

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



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

**This temporary transfer application will be returned if Parts 1 through 5  
and all required attachments are not completed and included.**  
For questions, please call (503) 986-0900, and ask for Transfer Section.

**FOR ALL TEMPORARY TRANSFER APPLICATIONS**

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

- Part 1 – Completed Minimum Requirements Checklist.
- Part 2 – Completed Temporary Transfer Application Map Checklist.
- Part 3 – Application Fee, payable by check to the Oregon Water Resources Department, and completed Fee Worksheet, page 3. Try the online fee calculator at:  
[http://apps.wrd.state.or.us/apps/misc/wrd\\_fee\\_calculator](http://apps.wrd.state.or.us/apps/misc/wrd_fee_calculator).
- Part 4 – Completed Applicant Information and Signature.
- Part 5 – Information about Transferred Water Rights: **How many water rights are to be transferred? 1 List them here: certificate 27341**  
Please include a separate Part 5 for each water right. (See instructions on page 6)
- N/A For standard Temporary Transfer (one to five years) **Begin Year: 2024 End Year: 2028.**
- N/A Temporary Drought Transfer (Only in counties where the Governor has declared drought)

**Attachments:**

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

**(For Staff Use Only)** **Received**

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

<input type="checkbox"/> Application fee not enclosed/insufficient	<input type="checkbox"/> Map not included or incomplete	<b>SEP 30 2024</b>
<input type="checkbox"/> Land Use Form not enclosed or incomplete	<input type="checkbox"/> Part _____ is incomplete	<b>OWRD</b>
Other/Explanation _____		
Staff: _____ Phone: _____ Date: ____/____/____		

## Part 2 of 5 – Temporary Transfer Application Map Checklist

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

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

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

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**Part 4 of 5 – Applicant Information and Signature**

**Applicant Information**

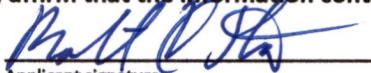
APPLICANT/BUSINESS NAME <b>Twin Oaks Enterprises, LLC</b>			PHONE NO. <b>503.522.8952</b>	ADDITIONAL CONTACT NO. <b>N/A</b>
ADDRESS <b>12405 SW River Road</b>				FAX NO. <b>N/A</b>
CITY <b>Hillsboro</b>	STATE <b>OR</b>	ZIP <b>97123</b>	E-MAIL <b>bob@twinoaksairpark.com</b>	
<b>BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER DOCUMENTS WILL ALSO BE MAILED.</b>				

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

AGENT/BUSINESS NAME <b>Aspen Rural Land Consulting, c/o Eric Urstadt, PE, PLS, CWRE</b>			PHONE NO. <b>971.250.1520</b>	ADDITIONAL CONTACT NO. <b>N/A</b>
ADDRESS <b>39290 NW MURTAUGH ROAD</b>				FAX NO. <b>N/A</b>
CITY <b>North Plains</b>	STATE <b>OR</b>	ZIP <b>97133</b>	E-MAIL <b>ericurstadt@hotmail.com</b>	
<b>BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER DOCUMENTS WILL ALSO BE MAILED.</b>				

Explain in your own words what you propose to accomplish with this transfer application and why: This application is being done to transfer temporarily transfer the Place of Use for a certificate.  
If you need additional space, continue on a separate piece of paper and attach to the application as "Attachment 1".

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

  
Applicant signature

**Bob Stark, Manager**  
Print Name (and Title if applicable)

**9/5/2024**  
Date

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

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

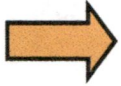
**Received**  
**SEP 30 2024**  
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Check here if any of the water rights proposed for transfer are or will be located within or served by an irrigation or other water district. (NOTE: If this box is checked, you must complete and attach Supplemental Form D.)

DISTRICT NAME <b>Tualatin Valley Irrigation District</b>	ADDRESS <b>2330 Elm Street</b>	
CITY <b>Forest Grove</b>	STATE <b>OR</b>	ZIP <b>97116</b>

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

ENTITY NAME <b>N/A</b>	ADDRESS	
CITY	STATE	ZIP



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

ENTITY NAME <b>Washington County Department of Land Use &amp; Transportation</b>	ADDRESS <b>155 N. First Avenue</b>	
CITY <b>Hillsboro</b>	STATE <b>OR</b>	ZIP <b>97124</b>

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## Part 5 of 5 – Water Right Information

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

### Water Right Certificate # 27341

#### Description of Water Delivery System

System capacity: 0.70 cubic feet per second (cfs) OR  
N/A gallons per minute (gpm)

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Describe the current water delivery system or the system that was in place at some time within the last five years. Include information on the pumps, canals, pipelines, and sprinklers used to divert, convey, and apply the water at the authorized place of use. **The water is diverted from the river using a centrifugal pump and is conveyed via buried mainlines to the various crops.**

**Table 1. Location of Authorized and Proposed Point(s) of Diversion (POD) or Appropriation (POA)**  
 (Note: If the POD/POA name is not specified on the certificate, assign it a name or number here.)

POD/POA Name or Number	Is this POD/POA Authorized on the Certificate or is it Proposed?	If POA, OWRD Well Log ID# (or Well ID Tag # L-___)	Twp		Rng		Sec	¼ ¼		Tax Lot, DLC or Gov't Lot	Measured Distances (from a recognized survey corner)
<b>POD</b>	<input checked="" type="checkbox"/> Authorized <input type="checkbox"/> Proposed	<b>N/A</b>	<b>2</b>	<b>S</b>	<b>2</b>	<b>W</b>	<b>4</b>	<b>NW</b>	<b>SW</b>	<b>6</b>	<b>Not specified in certificate</b>
	<input type="checkbox"/> Authorized <input type="checkbox"/> Proposed										

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

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Place of Use (POU)        | <input type="checkbox"/> Appropriation/Well (POA)                 |
| <input type="checkbox"/> Point of Diversion (POD)             | <input type="checkbox"/> Additional Point of Appropriation (APOA) |
| <input type="checkbox"/> Additional Point of Diversion (APOD) |   |

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

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Place of Use (POU) | <input type="checkbox"/> Point of Appropriation/Well (POA)        |
| <input type="checkbox"/> Character of Use (USE)        | <input type="checkbox"/> Additional Point of Appropriation (APOA) |
| <input type="checkbox"/> Point of Diversion (POD)      | <input type="checkbox"/> Additional Point of Diversion (APOD)     |

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

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

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

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

**Table 2. Description of Temporary Changes to Water Right Certificate # 27341**

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

AUTHORIZED (the "from" or "off" lands) The listing that appears on the Certificate BEFORE PROPOSED CHANGES List only that part or portion of the water right that will be changed.													Proposed Changes (see "CODES" from previous page)	PROPOSED (the "to" or "on" lands) The listing as it would appear AFTER PROPOSED CHANGES are made.												
Twp	Rng		Sec	¼ ¼		Tax Lot	Gvt Lot or DLC	Acres	Type of USE listed on Certificate	POD(s) or POA(s) (name or number from Table 1)	Priority Date	Twp		Rng		Sec	¼ ¼		Tax Lot	Gvt Lot or DLC	Acres	New Type of USE	POD(s)/ POA(s) to be used (from Table 1)	Priority Date		
2	S	2	W	4	SE	NW	400	-	4.1	Irrig	POD	1951	POU	2	S	2	W	4	NW	NE	300	-	3.5	Irrig	POD	1951
														2	S	2	W	4	NE	NW	400	-	0.6	Irrig	POD	1951
TOTAL ACRES									4.1	TOTAL ACRES											4.1					

Additional remarks: \_\_\_\_\_

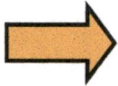
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**For Place of Use Changes**

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

If YES, list the certificate, water use permit, or ground water registration numbers: Permit S-51996. NOTE: S-51996 IS NOT LAYERED WITH 27341 BECAUSE THE PERIODS OF USE DO NOT OVERLAP.



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

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

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

**AND/OR**

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

**Table 3. Construction of Point(s) of Appropriation**

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

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



Washington County Parcel Information



**Parcel Information**

Parcel #: **R562769**  
 Tax Lot: **2S2040000400**  
 Site Address: 12405 SW River Rd  
 Hillsboro OR 97123 - 9314  
 Owner: Twin Oaks Enterprises LLC  
 Owner2:  
 Owner Address: 12405 SW River Rd  
 Hillsboro OR 97123 - 9314  
 TwN/Range/Section: 02S / 02W / 04 / NW  
 Parcel Size: 69.83 Acres (3,041,795 SqFt)  
 Plat/Subdivision:  
 Lot:  
 Block:  
 Map Page/Grid: 653-G4  
 Census Tract/Block: 032301 / 1022

**Assessment Information**

Market Value Land: \$479,620.00  
 Market Value Impr: \$3,561,790.00  
 Market Value Special: \$283,400.00  
 Market Value Total: \$4,324,810.00  
 Assessment Year: 2023  
 Assessed Value: \$2,727,160.00

**Tax Information**

Levy Code: 39.03  
 Levy Rate: 12.9954  
 Tax Year: 2023  
 Annual Tax: \$35,440.53  
 Exemption: \$0.00

**Legal**

ACRES 69.83, POTENTIAL ADD'L TAX LIABILITY

**Land**

Cnty Land Use: 5411 - Specially Assessed - Unzoned Farmland - Improved - Residential  
 Land Use Std: AFAR - Farms And Crops  
 Neighborhood: Cpo 10 Laurel/Blooming/Scholls/River Road  
 Watershed: Rock Creek-Tualatin River  
 Primary School: Groner K-8  
 High School: Hillsboro High School

Cnty Bldg Use: R1 - Residence Single Family  
 Zoning: Washington Co.-AF-10 - Agriculture And Forestry  
 Recreation:  
 School District: 1J - Hillsboro  
 Middle School: Groner K-8

**Improvement**

Year Built: 1920	Bedrooms: 0	Bathrooms: 2
1st Floor: 1,152 SqFt	2nd Floor: 1,140 SqFt	Building Total: 3,444 SqFt
Garage: Unfinished Detached Garage - 1,296 SqFt	Attic Fin/Unfin: 0 SqFt / 0 SqFt	Building Fin: 2,292 SqFt
A/C: Yes	Basement Fin. SqFt: 1,152 SqFt	Basement Unfin:
Heat:	Exterior Walls: Wood Sheathing	Roof Covering: Composition Shingle

**Transfer Information**

Rec. Date: 04/19/2010	Sale Price:	Doc Num: 0000029462	Doc Type: Quit Claim
Buyer: TWIN OAKS ENTS LLC		Seller: STARK,ROBERT C & BETTY A	
Loan Date: 10/07/2009	Loan Amt: \$325,000.00	Doc Num: 0000089586	Doc Type: Deed Of Trust
Loan Type: F	Finance Type:	Lender: DEWAYNE & DAPHNE J	
Sale Date: 11/28/1989	Sale Price:	Doc Num:	Doc Type:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

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B - 2/3

16  
5  
15

Washington County, Oregon 2010-029462  
04/19/2010 10:19:32 AM  
D-DQ Cnt=1 Str=9 C TOMPKINS  
\$10.00 \$5.00 \$11.00 \$15.00 - Total = \$41.00

EOB NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN AN

Robert C. Stark and Betty Ann Stark  
12405 SW River Rd.  
Hillsboro, OR 97123

Grantor's Name and Address  
Twin Oaks Enterprises, LLC  
12405 SW River Road  
Hillsboro, OR 97123

Grantee's Name and Address  
After recording, return to (Name, Address, Zip):  
Twin Oaks Enterprises, LLC  
12405 SW River Rd.  
Hillsboro, OR 97123

Until requested otherwise, send all tax statements to (Name, Address, Zip):  
Twin Oaks Enterprises, LLC  
12405 SW River Road  
Hillsboro, OR 97123

STA  
C



01473777201000284620020023

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

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



SPACE RESERVED FOR RECORDER'S USE

rece  
at  
bool  
and,

No. \_\_\_\_\_, Records of this County.

Witness my hand and seal of County affixed.

NAME TITLE

By \_\_\_\_\_, Deputy.

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SEP 30 2024  
OWRD

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Robert C. Stark and Betty Ann Stark, as tenants in common

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

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 Washington County, State of Oregon, described as follows, to-wit:

See attached Exhibit "A."

(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 \$ 0. 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.)

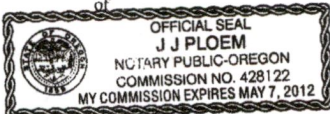
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on March 4, 2010; 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 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 LIABILITIES OR 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.

Robert C. Stark  
Robert C. Stark  
Betty Ann Stark  
Betty Ann Stark

STATE OF OREGON, County of Washington ) ss.  
This instrument was acknowledged before me on March 4, 2010  
by Robert C. Stark and Betty Ann Stark  
This instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



J J Ploem  
Notary Public Oregon  
My commission expires May 7, 2012

EXHIBIT A

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Being a part of Section 4, Township 2 South, Range 2 West of the Willamette Meridian, in the County of Washington and State of Oregon, and more particularly described as follows:

Commencing at the quarter section corner on the North side of said Section 4; and running thence West to the center of the County Road where the same crosses the North line of said Section 4; thence in a Southeasterly direction following the center of said County Road to the Northeast corner of a tract of land deeded by Sarah V. Lawrence, widow, to Mrs. H.M. Taylor, on June 10, 1907, by Deed recorded at page 254 of Book 76, Records of Washington County, Oregon, and from the said Northeast corner running South 41°30' West along the Easterly line of that certain tract described in Book 76, page 254, to the most Easterly corner of that tract conveyed to Floyd H. Lawrence by deed recorded in Book 45, page 202, June 12, 1897; thence South 41°30' West following the Easterly line of the Floyd H. Lawrence tract, to the center of the Tualatin River; thence in a Southeasterly direction following the center of said river to the Southwest corner of a tract of land conveyed to D.B. Cooper by deed recorded in Book 69, page 206; thence North 31° East 44.50 chains, more or less, along the Northwesterly line of the Cooper tract to the center of County Road; thence in a Northwesterly direction to the place of beginning.

EXCEPT a right of way 20 feet wide deeded to Floyd H. Lawrence by deed recorded in Book 45, page 202, Records of Washington County, Oregon.

ALSO EXCEPTING THEREFROM that portion within River Road, County Road No. 354.

STATE OF OREGON }  
County of Washington } SS

I, Donald W. Mason, Director of Assessment and Taxation and Recorder of Conveyances for said county, do hereby certify that the within instrument of title was received and recorded in said county.



Doc : 89059620  
Rect: 23239  
12/07/1989 03:56:28PM 18.00

EXHIBIT A

# Land Use Information Form



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

NAME Twin Oaks Enterprises, LLC			PHONE 503.522.8952		
MAILING ADDRESS 12405 SW River Road					
CITY Hillsboro	STATE OR	ZIP 97123	EMAIL bob@twinoaksairpark.com		

## A. Land and Location

Please include the following information for all tax lots where water will be diverted (taken from its source), conveyed (transported), and/or used or developed. Applicants for municipal use, or irrigation uses within irrigation districts, may substitute existing and proposed service-area boundaries for the tax-lot information requested below.

Township	Range	Section	¼ ¼	Tax Lot #	Plan Designation (e.g., Rural Residential/RR-5)	Water to be:			Proposed Land Use:
2S	2W	4	N/A	400	AF-10	<input checked="" type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Farming
2S	2W	4	N/A	300	EFU	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Farming
						<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	
						<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	

List all counties and cities where water is proposed to be diverted, conveyed, and/or used or developed:

Washington

**NOTE:** A separate Land Use Information Form must be completed and submitted for each county and city, as applicable.

## B. Description of Proposed Use

Type of application to be filed with the Oregon Water Resources Department:

- Permit to Use or Store Water   
  Water Right Transfer   
  Permit Amendment or Ground Water Registration Modification  
 Limited Water Use License   
  Exchange of Water   
  Allocation of Conserved Water

Source of water:     Reservoir/Pond     Ground Water     Surface Water (name) Tualatin River

Estimated quantity of water needed: 0.05     cubic feet per second     gallons per minute     acre-feet

Intended use of water:     Irrigation     Commercial     Industrial     Domestic for \_\_\_\_\_ household(s)  
 Municipal     Quasi-Municipal     Instream     Other \_\_\_\_\_

Briefly describe:

The applicant is moving a few acres of irrigation rights around to better use the water right for new crops.

**Note to applicant:** For new water right applications only, if the Land Use Information Form cannot be completed while you wait, please have a local government representative sign the receipt on the bottom of page 4 and include it with the application filed with the Oregon Water Resources Department.

See Page 4 →

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# For Local Government Use Only

The following section must be completed by a planning official from each county and city listed unless the project will be located entirely within the city limits. In that case, only the city planning agency must complete this form. This deals only with the local land use plan. Do not include approval for activities such as building or grading permits.

### Please check the appropriate box below and provide the requested information

- Land uses to be served by the proposed water use(s), including proposed construction, are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): See Community Development Code Section 201-2.4
- Land uses to be served by the proposed water use(s), including proposed construction, involve discretionary land-use approvals as listed in the table below. (Please attach documentation of applicable land-use approvals which have already been obtained. Record of Action/land-use decision and accompanying findings are sufficient.) **If approvals have been obtained but all appeal periods have not ended, check "Being Pursued."**

Type of Land-Use Approval Needed (e.g., plan amendments, rezones, conditional-use permits, etc.)	Cite Most Significant, Applicable Plan Policies & Ordinance Section References	Land-Use Approval:	
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued

Local governments are invited to express special land use concerns or make recommendations to the Oregon Water Resources Department regarding this proposed use of water in the box below or on a separate sheet.

Name: Kellie Crowdis Title: Assistant Planner

Signature: Kellie Crowdis Date: 9-4-2024

Governmental Entity: Washington County Phone: 503-846-8761

**Receipt Acknowledging Request for Land Use Information**

**Note to Local Government Representative:**  
Please complete this form and return it to the applicant. **For new water right applications only**, if you are unable to complete this form while the applicant waits, you may complete this receipt and return it to the applicant. If you sign the receipt, you will have 30 days from the date of OWRD's Public Notice of the application to submit the completed Land Use Information Form to Oregon Water Resources Department. Please note while OWRD can accept a signed receipt as part of intake for an application for a new permit to use or store water, a completed Land Use Information Form is required for all other applications.

Applicant Name: \_\_\_\_\_

Staff Name: \_\_\_\_\_ Title: \_\_\_\_\_

Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_

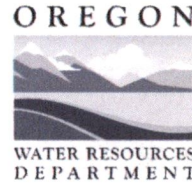
Governmental Entity: \_\_\_\_\_ Phone: \_\_\_\_\_

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# Supplemental Form D

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

[For transfers submitted under OAR Chapter 690 Division 380]



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

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

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

### 1. APPLICANT INFORMATION

NAME TWIN OAKS ENTERPRISES, LLC		PHONE (HM) N/A	
PHONE (WK) N/A	CELL 503.522.8952	FAX N/A	
ADDRESS 12405 SW RIVER ROAD			
CITY HILLSBORO	STATE OR	ZIP 97123	E-MAIL** BOB@TWINOAKSAIRPARK.COM

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### 2. DISTRICT or WATER SUPPLIER INFORMATION

DISTRICT/WATER SUPPLIER NAME TUALATIN VALLEY IRRIGATION DISTRICT		PHONE (HM) N/A	
PHONE (WK) (503) 357-3118	CELL N/A	FAX N/A	
ADDRESS 2330 ELM ST			
CITY FOREST GROVE	STATE OR	ZIP 97116	E-MAIL** BOBBY.NUVOLINI@TVID.ORG

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

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

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

	Application / Decree	Permit / Previous Transfer	Certificate	Is the water right in the name of a district, water supplier, or BOR*?
1.	S-25613	S-20171	27341	YES <input type="checkbox"/>
2.		-		YES <input type="checkbox"/>
3.		-		YES <input type="checkbox"/>

Attach additional pages for additional water rights if necessary.

\*Bureau of Reclamation

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

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

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

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

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

YES  NO  One or more of the proposed POD(s) / POA(s) involved in the transfer are currently served or will be served by a district/water supplier if the transfer is approved, or rely on BOR water.

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

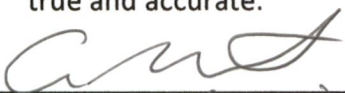
COMMENTS OR ADDITIONAL INFORMATION: ERIC URSTADT, PE, CWRE, LOOKED ON THE MAP FOR CERTIFICATE 88122 AND FOUND NONE OF CERTIFICATE 88122 IS ON THE SUBJECT PROPERTIES.

**4. APPLICANT'S SIGNATURE**

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

email,  phone,  postal mail,  in person, or  other (please specify) \_\_\_\_\_

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

  
Applicant Signature (CWRE)

Bob Stark ERIC URSTADT  
Name (print)

11 SEP 2024  
Date

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

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

The district/water supplier certifies the following:

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

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

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

Not required  
Signature of District Manager /Water Supplier      Name (print), Title      Date

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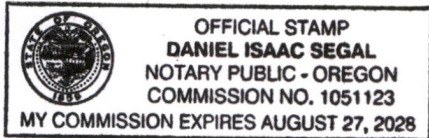
3. The water right was used for: (e.g., crops, pasture, etc.): CROPS

4. I understand that if I do not attach one or more of the documents shown in the table below to support the above statements, my application will be considered incomplete.

[Signature]  
Signature of Affiant

09/05/2024  
Date

Signed and sworn to (or affirmed) before me this 5<sup>th</sup> day of September 2024




[Signature]  
Notary Public for Oregon

My Commission Expires: August 27<sup>th</sup>, 2028

Supporting Documents	Examples
<input type="checkbox"/> Copy of a water right certificate that has been issued within the last five years. (not a remaining right certificate)	Copy of <b>confirming</b> water right certificate that shows issue date
<input checked="" type="checkbox"/> Copies of receipts from sales of irrigated crops or for expenditures related to use of water	<ul style="list-style-type: none"> <li>● Power usage records for pumps associated with irrigation use</li> <li>● Fertilizer or seed bills related to irrigated crops</li> <li>● Farmers Co-op sales receipt</li> </ul>
<input type="checkbox"/> Records such as FSA crop reports, irrigation district records, NRCS farm management plan, or records of other water suppliers	<ul style="list-style-type: none"> <li>● District assessment records for water delivered</li> <li>● Crop reports submitted under a federal loan agreement</li> <li>● Beneficial use reports from district</li> <li>● IRS Farm Usage Deduction Report</li> <li>● Agricultural Stabilization Plan</li> <li>● CREP Report</li> </ul>
<input type="checkbox"/> Aerial photos containing sufficient detail to establish location and date of photograph	<p>Multiple photos can be submitted to resolve different areas of a water right. If the photograph does not print with a "date stamp" or without the source being identified, the date of the photograph and source should be added.</p> <p>Sources for aerial photos:  OSU – <a href="http://www.oregonexplorer.info/imagery">www.oregonexplorer.info/imagery</a>  OWRD – <a href="http://www.wrd.state.or.us">www.wrd.state.or.us</a>  Google Earth – <a href="http://earth.google.com">earth.google.com</a>  TerraServer – <a href="http://www.terra-server.com">www.terra-server.com</a></p>
<input type="checkbox"/> Approved Lease establishing beneficial use within the last 5 years	Copy of instream lease or lease number



Received  
Revised 7/1/2021  
SEP 30 2024  
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**From:** Customer Relations Customer.Relations@pgn.com   
**Subject:** PGE Requested Information [REDACTED]  
**Date:** September 4, 2024 at 11:03 AM  
**To:** bob@twinoaksairpark.com

Hi.

Thank you for contacting us. Please see attached requested information.

If you have additional questions or need further information, we can be reached at 800-822-1077. We're here to help Monday through F

Have a good day!



**Customer Relations**  
portlandgeneral.com | Follow us on social @PortlandGeneral  
**An Oregon kind of energy.**



Portland General Electric  
121 SW Software Street, Portland, OR 97204

September 4, 2024

Robert Stark  
12520 SW River Rd  
Hillsboro, OR 97123

Account number: [REDACTED]  
For service at: 12405 SW River Rd, Hillsboro, OR, 97123-9314

Hello,

Recently, you contacted us about billing at the service address listed above. Here is the information you requested:

For service from ~~8/1/2019~~ to ~~8/31/2019~~ *8/1/2019 To 8/31/2019*  
Energy used: ~~922 kWh~~ *922 kWh*  
Amount: ~~\$210.07~~ *\$210.07*

If you have any questions, please call us at 503-228-6322, or 800-542-8818, Monday through Friday, from 7:00 a.m. to 7:00 p.m. We're here to help.

Sincerely,

Customer Service team

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Account number [REDACTED]

8/7/2024

E-4/8

Service period 7/5/24 to 8/7/24

Nickname	Meter number	Service point ID	Schedule	Current read -	Previous read =	Total use
none	09642327AB	3860490289	47	60,248	58,443	1,805 kWh

### Account charges

<b>Balance forward</b>	<b>0.00</b>
Previous amount due 7/23/24	272.09
Payments through 8/7/24	272.09 (CR)

<b>Taxes and fees</b>	<b>8.02</b>
Low Income Assistance	1.37
Public Purpose Charge (1.5%)	6.65

<b>12405 SW River Rd, SPID</b>	
<b>3860490289</b>	<b>466.65</b>

<b>Amount due 8/23/24</b>	<b>\$466.65</b>
---------------------------	-----------------

<b>Energy charges</b>	<b>410.20</b>
Basic Charge	39.00
Energy Use Charge (1,805.000 kWh x \$0.08775)	158.39
Demand Charge (10.000 KW x \$0.00)	0.00
Transmission Charge (1,805.000 kWh x \$0.00592)	10.69
Distribution Charge (500.000 kWh x \$0.12644)	63.22
Distribution Charge (1,305.000 kWh x \$0.10644)	139.90

**Regulatory charges and credits 48.97**

<b>Other charges and credits</b>	<b>0.54 (CR)</b>
Oregon Commercial Activities Tax Recovery (-0.122%)	0.54 (CR)

For a detailed explanation of your account, please visit [PortlandGeneral.com/MyAccount](http://PortlandGeneral.com/MyAccount).

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PortlandGeneral.com  
800-542-8818

E-5/8

**Robert C Stark**

Account number [REDACTED]

Service address **12405 SW River Rd  
Hillsboro, OR 97123-9314**

Service period **7/5/24 to 8/7/24**

**Thank you!**

We received your  
payments totaling  
**\$272.09.**

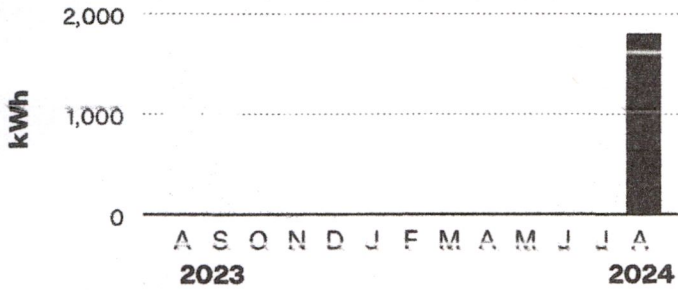
Amount due

**\$466.65**

Due date

**8/23/24**

**Your monthly energy use history**



**Thank you for being a PGE customer.**

*Gardener's Irrigation*

**Your energy use comparison**

<b>1,805 kWh this month</b>	<b>8%</b> from this month last year	<b>86%</b> from last month
-------------------------------------	--	----------------------------------

Compared to this time last year, this service period was 1 day longer and 2 degrees warmer.

Temperature source: Hillsboro Airport

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E-6/8



(503)228-6322 or 1-800-542-8818  
portlandgeneral.com

Account # [REDACTED]

Previous Amount Due	280.88
Payments	280.88 CR
Balance Forward	0.00
Current Charges	404.59

Service Address:  
ROBERT C STARK  
12405 SW RIVER RD  
HILLSBORO, OR 97123-9314

Cycle: 05

**AMOUNT DUE \$404.59**  
Due date for current bill 08/23/23

### This month's charges (Turn over for details)

Meter # 09642327AB, Schedule 47

Energy Charges (1665 kWh)	342.11
Adjustments	55.02
	<hr/>
	397.13
Total Taxes and Fees	7.46
	<hr/>
<b>Current Energy Charges</b>	<b>404.59</b>

Thank you for your payment.

### Your energy use

Meter # 09642327AB  
Schedule 47

Service Period	Meter Reading
08/07/23	55448
07/06/23	53783
32 days of service	1665 kWh

8/23/23

Handwritten calculation:  
404.59  
280.88  
270.00  

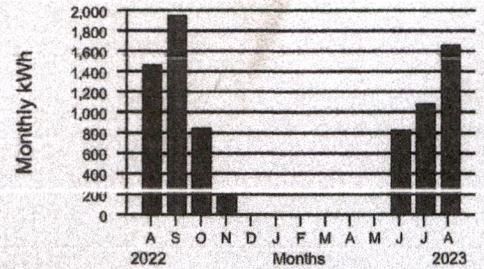
---

905.47

*Gardener's irrigation*

Period Ending	Avg Daily Temperature*	Monthly kWh	Monthly Cost
Aug 2023	70	1665	404.59
Aug 2022	71	1470	338.30

\*Temperature source: Hillsboro Airport



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(503)228-6322 or 1-800-542-8818  
portlandgeneral.com

Account # [REDACTED]

Previous Amount Due	181.37
Payments	181.37 CR
Balance Forward	0.00
Current Charges	338.30

Service Address:  
**ROBERT C STARK**  
12405 SW RIVER RD  
HILLSBORO, OR 97123-9314

Cycle: 05

**AMOUNT DUE \$338.30**  
Due date for current bill **08/23/22**

**This month's charges** (Turn over for details)

**Meter # 09642327AB, Schedule 47**

Energy Charges (1470 kWh)	307.14
Adjustments	23.59
	<u>330.73</u>
Other Charges/Credits	1.26
<b>Total Taxes and Fees</b>	<b>6.31</b>
	<u>338.30</u>

**Current Energy Charges 338.30**

Thank you for your payment.

**Your energy use**

**Meter # 09642327AB**  
**Schedule 47**

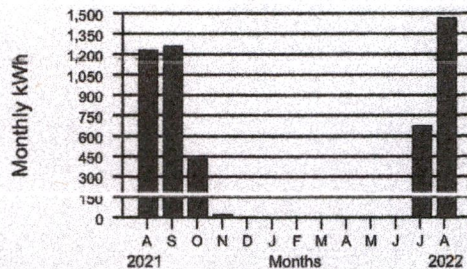
<b>Service Period</b>	<b>Meter Reading</b>
08/05/22	48877
07/07/22	47407
29 days of service	1470 kWh

8/23/22

*Gardener's irrigation*

Period Ending	Avg Daily Temperature*	Monthly kWh	Monthly Cost
Aug 2022	71	1470	338.30
Aug 2021	70	1233	278.26

\*Temperature source: Hillsboro Airport



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SEP 30 2024  
OWRD

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(503)228-6322 or 1-800-542-8818  
portlandgeneral.com

Account # [REDACTED]

Previous Amount Due	239.69
Payments	239.69 CR
Balance Forward	0.00
Current Charges	278.26

Service Address:  
ROBERT C STARK  
12405 SW RIVER RD  
HILLSBORO, OR 97123-9314

Cycle: 05

**AMOUNT DUE \$278.26**  
Due date for current bill 08/24/21

**This month's charges** (Turn over for details)

<b>Meter # 09642327AB, Schedule 47</b>	
Energy Charges (1233 kWh)	249.23
Adjustments	19.18
	<hr/>
	268.41
Other Charges/Credits	1.14
<b>Total Taxes and Fees</b>	<b>8.71</b>
	<hr/>
<b>Current Energy Charges</b>	<b>278.26</b>

Thank you for your payment.

**Your energy use**

**Meter # 09642327AB**  
**Schedule 47**

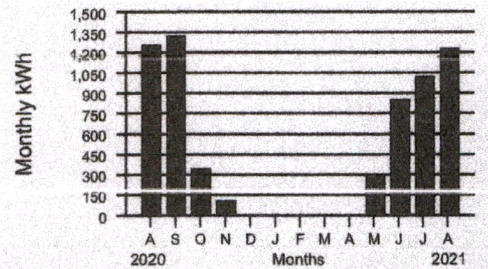
<b>Service Period</b>	<b>Meter Reading</b>
08/06/21	45010
07/08/21	43777
<hr/>	
29 days of service	1233 kWh

8/24/21

*Gardener's irrigation*

Period Ending	Avg Daily Temperature*	Monthly kWh	Monthly Cost
Aug 2021	70	1233	278.26
Aug 2020	69	1261	272.90

\*Temperature source: Hillsboro Airport



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