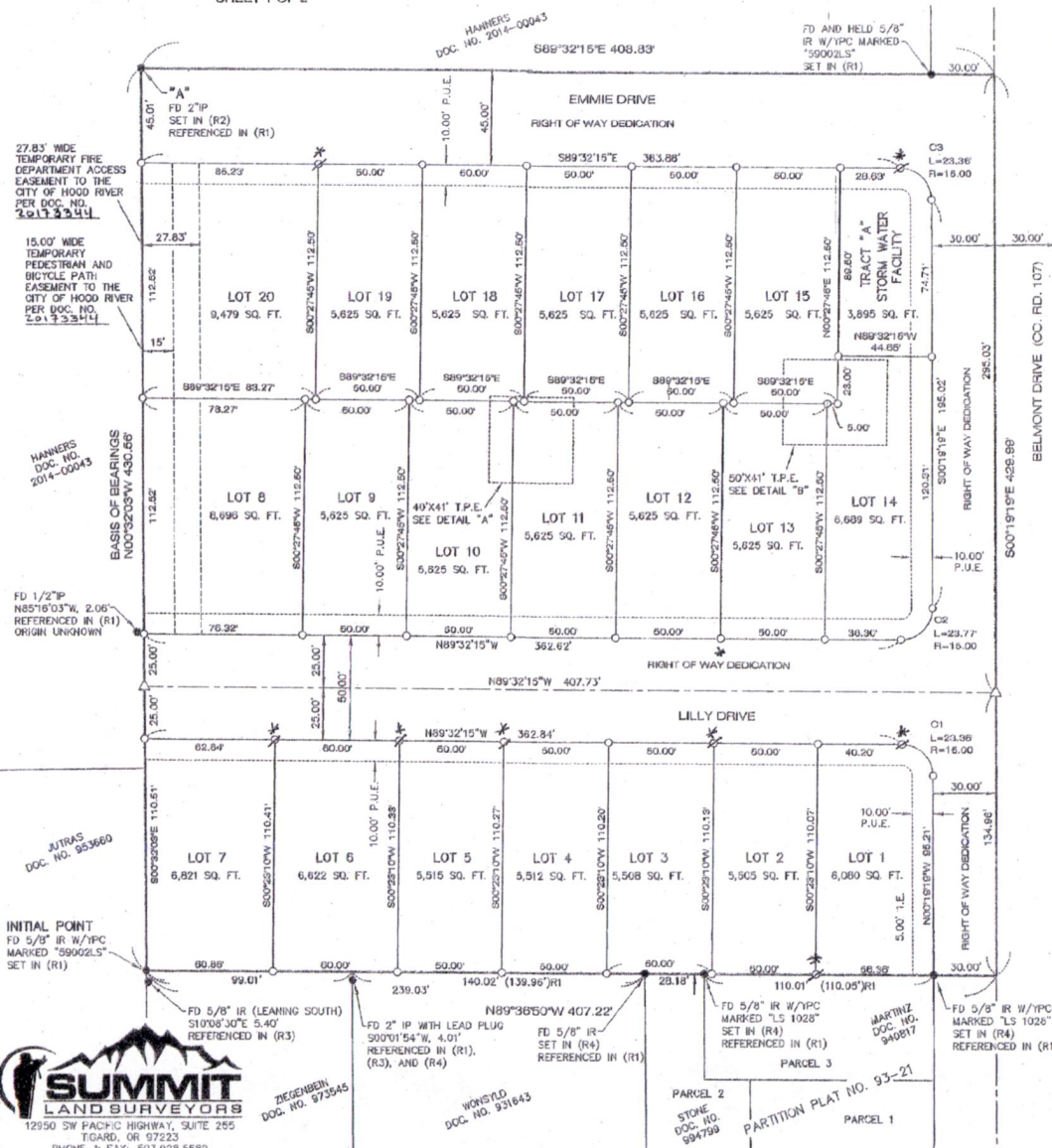
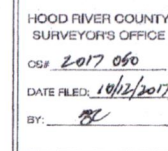
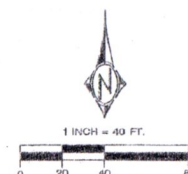
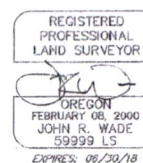
**BARREL SPRINGS**

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 NORTH,  
RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD  
RIVER COUNTY, OREGON

PREPARED FOR CONSOLIDATED LAND & CATTLE, LLC  
HOOD RIVER COUNTY PLANNING FILE #15-0048

SURVEYED: JUNE 30, 2017  
SUMMIT LAND SURVEYORS JOB NO. 161-008  
SHEET 1 OF 2

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	23.36'	15.00'	89°12'56"	N44°55'47"W	21.07'
C2	23.77'	15.00'	90°47'04"	N45°04'13"E	21.36'
C3	23.36'	15.00'	89°12'56"	N44°55'47"W	21.07'

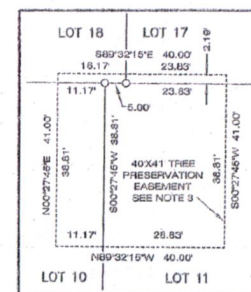
**LEGEND:**

- DENOTES 6/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "SUMMIT LS 59999" TO BE SET DURING REMAINING MONUMENTATION SET ON: 1/16/2018
- △ DENOTES 6/8" X 30" IRON ROD WITH 1-1/2" ALUMINUM CAP INSCRIBED "SUMMIT LS 59999" TO BE SET DURING REMAINING MONUMENTATION SET ON: 1/16/2018
- DENOTES FOUND MONUMENT AS NOTED HELD UNLESS OTHERWISE NOTED
- SQ.FT. DENOTES "SQUARE FEET"
- DOC. NO. DENOTES "DOCUMENT NUMBER"
- P.U.E. DENOTES "PUBLIC UTILITY EASEMENT"
- I.E. DENOTES "IRRIGATION EASEMENT FOR THE BENEFIT OF THE EAST FORK IRRIGATION DISTRICT"
- T.P.E. DENOTES "TREE PRESERVATION & CONSERVATION EASEMENT FOR THE BENEFIT OF THE CITY OF HOOD RIVER"
- IR DENOTES "IRON ROD"
- IP DENOTES "IRON PIPE"
- FD DENOTES "FOUND"
- W/PC DENOTES "WITH YELLOW PLASTIC CAP"
- CS DENOTES "COUNTY SURVEY"

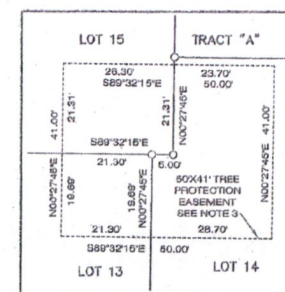
\* REFERENCE MONUMENT SET AS PER APPROVAL OF REMAINING MONUMENTATION ON 1/16/2018.

**NOTES:**

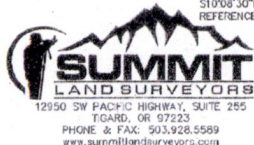
- 1) THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY HOOD RIVER COUNTY PLANNING DEPARTMENT FILE #15-0048.
- 2) LOTS 1 THROUGH 20 AND TRACT 'A' ARE SUBJECT TO A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT, AS SHOWN HEREON.
- 3) LOTS 10, 11, 13, 14, 16, 17 AND 18 ARE SUBJECT TO A TREE PRESERVATION AND CONSERVATION EASEMENT (T.P.E.) FOR THE BENEFIT OF THE CITY OF HOOD RIVER TO PRESERVE, PROTECT AND MAINTAIN FIVE (5) OREGON WHITE OAK TREES WITHIN THE EASEMENTS. SAID TREES ARE TO BE PRESERVED, PROTECTED AND MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE CITY OF HOOD RIVER CODES AND ORDINANCES AND SHALL NOT BE REMOVED WITHOUT A PERMIT ISSUED BY THE CITY OF HOOD RIVER, EXCEPT AS ALLOWED IN CASE OF EMERGENCY AS PROVIDED BY CITY CODE ON ORDINANCE.
- 4) TRACT 'A', STORM WATER FACILITY, SHALL BE OWNED AND MAINTAINED BY THE CITY OF HOOD RIVER.
- 5) LOTS 9 AND 20 ARE SUBJECT TO A 27.83' WIDE TEMPORARY FIRE DEPARTMENT ACCESS EASEMENT AND A 15.00' WIDE TEMPORARY PEDESTRIAN AND BICYCLE PATH EASEMENT TO THE CITY OF HOOD RIVER PER DOC. NO. 2017 3345 AS SHOWN HEREON. TERMINATION OF THESE EASEMENTS SHALL BE DICTATED PER SAID DOCUMENT. UPON THE TERMINATION OF THE TEMPORARY PEDESTRIAN AND BICYCLE PATH EASEMENT, AN 8.00' WIDE PERMANENT PEDESTRIAN AND BICYCLE PATH EASEMENT TO THE CITY OF HOOD RIVER WILL COME INTO EXISTENCE, TO SUPERSEDE AND REPLACE SAID TEMPORARY EASEMENT AS STIPULATED IN SAID DOCUMENT.
6. AN IRRIGATION EASEMENT EXISTS OVER A DITCH AS STATED IN BOOK 8, PAGE 562 AND FILED FOR RECORD ON DECEMBER 26, 1999. AN IRRIGATION DITCH DOES NOT EXIST ON THE SUBJECT PROPERTY AT THIS TIME, SO SAID EASEMENT IS OF AN INDETERMINATE LOCATION.



DETAIL 'A'  
SCALE: 1"=20'



DETAIL 'B'  
SCALE: 1"=20'



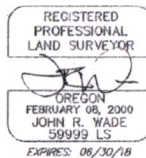
ZIEGENH  
DOC. NO. 973545

WONSLD  
DOC. NO. 931643

PARCEL 2  
DOC. NO. 994799

PARCEL 1  
PARTITION PLAT NO. 93-21

CS# 2017 050



#### SURVEYORS CERTIFICATE:

I, JOHN R. WADE, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED IN THE ANNEXED MAP OF "BARREL SPRINGS", LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8" IRON ROD WITH A YELLOW PLASTIC STAMPED "56002LS" WHICH BEARS N89°32'50"W, 230.03 FEET FROM A 5/8" IRON ROD MARKING THE NORTHWEST CORNER OF PARCEL 2, PARTITION PLAT NO. 93-21, A PARTITION PLAT OF RECORD IN HOOD RIVER COUNTY.

THENCE N 00°32'03" W, 430.50 FEET TO A 2" IRON PIPE;

THENCE S 89°32'15" E, 408.83 FEET;

THENCE S 00°19'19" E, 425.59 FEET;

THENCE ALONG THE NORTH BOUNDARY LINE OF SAID PARTITION PLAT AND THE EXTENSION THERE OF, N 89°38'50" W, 407.22 FEET TO THE INITIAL POINT.

CONTAINING: 175,544 SQ. FT. OR 4.03 ACRES OF LAND

AS PER O.R.S. 92.080 (5) AND 92.070 (2), I CERTIFY THAT THE REMAINING MONUMENTS IN THIS SUBDIVISION PLAT WILL BE SET WITHIN 90 CALENDAR DAYS FOLLOWING COMPLETION OF PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECDIFICATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.080. MONUMENTATION COMPLETED 1/14/2018 AS PER AFFIDAVIT OF RESIGNING. MONUMENTATION RECORDED 3/12/2018 AS DOCUMENT NO. 2018-00776

#### NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE INTO 20 LOTS AND 1 TRACT, THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 20050911, HOOD RIVER COUNTY DEED RECORDS.

BOUNDARY DETERMINATION PER RECORD OF SURVEY CS 2005 106, HOOD RIVER COUNTY SURVEY RECORDS.

THE BASIS OF BEARING IS SHOWN HEREON AS N00°32'03"W BETWEEN THE INITIAL POINT AND MONUMENT "A", PER SURVEY CS 2005 106, HOOD RIVER COUNTY SURVEY RECORDS.

## BARREL SPRINGS

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON

### PREPARED FOR CONSOLIDATED LAND & CATTLE, LLC HOOD RIVER COUNTY PLANNING FILE #15-0048

SURVEYED: JUNE 30, 2017  
SUMMIT LAND SURVEYORS JOB NO. 161-008  
SHEET 2 OF 2

#### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CONSOLIDATED LAND & CATTLE, LLC IS THE OWNER OF THE LAND DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE AND DOES HEREBY DISCLOSE THE ANNEXED MAP OF "BARREL SPRINGS" TO BE A TRUE AND ACCURATE PLAT THEREOF; HAS CAUSED THE SUBDIVISION TO BE PREPARED AND THE PROPERTY SUBDIVIDED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92; ALL LOTS BEING THE DIMENSIONS SHOWN AND ALL EASEMENTS OF THE WIDTHS THEREIN SET FORTH, AND HEREBY DEDICATES THE STREET TO THE PUBLIC FOR PUBLIC USE FOREVER, AND DOES HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED HEREON.

CONSOLIDATED LAND & CATTLE, LLC

BY: Kenneth A. Randall  
KENNETH A. RANDALL, MEMBER

#### ACKNOWLEDGMENT

STATE OF OREGON

COUNTY OF Clatsop } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 5th 2017  
BY KENNETH A. RANDALL AS MEMBER OF CONSOLIDATED LAND & CATTLE, LLC, ON BEHALF OF SAID LLC.

[Signature]  
NOTARY SIGNATURE

Sara Gabriela Garcia-Cortez  
NOTARY PUBLIC - OREGON

COMMISSION NO. 962090

MY COMMISSION EXPIRES May 24, 2021

#### CITY OF HOOD RIVER APPROVALS:

THE PLAT OF "BARREL SPRINGS" WAS EXAMINED AND APPROVED BY ME THIS 22 DAY OF SEPTEMBER, 2017.

[Signature]  
CITY OF HOOD RIVER PUBLIC WORKS AND ENGINEERING DIRECTOR

THE PLAT OF "BARREL SPRINGS" WAS EXAMINED AND APPROVED BY ME THIS 26 DAY OF SEPTEMBER, 2017.

[Signature]  
CITY OF HOOD RIVER RECORDER

THE PLAT OF "BARREL SPRINGS" WAS EXAMINED AND APPROVED BY ME THIS 26 DAY OF SEPTEMBER, 2017.

Cynthia A. Wallbridge  
CITY OF HOOD RIVER PLANNING DIRECTOR

THE PLAT OF "BARREL SPRINGS" WAS EXAMINED AND APPROVED BY ME THIS 6th DAY OF SEPTEMBER, 2017.

[Signature]  
CITY OF HOOD RIVER MAYOR

HOOD RIVER COUNTY SURVEYORS OFFICE
CS# <u>2017 050</u>
DATE FILED: <u>10/12/2017</u>
BY: <u>RL</u>

RECORDING INFORMATION  
PLAT NUMBER: 20173345  
INSTRUMENT RECEIVED ON THE 28th DAY  
OF September, 2017, AT 3:03 P.M.  
[Signature]  
HOOD RIVER COUNTY CLERK

#### HOOD RIVER COUNTY APPROVALS:

THE DIRECTOR OF RECORDS AND ASSESSMENTS, AND THE DIRECTOR OF BUDGET, FINANCE AND TAX COLLECTOR, RESPECTIVELY, OF HOOD RIVER COUNTY, OREGON, HEREBY CERTIFY THAT WE EXAMINED THE ANNEXED MAP OF "BARREL SPRINGS", AND THAT THE NAME ADOPTED FOR SAID PLAT IS PROPER NAME AND NOT INCURRED IN ANY OTHER SUBDIVISION IN HOOD RIVER COUNTY, AND FURTHER CERTIFY THAT ALL ASSESSMENTS DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND WE HEREBY APPROVE OF SAID PLAT.

[Signature]  
HOOD RIVER COUNTY DIRECTOR OF BUDGET, FINANCE AND TAX COLLECTOR  
[Signature]  
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

#### HOOD RIVER COUNTY APPROVALS:

THE PLAT OF "BARREL SPRINGS" WAS EXAMINED AND APPROVED BY ME THIS 6th DAY OF SEPTEMBER, 2017.

[Signature]  
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF "BARREL SPRINGS" WAS EXAMINED AND APPROVED BY ME THIS 18th DAY OF SEPTEMBER, 2017.

[Signature]  
CHAIRPERSON, HOOD RIVER COUNTY COMMISSIONERS

THE PLAT OF "BARREL SPRINGS" WAS EXAMINED AND APPROVED BY ME THIS 18th DAY OF SEPTEMBER, 2017.

[Signature]  
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "BARREL SPRINGS" WAS EXAMINED AND APPROVED BY ME THIS 18th DAY OF SEPTEMBER, 2017.

[Signature]  
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "BARREL SPRINGS" WAS EXAMINED AND APPROVED BY ME THIS 18th DAY OF SEPTEMBER, 2017.

[Signature]  
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "BARREL SPRINGS" WAS EXAMINED AND APPROVED BY ME THIS 18th DAY OF SEPTEMBER, 2017.

[Signature]  
HOOD RIVER COUNTY COMMISSIONER



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CS# 2017 050

**AFTER RECORDING, RETURN TO:**

HOOD RIVER COUNTY SURVEYOR  
918 18<sup>TH</sup> STREET  
HOOD RIVER, OR 97031

HOOD RIVER COUNTY, OR 2018-00775  
D-AFD 03/12/2018 11:30 AM  
Cnt=1 Stn=2 COUNTER  
\$5.00 \$11.00 \$24.00 \$10.00 \$25.00 \$75.00



00079439201800007750010012

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

Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**AFFIDAVIT OF REMAINING MONUMENTATION**

I, John R. Wade, P.L.S. No. 59999LS, being duly sworn, depose and say that in accordance with O.R.S. 92.070, I have correctly surveyed and marked with proper monuments the remaining corners as indicated on the plat of "Barrel Springs" as recorded in Document Number 20173345 (CS#2017 050), Hood River County Plat Records, except as stated hereinafter. Said remaining corners were set on 01/16/2018.

The following monuments as shown on the recorded plat could not be set and reference monuments or other monumentation were set as follows:

1. A 1.17" copper disk inscribed "SUMMIT LS59999" was set N00°27'45"E, 7.00 feet from the northwest corner of Lot 19, the most northerly point of curvature of Tract "A", and the most northerly point of curvature of Lot 1, due to utility conflicts at the actual corners.
2. A 1.17" copper disk inscribed "SUMMIT LS59999" was set N00°23'10"E, 7.00 feet from the northwest corner of Lots 2, 4, 5, and 6 due to utility conflicts at the actual corners.
3. A 1.17" copper disk inscribed "SUMMIT LS59999" was set S00°27'45"W, 7.00 feet from the southwest corner of Lot 13 due to utility conflicts at the actual corner.
4. A 5/8" Iron Rod with Yellow Plastic Cap inscribed "SUMMIT LS59999" was set N00°23'10"E, 5.00 feet from the southwest corner of Lot 1 due to a tree at the actual corner.

Summit Land Surveyors, LLC  
12950 SW Pacific Hwy, Suite 255  
Tigard, OR 97281



EXPIRES: 06/30/18

RECEIVED  
MAY 10 2023  
OWRD

**NOTARY CERTIFICATE**

STATE OF OREGON )  
 ) SS  
COUNTY OF WASHINGTON )

Subscribed and sworn to before me this 16<sup>th</sup> day of February, 2018, by John R. Wade.

Nancy L. Furgeson

Notary Public for the State of Oregon

My Commission Expires February 1, 2020



**COUNTY SURVEYOR APPROVAL**

I, Bradley Cross, Hood River County Surveyor, do hereby certify that said Affidavit of Remaining Monumentation for "Barrel Springs" has been examined by me and that it complies with ORS 92.070(3)(b).

Approved MARCH 5, 2018.

Brad Cross

Bradley Cross, Hood River County Surveyor

After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

ASSIGNMENT OF WATER RIGHT  
Water Right Conveyance 3N-10E-35CD-0911  
POWER OF ATTORNEY

WHEREAS, the undersigned **Douglas Wetli (Owner)** are the owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. 3N-10E-35-SE/SW-0911, consisting of 0.10 irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right(s) of record:

Certificate number: 95429  
Priority Date: 05/07/1906  
Source: Hood River  
Purpose: Irrigation  
Transferred Amount: 0.10 Acres

Which water right(s) are held by and delivered by Farmers Irrigation District, and,

WHEREAS, **Owner** desires to transfer off 0.10 acres of the water rights from tax lot 3N-10E-35-SE/SW-0911, and keeping 0.00 water right acres.

**Owner** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described water right(s) and in and to the use of the water therefrom which is appurtenant to the above described property, including authorization of the transfer of the water right(s). This document will be retained by Farmers Irrigation District for its records and for use in any relevant transfer application(s).

**Owner** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right(s).

IN WITNESS WHEREOF, the undersigned has executed this instrument the 29 day of September, 2021.

  
Douglas Wetli, Owner

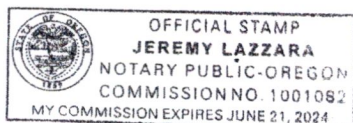
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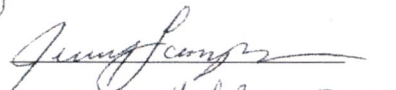
MAY 10 2023

OWRD

STATE OF Oregon )  
County of Hood River ) ss.

This instrument was acknowledged before me on Sept 29, 2021 by Douglas Wetli.



  
Notary Public for Hood River Oregon  
My commission expires: June 21, 2024

See attached legal description:

Columbia Gorge Title 20 0648

After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:

Douglas Edward Wetli  
930 Hood View Court  
Hood River, OR 97031

Grantor Address:  
Sydney Ihde and Kathryn Bustle  
PO Box 71  
White Salmon, WA 98672

HOOD RIVER COUNTY, OR **2020-05662**  
D-WD  
Stn=6 KELLYM **12/30/2020 03:05:04 PM**  
\$10.00 \$11.00 \$10.00 \$64.00 \$25.00 **\$120.00**

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

Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

RECEIVED

MAY 10 2023

OWRD

## WARRANTY DEED

Parcel Map and Tax No.: 3N10E35CD 00911- 9521

The true consideration for this conveyance is **\$755,000.00**. (Here comply with requirements of ORS 93.030)

Sydney Ihde and Kathryn Bustle, as tenants by the entirety, Grantor, hereby grant, bargain, sell, warrant and conveys to Douglas Edward Wetli, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

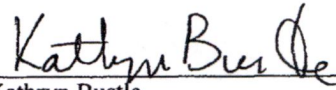
Lot 1, VANBOWE SUBDIVISION, in the County of Hood River and State of Oregon.

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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 AND 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, OF 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 property is free from liens and encumbrances, EXCEPT: Those of record, if any.

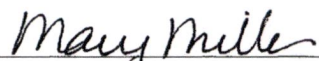
Dated this 29 day of December, 2020.

  
Sydney Ihde

  
Kathryn Bustle

STATE OF Oregon }  
COUNTY OF Hood River } SS:

I certify that I know or have satisfactory evidence that Sydney Ihde and Kathryn Bustle are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument

Dated: 12/29/2020 



Notary Public in and for the State of Oregon  
Commission Expires 7.19.2024

RECEIVED  
MAY 10 2023  
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After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2016-01965  
D-WRA  
Cnt=1 Stn=2 COUNTER 06/14/2016 03:50 PM  
\$10.00 \$11.00 \$20.00 \$10.00 \$15.00 \$66.00



I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beabe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 3N-10E-35CC-2200**  
**POWER OF ATTORNEY**

WHEREAS, the undersigned **Byron Roberts, Trustee** is the owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. **3N-10E-35-SE/SW & SW/SW-2200**, consisting of 1.9 irrigable acres in the SE/SW and 1.15 acres in the SW/SW.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right of record:

Certificate number: 74306  
Priority Date: 05/07/1906  
Source: Hood River  
Purpose: Irrigation  
Transferred Amount: 1.10 Water Right Acres

Which water right is in the name of the Farmers Irrigation District is delivered by the District, and,

WHEREAS **Roberts**, desires to transfer off .20 acres of the water rights from tax lot **3N-10E-35-SE/SW-2200** and continue to receive and be billed for 1.7 water right acres, and,

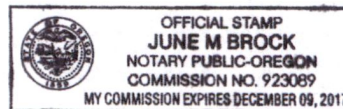
WHEREAS **Roberts**, desires to transfer off .90 acres of the water rights from tax lot **3N-10E-35-SW/SW-2200** and continue to receive and be billed for .25 water right acres

**Roberts** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described transferred water right of record and in and to the use of the water therefrom which is appurtenant to the above described property.

**Roberts**, hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right.

IN WITNESS WHEREOF, the undersigned has executed this instrument the 18 day of May, 2016.

Byron Roberts Trustee



STATE OF OR )  
County of Hood River ) ss.

Byron Roberts acknowledged this instrument before me on 5-18, 2016

Notary Public for OREGON  
My commission expires: 12-9-17

See attached exhibit:

Exhibit "A"

Beginning at a point on the South line of Section 35, Township 3 North, Range 10 East of the Willamette Meridian, 1275.95 feet, more or less, East of the Southwest corner of said Section 35, and being at the Southeast corner of that tract of land heretofore conveyed to Chester A. Smith et ux., by deed dated November 15, 1951, and recorded April 28, 1952, in Book 47 at page 480, Deed Records Hood River County; thence North along the East line of said Smith tract of land and along the Northerly extension of said line a distance of 663 feet, more or less, to the South line of that tract of land conveyed to Chester A. Smith et ux., by deed dated July 30, 1946, and recorded October 1, 1946, in Book 33 at page 514, Deed Records Hood River County; thence East along the South line of said Smith tract of land described in said deed recorded in Book 33 at page 514 a distance of 202 feet, more or less, to the East line of the former H. M. Tremaine tract of land as described in deeds thereto, one recorded December 16, 1908, in Book 2 at page 33, and the other recorded December 20, 1909, in Book 3 at page 598, both Deed Records Hood River County; thence South along the East line of said former H. M. Tremaine tract of land 663 feet, more or less, to the Southeast corner thereof on the South line of said Section 35; thence West along the South line of said Section 35 a distance of 202 feet, more or less, to the place of beginning;

EXCEPTING AND RESERVING THEREFROM, however, the North 25 feet thereof for road purposes.

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## STATUTORY WARRANTY DEED

IDA K. ROBERTS, Grantor, conveys and warrants to IDA K. ROBERTS and BYRON G. ROBERTS, Trustees of the Ida K. Roberts Trust, Grantees, the following real property free of encumbrances except as specifically set forth herein, situated in Hood River County, Oregon, to-wit:

Beginning at a point on the South line of Section 35, Township 3 North, Range 10 East of the Willamette Meridian, 1275.95 feet, more or less, East of the Southwest corner of said Section 35, and being at the Southeast corner of that tract of land heretofore conveyed to Chester A. Smith et ux., by deed dated November 15, 1951, and recorded April 23, 1952, in Book 47 at page 460, Deed Records Hood River County; thence North along the East line of said Smith tract of land and along the Northerly extension of said line a distance of 663 feet, more or less, to the South line of that tract of land conveyed to Chester A. Smith et ux., by deed dated July 30, 1946, and recorded October 1, 1946, in Book 33 at page 514, Deed Records Hood River County; thence East along the South line of said Smith tract of land described in said deed recorded in Book 33 at page 514 a distance of 202 feet, more or less, to the East line of the former H. M. Tremaine tract of land as described in deeds thereto, one recorded December 16, 1908, in Book 2 at page 33, and the other recorded December 20, 1909, in Book 3 at page 598, both Deed Records Hood River County; thence South along the East line of said former H. M. Tremaine tract of land 663 feet, more or less, to the Southeast corner thereof on the South line of said Section 35; thence West along the South line of said Section 35 a distance of 202 feet, more or less, to the place of beginning;

EXCEPTING AND RESERVING THEREFROM, however, the North 25 feet thereof for road purposes.

SUBJECT TO easements, conditions and restrictions of record.

The true consideration for this conveyance is consideration other than money.

The address of the Grantor and of the Grantees is: 3623 Lois Drive, Hood River, OR 97031. Until a change is requested, all tax statements shall be sent to the following address: 3623 Lois Drive, Hood River, Oregon 97031.

After recording, return to: Verner Jay Johns, III, 777 High Street, Suite 300, Eugene, OR 97401.

THIS INSTRUMENT WILL 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 APPROVED USES.

IDA K. Roberts  
IDA K. ROBERTS

STATE OF OREGON, County of Lane, ss:

This instrument was acknowledged before me on May 6, 1992, by IDA K. ROBERTS.



Nancy Lee Kemper  
Notary Public for Oregon

Statutory Warranty Deed

RECEIVED

MAY 10 2023

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TERRA SURVEYING

PLAT  
OF

GILBERT PLACE SUBDIVISION

PAGE 1 OF 2

20180013

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS#

DATE FILED:

BY:

OWNERS:  
BYRON G. ROBERTS,  
TRUSTEES OF IDA K.  
ROBERTS TRUST  
3046 LORD BYRON PL.  
EUGENE, OR 97408

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 00°31'15" E	23.00'
L2	S 00°51'15" W	35.97'
L3	S 00°12'51" W	12.34'
L4	N 00°41'35" E	15.32'
L5	N 00°12'51" E	41.85'
L6	N 00°42'18" E	14.82'
L7	S 89°18'44" E	21.24'
L8	N 05°21'53" E	28.56'
L9	S 46°50'22" E	31.29'
L10	N 00°43'16" E	14.02'
L11	S 38°24'44" E	22.49'
L12	S 89°25'01" E	25.14'
L13	N 00°42'51" E	12.29'
L14	S 89°25'01" E	26.25'
L15	S 28°08'54" E	25.64'
L16	N 36°10'40" W	23.60'
L17	N 89°31'46" W	0.69'

3N-10E-35CO  
TL 2300  
DUCKWALL

3' TALL OLD BARBED WIRE

0' 40' 80' 120'

SCALE: 1" = 40'

BASIS OF BEARING:

HOOD RIVER COUNTY SURVEY NO. 2007-050

LOCATION OF SURVEY:

A PORTION OF THE SOUTHWEST QUARTER OF  
SECTION 35, TOWNSHIP 3 NORTH, RANGE 10  
EAST, WILLAMETTE MERIDIAN, HOOD RIVER  
COUNTY, OREGON.

BASIS OF BEARING  
S 89°18'03" E

202.03'

RYAN LANE (PUBLIC 40' R/W)

N 89°19'48" W

222.50'

MEADOWLARK  
HEIGHTS

EXISTING 20' UNDER  
AND ABOVE GROUND  
UTILITY EASEMENT,  
CREATED ON PLAT OF  
MEADOWLARK HEIGHTS.

SOUTHWEST  
CORNER OF THE  
TREMAYNE TRACT.  
(C.S.0798)

REPLACED IRON ROD IN  
THE ORIGINAL POSITION  
FROM C.S.2005034

BRASS CAP FOUND IN  
MOVEMENT CASE

EASEMENT FOR BURIED UTILITIES AND  
SEWER LINE, INST #2005-1304 AND  
200703470 (TO CITY), HELD 46.50'  
AND PARALLEL TO WEST LINE AS  
CONTROLLING ELEMENT.

NEW JOINT PRIVATE AND PUBLIC  
UTILITY EASEMENT, INCLUDED  
DRAINAGE MAINTENANCE.

LOT 4  
CONTAINS 0.27  
ACRES,  
MORE OR LESS,  
(11,660 SQ.FT.±)

NEW JOINT PRIVATE AND PUBLIC  
UTILITY EASEMENT

LOT 5  
CONTAINS 0.19 ACRES,  
MORE OR LESS,  
(8,150 SQ.FT.±)

NEW JOINT PRIVATE AND PUBLIC  
UTILITY EASEMENT

LOT 6  
CONTAINS 0.23 ACRES,  
MORE OR LESS,  
(9,420 SQ.FT.±)

LOT 7  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 8  
CONTAINS 0.33 ACRES,  
MORE OR LESS,  
(14,170 SQ.FT.±)

LOT 9  
CONTAINS 0.18 ACRES,  
MORE OR LESS,  
(7,740 SQ.FT.±)

LOT 10  
CONTAINS 0.19 ACRES,  
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MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 108  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 109  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 110  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 111  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 112  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 113  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 114  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 115  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 116  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 117  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 118  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 119  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 120  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 121  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 122  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 123  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 124  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 125  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 126  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 127  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 128  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 129  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 130  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 131  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 132  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 133  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 134  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 135  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 136  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 137  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 138  
CONTAINS 0.16 ACRES,  
MORE OR LESS,  
(7,015 SQ.FT.±)

LOT 139  
CONTAINS 0.16 AC

TERRA SURVEYING  
PLAT  
OF  
GILBERT PLACE SUBDIVISION

LOCATION OF SURVEY:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH,  
RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

PAGE 2 OF 2

OWNER:  
BYRON G. ROBERTS,  
TRUSTEES OF DA K.  
ROBERTS TRUST  
3088 LORD BYRON PL.  
EUGENE, OR 97408

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS#

DATE FILED:

BY:

POST MONUMENTATION CERTIFICATE:

I, ERIK M. CARLSON, OREGON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 72308, HEREBY CERTIFY THAT POST  
MONUMENTATION OF INTERIOR LOT CORNERS AS NOTED ON PLAT AS HAVING 5/8" X 30" IRON RODS, L.S. 72308 WITH  
RED PLASTIC CAPS OR ALUMINUM CAPS WILL BE COMPLETED ON OR BEFORE OCTOBER 15, 2018.

*Erik M. Carlson*  
ERIK M. CARLSON, L.S. 72308

DATE 9/5/17

RECORDING INFORMATION:

PLAT NUMBER: 20180013  
INSTRUMENT RECEIVED ON THE 2<sup>ND</sup> DAY  
OF JANUARY 2019 AT 2:41 P.M.  
*[Signature]*  
HOOD RIVER COUNTY CLERK

SURVEYOR'S CERTIFICATE:

I, ERIK M. CARLSON, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSED AND SAY THAT I HAVE CORRECTLY  
SURVEYED THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THE PLAT OF GILBERT  
PLACE SUBDIVISION IN HOOD RIVER COUNTY, STATE OF OREGON, SAID SUBDIVISION IS DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN HOOD RIVER COUNTY  
AND STATE OF OREGON BEING 1278.95 FEET, MORE OR LESS, EAST OF THE SOUTHWEST CORNER OF SAID SECTION 35 AND BEING AT THE SOUTHEAST  
CORNER OF THAT TRACT OF LAND HERETOFORE TO CHESTER A. SMITH ET UX, BY DEED DATED NOVEMBER 15, 1981 AND RECORDED APRIL 28, 1982 IN  
BOOK 47 AT PAGE 480, DEED RECORDS IN HOOD RIVER COUNTY; THENCE NORTH ALONG THE EAST LINE OF SAID SMITH TRACT OF LAND AND ALONG THE  
NORTHERLY EXTENSION OF SAID LINE A DISTANCE OF 863.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO CHESTER  
A. SMITH ET UX, BY DEED DATED JULY 30, 1948 AND RECORDED OCTOBER 1, 1948 IN BOOK 33 AT PAGE 514, DEED RECORDS HOOD RIVER COUNTY;  
THENCE EAST ALONG THE SOUTH LINE OF SAID SMITH TRACT OF LAND DESCRIBED IN SAID DEED RECORDED IN BOOK 33 AT PAGE 514 A DISTANCE OF 202  
FEET, MORE OR LESS, TO THE EAST LINE OF THE FORMER M.H. TREMAINE TRACT OF LAND AS DESCRIBED IN DEEDS THEREOF, ONE RECORDED DECEMBER  
18, 1908 IN BOOK 2 AT PAGE 33 AND THE OTHER RECORDED DECEMBER 20, 1909 IN BOOK 3 AT PAGE 533 BOTH DEED RECORDS HOOD RIVER COUNTY;  
THENCE SOUTH ALONG THE EAST LINE OF SAID FORMER M.H. TREMAINE TRACT OF LAND 562 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER THEREOF  
ON THE SOUTH LINE OF SAID SECTION 35; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 35 A DISTANCE OF 202 FEET, MORE OR LESS, TO THE  
PLACE OF BEGINNING, EXCEPTING THEREFROM THE PORTION OF THIS PROPERTY WITHIN AVALON DRIVE RIGHT OF WAY. INITIAL POINT IS A 5/8" IRON ROD,  
L.S. 185 FOUND AT THE SOUTHEAST CORNER OF SECTION.

*Erik M. Carlson*  
ERIK M. CARLSON, L.S. 72308

REFERENCES:

- FILED IN THE HOOD RIVER COUNTY SURVEYOR'S OFFICE.  
C.S. NO. 0737, SURVEY FOR HOMES AND BUTTS BY JOHN LELAND HENDERSON, DATED JANUARY 1909.  
C.S. NO. 1224, SURVEY FOR HENDERSON BY TENNESON ENGINEERING CORP. (L.S.183), FILED JANUARY 19, 1970.  
C.S. NO. 1343, SURVEY BY HOOD RIVER COUNTY, DATED MAY 1981.  
C.S. NO. 1748, PLAT OF SMITH WAY TRACTS BY FRAYLEY (L.S.183) FILED DECEMBER 3, 1954.  
C.S. NO. 78097, SURVEY FOR ADAMS BY CROW (L.S.1028), DATED SEPTEMBER 6, 1978.  
C.S. NO. 35023, PLAT OF VANDORF SUBDIVISION BY TERRA (L.S.1815), RECORDED APRIL 8, 1985.  
C.S. NO. 92008, SURVEY FOR BROOKSIDE BY CROW (L.S.1028) FILED FEBRUARY 12, 1992.  
C.S. NO. 2003-072, PARTITION PLAT NO. 2003022P FOR VALLEY CHRISTIAN BY KLEIN (L.S.932) FILED DATE NOVEMBER 14, 2003.  
C.S. NO. 2005-034, PROPERTY SURVEY FOR MEADOWLARK HEIGHTS BY TERRA (L.S.1815) FILED MAY 10, 2005.  
C.S. NO. 2007-090, SUBDIVISION PLAT OF MEADOWLARK HEIGHTS, P.U.D. FOR SMITH BY TERRA (L.S.72308), FILED SEPTEMBER 12, 2007.

EASEMENT REFERENCES:

- EASEMENTS OF RECORD, PER AMERITILE SORT REPORT NO.158858AM, DATED JULY 19, 2017  
1) BOOK 2, PAGE 33, A PRIVATE EASEMENT BENEFITING FARMERS IRRIGATION COMPANY, IT APPEARS THIS IRRIGATION  
FLUME IS NOW A 6" PIPE WHICH FALLS IN LOS DRIVE, FLUME IS SHOWN ON C.S.797.  
4) BOOK 37, PAGE 532, A PRIVATE EASEMENT BENEFITING PACIFIC POWER & LIGHT COMPANY, DESCRIBED IN A  
GENERAL WAY, THE OVERHEAD POWER WIRES CROSSING THE NORTHEASTERLY CORNER OF THE PROPERTY, THESE  
WIRES HAVE NOW BEEN PLACED INTO THE RIGHT OF WAY.  
8) INST#882706, A PRIVATE EASEMENT BENEFITING UNITED TELEPHONE COMPANY OF THE NORTHWEST AS SHOWN  
CENTERED ON EXISTING POWER POLE.  
9) INST#2001304, A PRIVATE EASEMENT BENEFITING RICHARD D. SMITH, GARY LEE SMITH AND DENNIS SMITH AS  
SHOWN AT THE SOUTHWEST CORNER OF SUBDIVISION.  
8) INST#200703470, A PUBLIC EASEMENT BENEFITING THE CITY OF HOOD RIVER AS SHOWN ON THE SOUTHWEST  
CORNER OF SUBDIVISION.  
8) INST#201503049, DEED RESTRICTIONS/RESTRICTIVE COVENANTS (CONSENT TO ANNEXXATION)

APPROVALS:

THE DIRECTOR OF RECORDS AND ASSESSMENTS, AND THE DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR,  
RESPECTIVELY, OF HOOD RIVER COUNTY, OREGON, HEREBY CERTIFY THAT WE HAVE EXAMINED THE PLAT OF GILBERT PLACE  
SUBDIVISION IN THE COUNTY OF HOOD RIVER AND THAT THE NAME ADOPTED FOR SAID PLAT IS A PROPER NAME AND NOT  
INCLUDED IN ANY OTHER SUBDIVISION IN HOOD RIVER COUNTY, AND FURTHER CERTIFY THAT ALL ASSESSMENTS DUE HEREON  
HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND WE HEREBY APPROVE SAID PLAT.

*Deanna Fairhart*  
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE, TREASURER/TAX COLLECTOR

*David S. Smith*  
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

APPROVALS:

THE PLAT OF GILBERT PLACE SUBDIVISION WAS  
EXAMINED AND APPROVED BY ME THIS 6<sup>TH</sup>  
DAY OF SEPTEMBER 2017.

*Erik M. Carlson*  
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF GILBERT PLACE SUBDIVISION WAS  
EXAMINED AND APPROVED BY ME THIS 20<sup>TH</sup>  
DAY OF DECEMBER 2017.

*Chris G. Roberts*  
COUNTY DIRECTOR OF PUBLIC WORKS

THE PLAT OF GILBERT PLACE SUBDIVISION WAS  
EXAMINED AND APPROVED BY ME THIS 6<sup>TH</sup>  
DAY OF SEPTEMBER 2017.

*Mike T. Ben*  
ICE FOUNTAIN WATER DISTRICT MANAGER

THE PLAT OF GILBERT PLACE SUBDIVISION WAS  
EXAMINED AND APPROVED BY ME THIS 3<sup>RD</sup>  
DAY OF SEPTEMBER 2017.

*Jim Mack*  
FARMERS IRRIGATION DISTRICT MANAGER

THE PLAT OF GILBERT PLACE SUBDIVISION WAS  
EXAMINED AND APPROVED BY ME THIS 2<sup>ND</sup>  
DAY OF JANUARY 2018.

*David Smith*  
HOOD RIVER COUNTY PLANNING DIRECTOR

THE PLAT OF GILBERT PLACE SUBDIVISION WAS  
EXAMINED AND APPROVED BY ME THIS 1<sup>ST</sup>  
DAY OF SEPTEMBER 2017.

*John Smith*  
WEST SIDE FIRE MARSHAL

THE PLAT OF GILBERT PLACE SUBDIVISION WAS  
EXAMINED AND APPROVED BY ME THIS 1<sup>ST</sup>  
DAY OF SEPTEMBER 2017.

*Chris G. Roberts*  
CITY OF HOOD RIVER PLANNING DIRECTOR

THE PLAT OF GILBERT PLACE SUBDIVISION  
WAS EXAMINED AND APPROVED BY ME THIS 10<sup>TH</sup>  
DAY OF SEPTEMBER 2017.

*Chris G. Roberts*  
HOOD RIVER COUNTY PLANNING COMMISSION CLERK

THE PLAT OF GILBERT PLACE SUBDIVISION WAS  
EXAMINED AND APPROVED BY ME THIS 18<sup>TH</sup>  
DAY OF SEPTEMBER 2017.

*Chris G. Roberts*  
CHAIRPERSON HOOD RIVER COUNTY COMMISSIONERS

THE PLAT OF GILBERT PLACE SUBDIVISION WAS  
EXAMINED AND APPROVED BY ME THIS 19<sup>TH</sup>  
DAY OF SEPTEMBER 2017.

*Chris G. Roberts*  
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF GILBERT PLACE SUBDIVISION WAS  
EXAMINED AND APPROVED BY ME THIS 10<sup>TH</sup>  
DAY OF SEPTEMBER 2017.

*Chris G. Roberts*  
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF GILBERT PLACE SUBDIVISION WAS  
EXAMINED AND APPROVED BY ME THIS 18<sup>TH</sup>  
DAY OF SEPTEMBER 2017.

*Chris G. Roberts*  
HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF GILBERT PLACE SUBDIVISION WAS  
EXAMINED AND APPROVED BY ME THIS 19<sup>TH</sup>  
DAY OF SEPTEMBER 2017.

*Chris G. Roberts*  
HOOD RIVER COUNTY COMMISSIONER

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO CREATE A 9 LOT SUBDIVISION FROM TAX LOT 2200.  
TERRA PLATTED THE PROPERTY WEST OF THIS SITE INTO A SUBDIVISION NAMED  
MEADOWLARK HEIGHTS. WE USED THAT PLAT AS OUR BASIS OF BEARING. WE TIED TWO  
MEADOWLARK HEIGHTS. WE USED THAT PLAT AS OUR BASIS OF BEARING. WE TIED TWO  
IRON RODS FOUND ON THE NORTH SIDE OF PLATTED RYAN LANE. THE PROPERTY  
BOUNDARIES WERE DESCRIBED IN HOOD RIVER COUNTY DEED BOOK 52, PAGE 123.  
CEDED FROM JENSON TO GILBERT AND DA ROBERTS. THIS DEED IS A PORTION OF A  
LARGER PIECE OF PROPERTY NAMED THE TREMAINE TRACT (BOOK 2, PAGE 33, 1908)  
AS SHOWN ON C.S.797. THIS DEED CALLS TO EXISTING DEEDS ON THE PERIMETER,  
BEING A 563 FOOT BY 202 FEET TRACT OF LAND BOUND TO THE SOUTH BY THE  
SOUTH LINE OF SECTION 35, WHICH HE TIED MONUMENTS DEFINING THIS LINE. THE  
THIS LINE WAS MONUMENTED BY CAYLORD L.S.1815 ON C.S.2005034. THE NORTH LINE  
IS BOUND BY THE SOUTH LINE OF SMITH WAY TRACTS SUBDIVISION, BEING SOUTH  
RIGHT OF WAY OF LOS DRIVE. THE EAST LINE IS MEASURED 202 FEET EAST, MORE OR  
LESS TO THE FORMER TREMAINE TRACT. THIS LINE IS AN EXTENSION EASTERLY FROM  
TWO 5/8" IRON ROD L.S. 1815 (C.S.2005-034) FOUND TO THE WEST. THIS  
RESOLUTION FIT WELL WITH THE EAST LINE PROJECTED NORTHERLY FROM A IRON ROD  
FOUND ON THE EAST LINE SET ON C.S.1224.

THE NORTHEAST CORNER OF THE PROPERTY IS BEING DEDICATED AS PART OF AVALON  
DRIVE. A CORNER OF THIS AREA MAY HAVE BEEN DEDICATED TO THE COUNTY IN 1921  
BY CRUICKSHANK. THIS GEOMETRY WAS NOT PERFECTLY CLEAR, THEREFORE I AM  
DEDICATING ADDITIONAL RIGHT OF WAY TOGETHER WITH WHAT WAS PREVIOUSLY  
DEDICATED AS SHOWN.

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	11.00	17.23'	S 45°39'33" W	15.52'	59°48'23"
C2	123.00	84.88'	N 75°38'09" E	83.08'	29°39'30"
C3	123.00	131.12'	N 20°45'53" E	115.19'	60°05'07"
C4	55.00	58.19'	S 49°36'20" E	56.22'	100°39'27"
C5	55.00	53.12'	N 47°48'55" E	59.83'	54°34'40"
C6	55.00	89.88'	S 35°36'35" E	87.16'	102°10'24"
C7	9.00	13.72'	S 47°52'03" E	12.43'	87°22'35"
C8	75.00	13.74'	N 03°37'21" E	13.72'	102°05'02"
C9	75.00	103.72'	N 50°48'55" E	93.87'	79°15'17"
C10	100.00	155.84'	N 45°35'07" E	141.11'	89°44'52"

DECLARATION AND DEDICATION:

I, BYRON G. ROBERTS, AS TRUSTEE DOES HEREBY MAKE, ESTABLISH & DECLARE THE  
PLAT MAP TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT AS  
THE PLAT OF GILBERT PLACE SUBDIVISION AND HAS CAUSED THE SUBDIVISION TO BE  
PREPARED AND THE PROPERTY SUBDIVIDED IN ACCORDANCE WITH THE PROVISIONS OF  
ORS CHAPTER 92, SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE  
SURVEYOR'S CERTIFICATE HERETO ANNEXED AND SAID OWNER DOES HEREBY DEDICATE  
TO THE PUBLIC FOREVER ALL STREETS, PATHWAYS AND PUBLIC EASEMENTS AND CREATE  
PRIVATE EASEMENTS SHOWN ON SUCH PLAT.

*Byron G. Roberts*  
BYRON G. ROBERTS, TRUSTEE

ACKNOWLEDGMENT:

STATE OF OREGON )  
COUNTY OF HOOD RIVER )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 5<sup>TH</sup> DAY OF  
SEPTEMBER, 2017, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON,  
PERSONALLY APPEARED Byron G. Roberts, BEING FIRST DULY  
SWORN, SAID THAT HE DID ACKNOWLEDGE THIS INSTRUMENT OF HIS FREE AND  
VOLUNTARY ACT.

*Nancy Jane Carlson*

PRINT NAME OF NOTARY

*Eric Carlson*

SIGNATURE OF NOTARY

NOTARY PUBLIC - OREGON

COMMISSION NO. 939097

MY COMMISSION EXPIRES: May 14, 2019

COVENANTS AND RESTRICTIONS:

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GILBERT  
PLACE SUBDIVISION TO BE FILED UNDER SEPARATE DOCUMENTS AS RECORDER'S  
FILE NO. 20180013, RECORDED JAN 2, 2019 (DATE), HOOD RIVER  
COUNTY DEED RECORDS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Erik M. Carlson*  
OREGON  
December 30, 2005  
ERIK M. CARLSON  
72308  
Expires: December, 2017

TERRA SURVEYING

P.O. BOX 817  
HOOD RIVER, OREGON 97031  
PHONE: (541) 388-4631  
E-Mail: terra@ygc.net

DATE: AUGUST 1, 2017  
PROJECT: 17055PLAT  
SCALE: 1" = 40'  
ASSESSORS MAP: 3N-10E-35C TL 2200

Grantor: Byron Roberts, Trustee of the  
Ida K. Roberts Trust  
Grantee: Byron Roberts

Until a change is requested, all tax  
statements are to be sent to:  
TO REMAIN THE SAME

After recording, return to  
Varner Jay Johns III  
Luvaas Cobb  
777 High Street, Suite 300  
Eugene, OR 97401

RECEIVED

MAY 10 2023

QWRD

HOOD RIVER COUNTY, OR 2018-00015  
D-WD  
Cnt=1 Stn=2 COUNTER 01/02/2018 02:50 PM  
\$15.00 \$11.00 \$24.00 \$10.00 \$20.00 \$80.00



00078163201800000150030031

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

Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

### WARRANTY DEED

BYRON ROBERT<sup>G.</sup><sup>S.</sup>, Trustee of the IDA K. ROBERTS TRUST, Grantor, conveys and warrants, to BYRON ROBERTS, Grantee, the real property situated in ~~Lane~~ Hood River County, Oregon and more particularly described on the attached Exhibit "A" which by reference is incorporated herein. *Hood River*

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

The true and actual consideration for this conveyance is other value given or promised.

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 22<sup>nd</sup> day of ~~June~~, 2017. *RR*

Jan. 2018

*Byron Roberts*  
Byron Roberts, Trustee of the Ida K. Roberts Trust

Hood River  
STATE OF OREGON; County of ~~Lane~~: ss.

This instrument was acknowledged before me on the 2nd day of ~~June~~ <sup>January, 2018</sup>, by Byron Roberts, Trustee of the Ida K. Roberts Trust, Grantor. *G.*

*Mary M Finley*  
Notary Public for Oregon



RECEIVED

MAY 10 2023

OWRD

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at a point on the South line of Section 35, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, 1275.95 feet, more or less, East of the Southwest corner of said Section 35, and being at the Southeast corner of that tract of land heretofore conveyed to Chester A. Smith et ux, by Deed dated November 15, 1951, and recorded April 28, 1952, in Book 47 at Page 460, Deed Records Hood River County; thence North along the East line of said Smith tract of land and along the Northerly extension of said line a distance of 663 feet, more or less, to the South line of that tract of land conveyed to Chester A. Smith et ux, by Deed dated July 30, 1946, and recorded October 1, 1946 in Book 33 at Page 514, Deed Records Hood River County; thence East along the South line of said Smith tract of land described in said Deed recorded in Book 33 at Page 514 a distance of 202 feet, more or less, to the East line of the former H. M. Tremaine tract of land as described in Deeds thereto, one recorded December 16, 1908, in Book 2 at Page 33, and the other recorded December 20, 1909, in Book 3 at Page 598, both Deed Records Hood River County; thence South along the East line of said former H. M. Tremaine tract of land 663 feet, more or less, to the Southeast corner thereof on the South line of said Section 35; thence West along the South line of said Section 35 a distance of 202 feet, more or less, to the place of beginning.

RECEIVED

MAY 10 2023

OWRD



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Rebecca Flaiz  
3623 Lois Drive  
Hood River, OR 97031

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

Rebecca Flaiz  
3623 Lois Drive  
Hood River, OR 97031

File No. 213376AM

HOOD RIVER COUNTY, OR **2018-00189**  
D-WD  
Str=98 JENNAC **01/18/2018 09:10:00 AM**  
\$10.00 \$11.00 \$10.00 \$24.00 \$20.00 **\$75.00**

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

Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

### STATUTORY WARRANTY DEED

Byron Roberts,

Grantor(s), hereby convey and warrant to

Rebecca Flaiz,

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

Lot 1, GILBERT PLACE SUBDIVISION, according to the official plat recorded January 2, 2018, under Instrument No. 201800013, County of Hood River and State of Oregon.

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

3N-10E-35CC-2200 (portion of) 5994

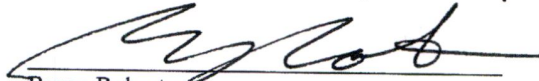
The true and actual consideration for this conveyance is \$323,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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MAY 10 2023  
OWRD

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 16<sup>th</sup> day of January, 2018

  
Byron Roberts

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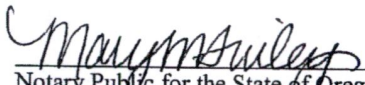
MAY 10 2023

OWRD

State of Oregon } ss  
County of Hood River }

On this 16<sup>th</sup> day of January, 2018, before me, THE UNDERSIGNED, a Notary Public in and for said state, personally appeared Byron Roberts, known or identified to me to be the person(s) whose name(s) is are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

  
Notary Public for the State of Oregon  
Residing at: Hood River  
Commission Expires: 01/07/2020



After recording return to:  
Farmers Irrigation District  
1985 Country Club Road  
Hood River OR 97031

HOOD RIVER COUNTY, OR 2022-02347  
D-WRA 08/02/2022 11:47 AM  
Cnt=1 Stn=98 COUNTER  
\$10.00 \$11.00 \$64.00 \$10.00 \$25.00 \$120.00



I certify that this instrument was received and recorded in the records of said county.  
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

**ASSIGNMENT OF WATER RIGHT**  
**Water Right Conveyance 3N-10E-36CD-1400**  
**POWER OF ATTORNEY**

WHEREAS, the undersigned **Amanda & Mitchell Evans (Owner)** are the owner of the following described real property situated in Hood River County, Oregon, and more particularly described as:

Assessor's map and tax lot no. **3N-10E-36-SE/SW-1400**, consisting of **0.40** irrigable acres.

Which property is within the boundaries of and subject to the charges and assessments of the Farmers Irrigation District (District), and

WHEREAS, there is appurtenant to the above-described real property the following described water right(s) of record:

**Certificate number:** 95429  
**Priority Date:** 05/07/1906  
**Source:** Hood River  
**Purpose:** Irrigation  
**Transferred Amount:** 0.05 Acres

Which water right(s) are held by and delivered by Farmers Irrigation District, and,

WHEREAS, **Owner** desires to transfer off **0.05** acres of the water rights from tax lot **3N-10E-36-SE/SW-1400**, and keeping **0.35** water right acres.

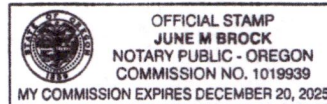
**Owner** hereby grants, assigns and conveys to the District all of right, title and interest in and to the above-described water right(s) and in and to the use of the water therefrom which is appurtenant to the above described property, including authorization of the transfer of the water right(s). This document will be retained by Farmers Irrigation District for its records and for use in any relevant transfer application(s).

**Owner** hereby makes constitutes and appoints the Chairman of Farmers Irrigation District, or his designee, as agent and attorney in fact with power and authority to assign, transfer and convey the above described transferred water right and any other associated water rights found during the transfer process, primary or supplemental (see attached) appurtenant to the property mentioned above and on the records of the Oregon Water Resources Department, including, but not limited to, in-stream lease, transferring the use, place of use and point of diversion, and to execute and deliver transfer applications and any other documentation necessary or desirable to accomplish the transfer of the water right(s).

IN WITNESS WHEREOF, the undersigned has executed this instrument the 1 day of August, 2022.

Amanda Evans  
Amanda Evans, Owner

Mitchell Evans  
Mitchell Evans, Owner



STATE OF OR )  
County of Hood River ) ss.

This instrument was acknowledged before me on 8-1-, 2022 by Amanda & Mitchell Evans.

June M Brock  
Notary Public for OREGON

My commission expires: 12-20-2025

See attached legal description:

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MAY 10 2023

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EXHIBIT 'A'

Beginning at a point on the South line of Section 36, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, that is 20 feet Easterly of the Southwest corner (being measured at right angles to the West line) of the Southeast quarter of the Southwest quarter of said Section 36; thence East along the South line of said Section 36 a distance of 250 feet to the true place of beginning of the tract of land herein described; thence continuing East along the South line of said Section 36 a distance of 100 feet; thence North parallel with the West line of the Southeast quarter of the Southwest quarter of said Section 36 a distance of 250 feet; thence West parallel with the South line of said Section 36 a distance of 100 feet; thence South parallel with the West line of the Southeast quarter of the Southwest quarter of said Section 36 a distance of 250 feet to the true place of beginning of the tract of land herein described.

V2

21-0624  
Columbia Gorge Title

After recording return to Grantee and until  
A change is requested all tax statements shall be  
Sent to the Grantee at the following address:

**Amanda Evans and Mitchell Evans**  
3046 Eliot Drive  
Hood River, OR 97031

HOOD RIVER COUNTY, OR **2022-00475**  
D-WD  
Stn=5 JACIM **02/15/2022 11:29:01 AM**  
\$10.00 \$11.00 \$10.00 \$64.00 \$25.00 **\$120.00**

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

Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

**GRANTOR:**  
**Clyde N. Kirby**  
**Susan F. Moore, POA**  
**1565 Tucker Road**  
**Hood River, OR 97031**

\$292-

3/28/22

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MAY 10 2023

OWRD

EV 4418

## Warranty Deed

Parcel Map and Tax No: 3N10E36CD01400 - 3908

The true consideration for this conveyance is **\$551,000.00**, (Here comply with requirements of ORS 93.030)

**CLYDE N. KIRBY**, Grantor hereby grant, bargain, sell, warranty and conveys to **AMANDA EVANS AND MITCHELL EVANS, AS TENANTS BY THE ENTIRETY**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Beginning at a point on the South line of Section 36, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, that is 20 feet Easterly of the Southwest corner (being measured at right angles to the West line) of the Southeast quarter of the Southwest quarter of said Section 36; thence East along the South line of said Section 36 a distance of 250 feet to the true place of beginning of the tract of land herein described; thence continuing East along the South line of said Section 36 a distance of 100 feet; thence North parallel with the West line of the Southeast quarter of the Southwest quarter of said Section 36 a distance of 250 feet; thence West parallel with the South line of said Section 36 a distance of 100 feet; thence South parallel with the West line of the Southeast quarter of the Southwest quarter of said Section 36 a distance of 250 feet to the true place of beginning of the tract of land herein described.

**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