

Temporary

Name McEst ranches LLC
Attn: Bill Doherty
Address 301 N 3rd Street
Chickama WA 98901

Change in POD
Date Filed 5/19/2022
Initial notice date 6/14/2022
DPD issued date _____
PD issued date _____
PD notice date _____
Date of FO 8/16/2022 Vol 125 Page 510

C-Date _____
COBU due date _____
COBU Received date _____
Certificate issued _____

Assignments: _____

Irrigation District Baker Valley Irrigation district - Jeff Colton

Agent Schurbe, Williams & Wyatt Shonee Langford

CWRE _____
CC's list Baker County

DESCRIPTION OF WATER RIGHT(S)

Name of Stream Well

Trib. of Powder river basin

Use Irrigation / SF County Baker

Quantity of water (CFS) _____ No. of Acres _____

Name of ditch _____

App# 61597 Per # 917655 Cert # 910200 PR Date _____

App# _____ Per # _____ Cert # _____ PR Date _____

App# _____ Per # _____ Cert # _____ PR Date _____

App# _____ Per # _____ Cert # _____ PR Date _____

App# _____ Per # _____ Cert # _____ PR Date _____

FEES PAID		
Date	Amount	Receipt #
<u>05/19/2022</u>	<u>\$1,130.90</u>	<u>138201</u>

FEES REFUNDED		
Date	Amount	Receipt #

- Oversized map - Location _____



Oregon
Kate Brown, Governor

Water Resources Department
725 Summer St NE, Suite A
Salem, OR 97301
(503) 986-0900
Fax (503) 986-0904

August 16, 2022

MCEST RANCHES LLC
PO BOX 1726
YAKIMA, WA 98907

REFERENCE: District Temporary Transfer Application T-14016

Enclosed is a copy of the final order approving your TEMPORARY water right transfer application.

The temporary change shall be effective at the beginning of the 2022 irrigation season. The use shall revert to the original authorized place of use at the end of the 2026 irrigation season.

If you have any questions related to the approval of this temporary transfer, you may contact your caseworker, Joan Smith, by telephone at (503) 986-0892 or by e-mail at Joan.M.Smith@oregon.gov.

Sincerely,

Julie C. Baustian
Water Rights Services Support
Transfers and Conservation Section

cc: Marcy J. Osborn, Watermaster Dist. # 8 (via email)
Shonee D. Langford, Agent
Irrigation District: Manager Jeff Colton

Enclosure

BEFORE THE WATER RESOURCES DEPARTMENT
OF THE
STATE OF OREGON

In the Matter of Transfer Application) FINAL ORDER APPROVING A TEMPORARY
T-14016, Baker County) CHANGE IN PLACE OF USE

Authority

Oregon Revised Statute (ORS) 537.705 and 540.505 to 540.580 establish the process in which a water right holder may submit a request to temporarily transfer the place of use and, if necessary to convey the water to the temporary place of use, the point of appropriation authorized under an existing water right. Oregon Administrative Rule (OAR) Chapter 690, Division 380 implements the statutes and provides the Department's procedures and criteria for evaluating transfer applications.

Applicant

MCEST RANCHES, LLC
ATTN: BILL DOLSEN
301 N. 3RD STREET
YAKIMA, WA 98901

Findings of Fact

1. On May 19, 2022, MCEST RANCHES, LLC. ATTN: BILL DOLSEN filed an application to temporarily change the place of use under Certificate 96200 for a period of 5 years. The Department assigned the application number T-14016.
2. Notice of the application for transfer was published on June 14, 2022, pursuant to OAR 690-380-4000. No comments were filed in response to the notice.
3. The portion of the right to be transferred is as follows:

Certificate: 96200 in the name of NORTHWEST FARM CREDIT SERVICES FLCA (perfected under Permit G-17655)
Use: SUPPLEMENTAL IRRIGATION of 67.0 ACRES
Priority Date: APRIL 4, 2003
Rate: 0.35 CUBIC FOOT PER SECOND

This is a final order in other than a contested case. This order is subject to judicial review under ORS 183.484. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.484(2). Pursuant to ORS 536.075 and OAR 137-004-0080, you may petition for judicial review or petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied.

Period of Use: MARCH 1 THROUGH OCTOBER 31

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

Source: WELLS K, S, and T in the POWDER RIVER BASIN

Authorized Points of Appropriation:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
7 S	39 E	WM	24	NE NE	WELL K - 20 FEET SOUTH AND 60 FEET WEST FROM THE NE CORNER OF SECTION 24
7 S	40 E	WM	31	NW NE	WELL S - 10 FEET SOUTH AND 1360 FEET WEST FROM THE SE CORNER OF SECTION 30
7 S	40 E	WM	29	SW SW	WELL T - 90 FEET NORTH AND 870 FEET EAST FROM THE SW CORNER OF SECTION 29

Authorized Place of Use:

SUPPLEMENTAL IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
7 S	40 E	WM	30	NE NE	8.4
7 S	40 E	WM	30	NW NE	6.8
7 S	40 E	WM	30	SW NE	5.9
7 S	40 E	WM	30	SE NE	8.7
7 S	40 E	WM	30	NE NW	4.0
7 S	40 E	WM	30	NW NW	5.7
7 S	40 E	WM	30	SE NW	1.0
7 S	40 E	WM	30	SE SW	4.7
7 S	40 E	WM	30	NE SE	6.3
7 S	40 E	WM	30	NW SE	5.1
7 S	40 E	WM	30	SW SE	4.4
7 S	40 E	WM	30	SE SE	6.0
Total					67.0

4. Temporary Transfer Application T-14016 proposes to temporarily change the place of use of the right to:

SUPPLEMENTAL IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
7 S	39 E	WM	36	NE NE	4.8
7 S	39 E	WM	36	SE NE	2.5
7 S	40 E	WM	31	NW NW	28.9
7 S	40 E	WM	31	SW NW	30.8
Total					67.0

5. Temporary Transfer Application T-14016 proposes to temporarily transfer a water right within the boundaries of Baker Valley Irrigation District. The district was notified of the proposed temporary transfer and indicated that the district did not object to the transfer.

Temporary Transfer Review Criteria

6. Water has been used within the last five years according to the terms and conditions of the right. There is no evidence available that would demonstrate that the right is subject to forfeiture under ORS 540.610.
7. A pump, pipeline, and sprinkler system sufficient to use the full amount of water allowed under the existing right are present.
8. The proposed change would prevent the lands from which the water right is removed during the period of the temporary transfer from receiving water under the transferred right, as required by ORS 540.523(7).
9. The proposed change would not result in injury to other water rights. This finding is made through an abbreviated review recognizing that the transfer may be revoked under ORS 540.523(5) if the Department later finds that the transfer is causing injury to any existing water right.

Conclusions of Law

The temporary change in place of use proposed in Temporary Transfer Application T-14016 is consistent with the requirements of ORS 540.523 and OAR 690-380-8000.

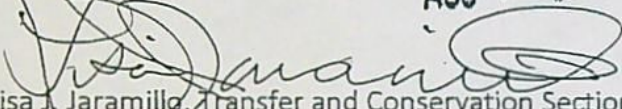
Now, therefore, it is ORDERED:

1. The temporary change in place of use proposed in Temporary Transfer Application T-14016 is approved.
2. The former place of use shall not be irrigated as part of this water right during the 2022, 2023, 2024, 2025, and 2026 irrigation seasons.
3. The use shall revert to the authorized place of use at the end of the 2026 irrigation season.
4. The approval of this temporary transfer may be revoked or modified if the Department finds the change causes injury to any existing water right.
5. Water use measurement conditions:
 - a. Before water use may begin under this order, the water user shall install a totalizing flow meter, or, with prior approval of the Director, another suitable measuring device, at each point of appropriation.
 - b. The water user shall maintain the meters or measuring devices in good working order.
 - c. The water user shall allow the Watermaster access to the meters or measuring devices; provided however, where the meters or measuring devices are located within a private structure, the Watermaster shall request access upon reasonable notice

6. A subsequent application for permanent transfer of Certificate 96200 shall be subject to a full and complete review to determine consistency with the requirements of OAR Chapter 690, Division 380. Approval of this temporary transfer does not establish a precedent for approval of a subsequent application filed for a permanent transfer.
7. The use of water at the temporary place of use authorized by this transfer shall be in accordance with the terms and conditions of Certificate 96200.
8. The time during which water is used under this approved temporary transfer does not apply toward a finding of forfeiture under ORS 540.610.
9. The use of the remaining water right described by Certificate 96200 shall continue to be in accordance with the terms and conditions of Certificate 96200.

Dated in Salem, Oregon on

AUG 16 2022


Lisa J. Jaramillo, Transfer and Conservation Section Manager, for
THOMAS M BYLER, DIRECTOR
Oregon Water Resources Department
Mailing Date:

AUG 17 2022

WATER RIGHT TRANSFER COVER SHEET

Transfer: T- 14016

Transfer Specialist: *Joan*

Transfer Type: Temporary Transfer

Applicant: MCEST RANCHES LLC PO BOX 1726 YAKIMA, WA 98907 Email: _____ Phone: _____		Agent: <input type="checkbox"/> N/A SHONEE D. LANGFORD 530 CENTER ST NE SUITE 730 SALEM, OR 97301-3756 Email: _____ Phone: _____	
Irrigation District: <input type="checkbox"/> N/A Manager Jeff Colton Email: _____		CWRE: <input type="checkbox"/> N/A Email: _____	
Affected Local Gov'ts: <input type="checkbox"/> N/A Baker County Planning Department Email: _____		Affected Tribal Gov't: <input type="checkbox"/> N/A UNAVAILABLE Email: _____	
Current Landowner if other than Applicant: <input type="checkbox"/> N/A Email: _____		Receiving Landowner: <input type="checkbox"/> N/A Email: _____	

Water Rights Affected

File Marked	App. File # or Decree Name	Permit	Certificate	RR/CR Needed	RR/CR Nos.
<input type="checkbox"/>	G15977	G17655	96200	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<input type="checkbox"/>				<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>				<input type="checkbox"/> Yes <input type="checkbox"/> No	

Key Dates & Initial Actions:

Baker Valley Irrigation District ✓

Rec'd: May 19, 2022	Proposed Action(s): PLACE OF USE	
Fees Pd: 1130.90	WM District: 8	ODFW District: <i>X</i>
Initial Public Notice: 06/14/2022	WM Review sent:	ODFW Review sent: <i>X</i>
Acknowledgement Letter Sent <input checked="" type="checkbox"/>		GW Review sent: <input checked="" type="checkbox"/> N/A
County sent cc: of Ack Letter <input type="checkbox"/> <i>✓</i>	BOR notified (date): <input checked="" type="checkbox"/> N/A	
Newspaper quote requested: <i>X</i>	Request for news \$ sent: <i>X</i>	News \$ received: <i>X</i>
Request to publish sent: <i>X</i>	Affidavit of publication received: <i>X</i>	Last day of publication: <i>X</i>

Document	Drafted	Peer Review	Changes Made	Coordinator	Changes Made	Signature Bin	Signature Date
DPD	Date: _____ Initials: _____	Date: _____ Initials: _____	Date: _____ Initials: _____	Date: _____ Initials: _____	Date: _____ Initials: _____	CW Sent: _____	N/A
PD	Date: _____ Initials: _____	Date: _____ Initials: _____	Date: _____ Initials: _____	Date: _____ Initials: _____	Date: _____ Initials: _____	Date: _____	Date: _____
FO	Date: <i>6/22/22</i> Initials: <i>Joan</i>	Date: <i>6/24/22</i> Initials: <i>Joan</i>	Date: _____ Initials: _____	Date: <i>7/29/22</i> Initials: <i>PKS</i>	Date: <i>8/11/22</i> Initials: <i>Joan</i>	Date: <i>8/11/22</i>	Date: <i>8/11/22</i>

Special Issues: 5 year temp

Special Order Volume: Vol. 128 Pages 570-73

Watermaster Review Form: Water Right Transfer



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

Transfer Application: T-14016

Review Due Date: 07/14/2022

Applicant Name: McEst Ranches LLC

Proposed Changes: POU POD POA USE OTHER

Reviewer(s): Marcy Osborn

Date of Review: 06/15/2022

1. Do you have evidence that the right has not been used in the last 5 years and that the presumption of forfeiture would not likely be rebuttable? Yes No If "Yes", attach evidence (e.g. dated aerial photo showing pavement or building on the land for >5 yrs.)

2. Is there a history of regulation on the source that serves this (or these) right(s) that has involved the transferred right(s) and downstream water rights? Yes No Generally characterize the frequency of any regulation or explain why regulation has not occurred:
Groundwater is not regulated in that area.

3. Have headgate notices been issued for the source that serves the transferred right(s)?
 Yes No Records not available.

4. In your estimation, after the proposed change, would distribution of water for the right(s) result in regulation of other water rights that would not have occurred if use under the original right(s) was/were maximized? Yes No If "Yes", explain:

5. In your estimation, if the proposed change is approved, are there upstream water rights that would be affected? Yes No If "Yes", describe how the rights would be affected and list the rights most affected:

6. Check here if it appears that downstream water rights benefit from return flows resulting from the current use of the transferred right(s)? If you check the box, generally characterize the locations where the return flows likely occur and list the water rights that benefit most:

N/A

7. For POD changes and instream transfers, check here if there are channel losses between the old and new PODs or within the proposed instream reach? If you check the box, describe and, if possible, estimate the losses:

N/A

8. For instream transfers that propose protection of a reach beyond the mouth of the source stream:

N/A Would the quantity be measureable into the receiving stream consistent with OAR 690-077-0015(8)? Yes No

9. For POU changes: N/A Is it likely the original place of use would continue to receive water from the same source? Yes No If "Yes", explain:

10. For POU or USE changes: N/A In your best judgment, would use of the existing right at "full face value," result in the diversion of more water than can be used beneficially and without waste?

Yes No If "Yes", explain:

11. For POU changes that involve micro-irrigation: N/A

a. Has the applicant made changes (absent a transfer) to convert to micro-irrigation within the current place of use boundary of the water right proposed for transfer, and previously demonstrated to the Department through monitoring and site inspections by the Watermaster that the proposed transfer will not result in injury or enlargement?

Yes No If "Yes", explain:

b. Has a temporary transfer of this nature been previously filed and approved on the same lands (or portions thereof) as those lands involved in this transfer?

Yes No If "Yes", answer the following:

i. Were there any problems with more acres being irrigated (or wetted) than were authorized under the temporary transfer? Yes No If "Yes", explain:

ii. Did the designated areas that were to remain dry (or not wetted) under the temporary transfer actually remain dry? Yes No If "No", explain:

iii. Did the applicant comply with and meet all of the conditions of the temporary transfer? Yes No If "No", explain:

iv. Do you have any other observations regarding the temporary transfer?

Yes No If "Yes", describe:

v. Did the applicant demonstrate to the Department through monitoring and site inspections by the Watermaster that neither injury nor enlargement occurred as a result of the temporary transfer? Yes No If "No", explain:

c. To the best of your knowledge, if this transfer is approved, does it appear that:

i. "Injury" will occur to other water rights that share the same source?

Yes No If "Yes", explain:

ii. "Enlargement" of the water right being transferred will occur?

Yes No If "Yes", explain:

12. Are there other issues not identified through the above questions that should be considered in determining whether the change "can be effected without injury to other rights"?

Yes No If "Yes", explain:

13. What alternatives may be available for addressing any issues identified above:

14. Do conditions need to be included in the transfer order to avoid enlargement of the right or injury to other rights? No Yes, as checked and provided below:

For POU changes that involve micro-irrigation, provide the monitoring and reporting conditions necessary to prevent injury/enlargement:

A Headgate should be required prior to diverting water.

Measurement Devices for POD or POA: (if this condition is selected, also fill in the top sections of Page 4)

a. Before water use may begin under this order, the water user shall install a **totalizing flow meter***, or, with prior approval of the Director, another suitable measuring device, at each point of diversion/appropriation (new and existing) OR at each new point of diversion/appropriation with the exception that water rights issued to the Bureau of Reclamation or an irrigation district (or similar entity) are not subject to this condition.

b. The water user shall maintain the meters or measuring devices in good working order.

c. The water user shall allow the Watermaster access to the meters or measuring devices; provided however, where the meters or measuring devices are located within a private structure, the Watermaster shall request access upon reasonable notice.

Reservoir water use measurement: (if this condition is selected, also fill in the top sections of Page 4)

a. Before water use may begin under this order, the water user shall install **staff gages***, or, with prior approval of the Director, other suitable measuring devices, that measure the entire range and stage between empty and full in each reservoir. Staff gages shall be United States Geological Survey style.

b. Before water use may begin under this order, if the reservoir is located in channel, weirs or other suitable measuring devices must be installed upstream and downstream of the reservoir, and, an adjustable outlet valve must be installed. The water user shall maintain such devices in good working order. A written waiver may be obtained, if in the judgment of the Director, the installation of weirs or other suitable measuring devices, or the adjustable outlet valve, will provide no public benefit.

* The following alternative device(s) should be substituted for the bold, underlined device in the above selected condition:

- Weir
- Parshall Flume
- Other: _____
- Submerged Orifice
- Flow Restrictor

Oregon Water Resources Department

Measurement Condition Information for the Applicant

(To be sent with the Draft Preliminary Determination or Final Order)

Transfer #: T- 14016

- In order to avoid enlargement of the right or injury to other rights, a flow meter will be required to be installed prior to diversion of water, as a condition of this transfer:
 - at each point of diversion/appropriation (new and existing) **OR**
 - at each new point of diversion/appropriation.

For additional information, or to obtain approval of a different type of measurement device, the applicant should contact the area Watermaster:

Watermaster name: Marcy Osborn

District: 8

Address: 1995 3rd St.

City/State/Zip: Baker City, OR 97814

Phone: 541-519-6395

Email: marcy.j.osborn@water.oregon.gov

Note: If a device other than the one specified in the Preliminary Determination or Final Order is approved by the Watermaster, fill out and mail the form below to the Salem office.

Approval of an Alternate Measurement Device T-
(to be filled out after consultation with the applicant, or after a site visit)

On behalf of the Director, I authorize use of the following suitable alternate measurement device:

Watermaster signature

District

Date

If this form is used for approval of an alternative measurement device, it must be mailed to:

Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, OR 97301-1266



Oregon

Kate Brown, Governor

Water Resources Department

725 Summer St NE, Suite A

Salem, OR 97301

(503) 986-0900

Fax (503) 986-0904

June 15, 2022

MCEST RANCHES LLC

PO BOX 1726

YAKIMA, WA 98907

Reference: Application T-14016

On May 19, 2022, OWRD received your water right Temporary Transfer Application. The application was accompanied by \$1130.90. Our receipt number 138201 is enclosed.

By copy of this letter, we are asking the Watermaster for a report regarding the potential for injury to existing water rights which may be caused by the requested change.

Except as provided under ORS 540.510(3) for municipalities, you may not *temporarily* use water at the new place of use until a final order approving the temporary transfer application has been issued by the Department. Additionally, pursuant to OAR 690-380-8010, the lands from which an irrigation water right is to be temporarily transferred and the land to which the right is to be temporarily transferred may not both receive water during the same season. If the temporary transfer is approved during an irrigation season and water has already been used at the currently authorized location during that season, then the temporary transfer will not take effect until the following season.

If the land is sold before the temporary transfer is approved, the buyer's consent to the temporary transfer will be required unless a recorded deed or other legal document clearly established that the water right was not conveyed in the sale.

If you have any questions, please contact the Transfer Section at (503) 979-9931.

Cc: Watermaster Dist. #8, Marcy J. Osborn (via email)
Baker County
Shonee D. Langford, Agent
Baker Valley Irrigation District, Jeff Colton

Enclosure

STATE OF OREGON
WATER RESOURCES DEPARTMENT

725 Summer St. N.E. Ste. A
SALEM, OR 97301-4172

(503) 986-0900 / (503) 986-0904 (fax)

RECEIPT # **138201**

INVOICE # _____

RECEIVED FROM: Baker Valley Farms, LLC

BY: _____

APPLICATION	
PERMIT	
TRANSFER	T-14016

CASH: CHECK: # 1185 OTHER: (IDENTIFY)

TOTAL REC'D \$ 1,130.90

1083 TREASURY 4170 WRD MISC CASH ACCT

0407	COPIES	\$
	OTHER: (IDENTIFY)	\$
0243	I/S Lease	
	0244 Muni Water Mgmt. Plan	
	0245 Cons. Water	

4270 WRD OPERATING ACCT

MISCELLANEOUS				
0407	COPY & TAPE FEES	\$		
0410	RESEARCH FEES	\$		
0408	MISC REVENUE: (IDENTIFY)	\$		
TC162	DEPOSIT LIAB. (IDENTIFY)	\$		
0240	EXTENSION OF TIME	\$		
WATER RIGHTS:				
		EXAM FEE	RECORD FEE	
0201	SURFACE WATER	\$	0202	\$
0203	GROUND WATER	\$	0204	\$
0205	TRANSFER	\$ <u>1,130.90</u>		
WELL CONSTRUCTION				
		EXAM FEE	LICENSE FEE	
0218	WELL DRILL CONSTRUCTOR	\$	0219	\$
	LANDOWNER'S PERMIT		0220	\$
	OTHER (IDENTIFY)			

0536 TREASURY 0437 WELL CONST. START FEE

0211	WELL CONST START FEE	\$	CARD#	
0210	MONITORING WELLS	\$	CARD#	
	OTHER (IDENTIFY)			

0607 TREASURY 0467 HYDRO ACTIVITY LIC NUMBER

0233	POWER LICENSE FEE (FWWRD)	\$
0231	HYDRO LICENSE FEE (FWWRD)	\$
	HYDRO APPLICATION	\$

TREASURY OTHER / RDX

FUND	TITLE	
OBJ. CODE	VENDOR #	
DESCRIPTION		\$

RECEIPT: **138201**

DATED: 5-19-2022 BY: _____

TOTALS: \$1,130.90 \$0.00 \$1,130.90

RECEIVED
MAY 19 2022
OWRPD

Invoice Number	Date	Description	Amount	Discount	Paid Amount
051422	05/14/2022	OREGON WATER RESOURCES DEPARTM	\$1,130.90	\$0.00	\$1,130.90

BAKER VALLEY FARMS, LL Vendor
OREGON WATER RESOURCES I 09-1558700
Vendor ID
Payment Number
0000000000001494
Date
05/16/2022
Check Number
001185

**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

RECEIVED

MAY 31 2022

OWRD

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.
- Part 4 – Completed Applicant Information and Signature.
- Part 5 – Information about Transferred Water Rights: **How many water rights are to be transferred? 1. List them here: Certificate 96200 (certificate pending).**
Please include a separate Part 5 for each water right. (See instructions on page 6)
- N/A For standard Temporary Transfer (one to five years) **Begin Year: 2022 End Year: 2026.**
- N/A Temporary Drought Transfer (Only in counties where the Governor has declared drought)

Attachments:

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

(For Staff Use Only)
WE ARE RETURNING YOUR APPLICATION FOR THE FOLLOWING REASON(S):
 Application fee not enclosed/insufficient Map not included or incomplete
 Land Use Form not enclosed or incomplete
 Additional signature(s) required Part ____ is incomplete
 Other/Explanation _____
 Staff: _____ Phone: _____ Date: ____/____/____

14016

Part 2 of 5 – Temporary Transfer Application Map Checklist

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

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

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

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Applicant Information

APPLICANT/BUSINESS NAME McEst Ranches, LLC Attn: Bill Dolsen			PHONE NO. (509) 961-6468	ADDITIONAL CONTACT NO.
ADDRESS 301 N. 3rd Street				FAX NO.
CITY Yakima	STATE WA	ZIP 98901	E-MAIL adam@dolsenco.com	
BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER DOCUMENTS WILL ALSO BE MAILED.				

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

AGENT/BUSINESS NAME Schwabe, Williams & Wyatt Attn: Shonee Langford			PHONE NO. (503) 540-4261	ADDITIONAL CONTACT NO.
ADDRESS Equitable Center 530 Center Street NE, Suite 730				FAX NO.
CITY Salem	STATE OR	ZIP 97301	E-MAIL slangford@schwabe.com	
BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER DOCUMENTS WILL ALSO BE MAILED.				

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

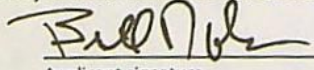
We are requesting approval to move 67.0 acres of supplemental groundwater rights temporarily from field corners outside of pivots. The intent of the proposed temporary transfer is to provide a more reliable source of irrigation water to a portion of an existing pivot located on the To Lands.

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

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

If you need additional space, continue on a separate piece of paper and attach to the application as "Attachment 1".

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


 Applicant signature

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

5/26/2022
 Date

 Applicant signature

 Print Name (and Title if applicable)

 Date

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

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

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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 Baker Valley Irrigation District Attn: Jeff Colton		ADDRESS 3895 10th Street	
CITY Baker City	STATE OR	ZIP 97814	

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

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

Water Right Certificate # 96200 (Certificate Pending)

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Description of Water Delivery System

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

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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.

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

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

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

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

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

POD/POA Name or Number	Is this POD/POA Authorized on the Certificate or is it Proposed?	If POA, OWRD Well Log ID# (or Well ID Tag # L-___)	Twp		Rng		Sec	¼ ¼		Tax Lot, DLC or Gov't Lot	Measured Distances (from a recognized survey corner)
Well K	<input checked="" type="checkbox"/> Authorized <input type="checkbox"/> Proposed	BAKE 50717	7	S	39	E	24	NE	NE	2800	20 ft S and 60 ft W from NE Corner, Section 24
Well S	<input checked="" type="checkbox"/> Authorized <input type="checkbox"/> Proposed	BAKE 52394	7	S	40	E	31	NW	NE	2900	10 ft S and 1360 ft W from SE Corner, Section 30
Well T	<input checked="" type="checkbox"/> Authorized <input type="checkbox"/> Proposed	BAKE 52392	7	S	40	E	29	SW	SW	2800	90 ft N and 870 ft E from SW Corner, Section 29

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

- Place of Use (POU) Appropriation/Well (POA)
- Point of Diversion (POD) Additional Point of Appropriation (APOA)
- Additional Point of Diversion (APOD)

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

- Place of Use (POU) Point of Appropriation/Well (POA)
- Character of Use (USE) Additional Point of Appropriation (APOA)

Point of Diversion (POD)

Additional Point of Diversion (APOD)

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

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

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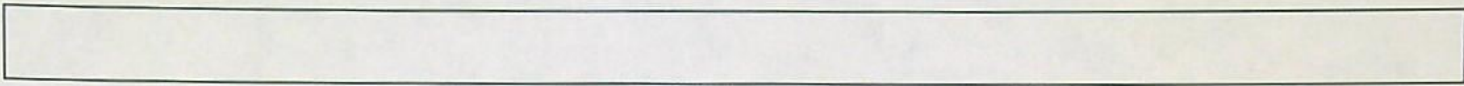


Table 2. Description of Temporary Changes to Water Right Certificate # 96200 (Certificate Pending)
 List only the part of the right that will be changed. For the acreage in each ¼ ¼, list the change proposed. If more than one change, specify the acreage associated with each change. If more than one POD/POA, specify the acreage associated with each POD/POA.

AUTHORIZED (the "from" or "off" lands) The listing that appears on the Certificate BEFORE PROPOSED CHANGES List only that part or portion of the water right that will be changed.													Proposed Changes (see "CODES" from previous page)	PROPOSED (the "to" or "on" lands) The listing as it would appear AFTER PROPOSED CHANGES are made.												
Twp	Rng	Sec	¼ ¼	Tax Lot	Gvt Lot or DLC	Acre	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	Acre	New Type of USE	POD(s)/POA(s) to be used (from Table 1)	Priority Date						
EXAMPLE																										
2	S	9	E	15	NE	NW	100		15.0	Irrigation	POD #1 POD #2	1901	POU/POD	2	S	9	E	1	NW	NW	500	1	10.0		POD #5	1901
"	"	"	"	"	"	"	"	"	"	EXAMPLE	"	"	"	2	S	9	E	2	SW	NW	500		5.0		POD #6	1901
7	S	40	E	30	NE	NE	2800	--	8.4	Supplemental Irrigation	Wells K, S & T	4/4/2003	POU	7	S	39	E	36	NE	NE	4100	--	4.8	No Change	Wells K, S & T	4/4/2003
"	"	"	"	"	NW	NE	"	"	6.8	"	"	"	"	7	S	39	E	36	SE	NE	4100	--	2.5	No Change	Wells K, S & T	4/4/2003
"	"	"	"	"	SW	NE	"	"	5.9	"	"	"	"	7	S	40	E	31	NW	NW	2900	L2	28.9	No Change	Wells K, S & T	4/4/2003
"	"	"	"	"	SE	NE	"	"	8.7	"	"	"	"	7	S	40	E	31	SW	NW	2900	L2	30.8	No Change	Wells K, S & T	4/4/2003
"	"	"	"	"	NE	NW	"	L1	4.0	"	"	"	"													
"	"	"	"	"	NW	NW	"	L2	5.7	"	"	"	"													
"	"	"	"	"	SE	NW	"	L1	1.0	"	"	"	"													
"	"	"	"	"	SE	SW	"	L1	4.7	"	"	"	"													
"	"	"	"	"	NE	SE	"	--	6.3	"	"	"	"													
"	"	"	"	"	NW	SE	"	"	5.1	"	"	"	"													
"	"	"	"	"	SW	SE	"	"	4.4	"	"	"	"													
"	"	"	"	"	SE	SE	"	"	6.0	"	"	"	"													

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TOTAL ACRES	67.0
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TOTAL ACRES	67.0
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Additional remarks: _____

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Water Right Certificate # 96200 (Certificate Pending)

For Place of Use Changes

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

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

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

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

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

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

AND/OR

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

Table 3. Construction of Point(s) of Appropriation

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

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Temporary Transfer Application – Page 10 of 11

Revised 7/1/2021

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TAGS

Water Right Certificate # 96200 (Certificate Pending)

Proposed or Authorized POA Name or Number	Is well already built? (Yes or No)	If an existing well, OWRD Well ID Tag No. L-___	Total well depth	Casing Diameter	Casing Intervals (feet)	Seal depth(s) (intervals)	Perforated or screened intervals (in feet)	Static water level of completed well (in feet)	Source aquifer (sand, gravel, basalt, etc.)	Well-specific rate (cfs or gpm). If less than full rate of water right
Well K	Yes	L-11115	720 ft	16 in	+1.5 to 412	0 to 40 ft	78 to 118 and 228 to 408	34	Alluvial & Bedrock	1.3 cfs
Well S	Yes	L-114078	667 ft	12 in & 16 in	16 in: +1 to 79 12 in: +2 to 498	0 to 79 ft	260 to 480 and 520 to 660	22	Bedrock and Basalt	3.5 cfs
Well T	Yes	L-114089	780 ft	12 in & 16 in	16 in: +1 to 58.5 12 in: +2 to 579	0 to 58.5 ft	360 to 560	14	Bedrock and Basalt	4.7 cfs

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Application for Water Right Transfer Evidence of Use Affidavit



Oregon Water Resources Department
 725 Summer Street NE, Suite A
 Salem, Oregon 97301-1266
 (503) 986-0900
 www.wrd.state.or.us

Please print legibly or type. Be as specific as possible. Attach additional pages if you need more spacing. Supporting documentation must be attached.

State of Oregon)
) ss
 County of BAKER

I, Bill DOLSEN, in my capacity as Manager of landowner McEst Ranches, LLC,
 mailing address 301 N. 3RD STREET YAKIMA, WA 98901
 telephone number (509)961-6468, being first duly sworn depose and say:

1. My knowledge of the exercise or status of the water right is based on (check one):
 Personal observation Professional expertise

2. I attest that:

- Water was used during the previous five years on the entire place of use for Certificate # 96200 (Pending) **OR**
 My knowledge is specific to the use of water at the following locations within the last five years:

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

OR

- Confirming Certificate # _____ has been issued within the past five years; **OR**
 Part or all of the water right was leased instream at some time within the last five years. The instream lease number is: _____ (Note: If the entire right proposed for transfer was not leased, additional evidence of use is needed for the portion not leased instream.); **OR**
 The water right is not subject to forfeiture and documentation that a presumption of forfeiture for non-use would be rebutted under ORS 540.610(2) is attached.
 Water has been used at the actual current point of diversion or appropriation for more than 10 years for Certificate # _____ (For Historic POD/POA Transfers)

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(continues on reverse side)

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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.

Brett Norse

Signature of Affiant

5/26/2022
Date

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



Kenneth J. Willms
Notary Public for Oregon/Washington

My Commission Expires: 11/10/2025

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

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Supplemental Form D

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

[For transfers submitted under OAR Chapter 690 Division 380]



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

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

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

1. APPLICANT INFORMATION

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

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2. DISTRICT or WATER SUPPLIER INFORMATION

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

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

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

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

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

Attach additional pages for additional water rights if necessary.

*Bureau of Reclamation

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

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

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

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

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

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

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

COMMENTS OR ADDITIONAL INFORMATION

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

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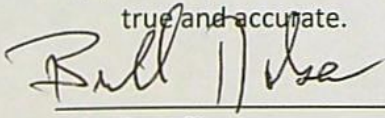
MAY 19 2022

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4. APPLICANT'S SIGNATURE

(1) I certify that I have notified the district/water supplier about the proposed water right transfer application by [check one]:
 email, phone, postal mail, in person, or other (please specify Both Phone & Email)

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



Applicant Signature

Bill Dolsen, Manager
Name (print)

5/13/22
Date

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

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

The district/water supplier certifies the following:

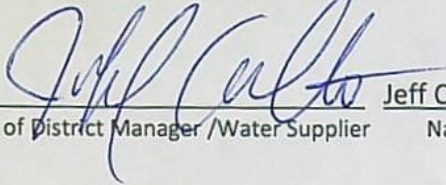
(1) The district/water supplier has reviewed the applicant's proposed water right transfer application and maps; and

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

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

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



Jeff Colton, BVID District Manager

Signature of District Manager /Water Supplier

Name (print), Title

May 9, 2022
Date

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


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

EXPLANATION

FROM LANDS

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




TO LANDS

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

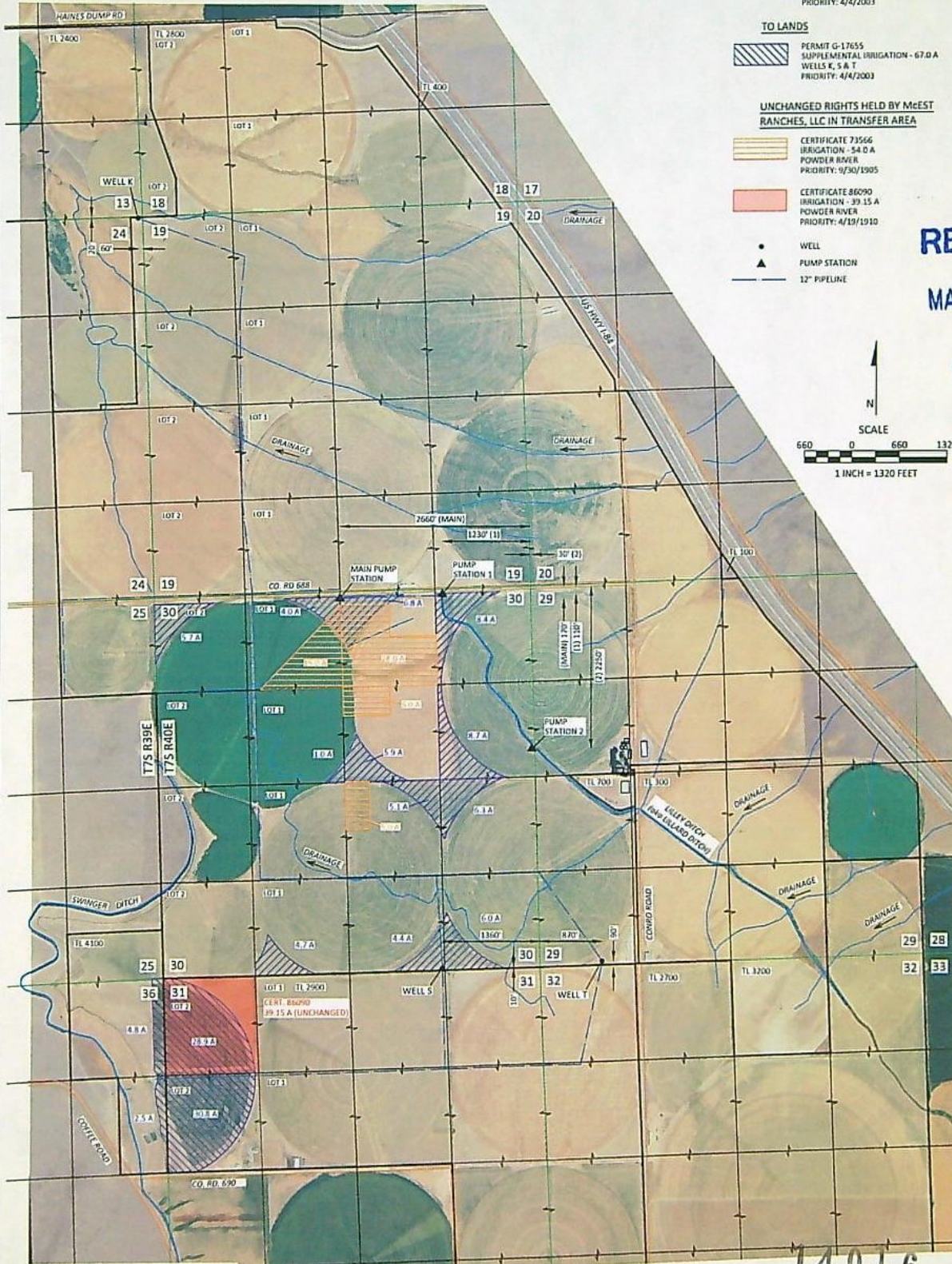
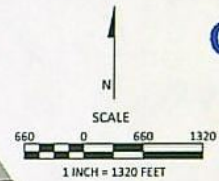
UNCHANGED RIGHTS HELD BY McEST RANCHES, LLC IN TRANSFER AREA

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

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

 WELL
 PUMP STATION
 12" PIPELINE

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KPFF 1700014.82

SKOOKUM
WATER ASSOCIATES INC

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

DRAFT

NOTES:

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

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

Figure 1

14016

May 4, 2022

**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.
- Part 4 – Completed Applicant Information and Signature.
- Part 5 – Information about Transferred Water Rights: **How many water rights are to be transferred? 1. List them here: Certificate 96200 (certificate pending).**
Please include a separate Part 5 for each water right. (See instructions on page 6)
- N/A For standard Temporary Transfer (one to five years) **Begin Year: 2022 End Year: 2026.**
- N/A Temporary Drought Transfer (Only in counties where the Governor has declared drought)

Attachments:

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

(For Staff Use Only)

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

Application fee not enclosed/insufficient Map not included or incomplete

Land Use Form not enclosed or incomplete

Additional signature(s) required Part _____ is incomplete

Other/Explanation _____

Staff: _____ Phone: _____ Date: ____/____/____

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Part 2 of 5 – Temporary Transfer Application Map Checklist

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

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

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

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Applicant Information

APPLICANT/BUSINESS NAME McEst Ranches, LLC Attn: Bill Dolsen		PHONE NO. (509) 961-6468	ADDITIONAL CONTACT NO.
ADDRESS 301 N. 3rd Street			FAX NO.
CITY Yakima	STATE WA	ZIP 98901	E-MAIL adam@dolsenco.com
BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER DOCUMENTS WILL ALSO BE MAILED.			

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

AGENT/BUSINESS NAME Schwabe, Williams & Wyatt Attn: Shonee Langford		PHONE NO. (503) 540-4261	ADDITIONAL CONTACT NO.
ADDRESS Equitable Center 530 Center Street NE, Suite 730			FAX NO.
CITY Salem	STATE OR	ZIP 97301	E-MAIL slangford@schwabe.com
BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER DOCUMENTS WILL ALSO BE MAILED.			

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

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

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

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

If you need additional space, continue on a separate piece of paper and attach to the application as "Attachment 1".

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

_____	Bill Dolsen, Manager	_____
Applicant signature	Print Name (and Title if applicable)	Date
_____	_____	_____
Applicant signature	Print Name (and Title if applicable)	Date

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

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

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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 Baker Valley Irrigation District Attn: Jeff Colton	ADDRESS 3895 10th Street	
CITY Baker City	STATE OR	ZIP 97814

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

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

Water Right Certificate # 96200 (Certificate Pending)

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Description of Water Delivery System

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System capacity: 10.1 cubic feet per second (cfs) OR

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_____ gallons per minute (gpm)

Describe the current water delivery system or the system that was in place at some time within the last five years. Include information on the pumps, canals, pipelines, and sprinklers used to divert, convey, and apply the water at the authorized place of use.

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

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

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

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

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

POD/POA Name or Number	Is this POD/POA Authorized on the Certificate or is it Proposed?	If POA, OWRD Well Log ID# (or Well ID Tag # L-___)	Twp	Rng	Sec	¼	¼	Tax Lot, DLC or Gov't Lot	Measured Distances (from a recognized survey corner)
Well K	<input checked="" type="checkbox"/> Authorized <input type="checkbox"/> Proposed	BAKE 50717	7 S	39 E	24	NE	NE	2800	20 ft S and 60 ft W from NE Corner, Section 24
Well S	<input checked="" type="checkbox"/> Authorized <input type="checkbox"/> Proposed	BAKE 52394	7 S	40 E	31	NW	NE	2900	10 ft S and 1360 ft W from SE Corner, Section 30
Well T	<input checked="" type="checkbox"/> Authorized <input type="checkbox"/> Proposed	BAKE 52392	7 S	40 E	29	SW	SW	2800	90 ft N and 870 ft E from SW Corner, Section 29

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

- Place of Use (POU)
- Point of Diversion (POD)
- Additional Point of Diversion (APOD)
- Appropriation/Well (POA)
- Additional Point of Appropriation (APOA)

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

- Place of Use (POU)
- Character of Use (USE)
- Point of Appropriation/Well (POA)
- Additional Point of Appropriation (APOA)

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Point of Diversion (POD)

Additional Point of Diversion (APOD)

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

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

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

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

AUTHORIZED (the "from" or "off" lands) The listing that appears on the Certificate BEFORE PROPOSED CHANGES List only that part or portion of the water right that will be changed.											Proposed Changes (see "CODES" from previous page)	PROPOSED (the "to" or "on" lands) The listing as it would appear AFTER PROPOSED CHANGES are made.														
Twp	Rng	Sec	¼ ¼	Tax Lot	Gvt Lot or DLC	Acres	Type of USE listed on Certificate	POD(s) or POA(s) (name or number from Table 1)	Priority Date	Twp		Rng	Sec	¼ ¼	Tax Lot	Gvt Lot or DLC	Acres	New Type of USE	POD(s)/POA(s) to be used (from Table 1)	Priority Date						
EXAMPLE																										
2	S	9	E	15	NE	NW	100		15.0	Irrigation	POD #1 POD #2	1901	POU/POD	2	S	9	E	1	NW	NW	500	1	10.0		POD #5	1901
"	"	"	"	"	"	"	"	"	"	EXAMPLE	"	"	"	2	S	9	E	2	SW	NW	500		5.0		POD #6	1901
7	S	40	E	30	NE	NE	2800	--	8.4	Supplemental Irrigation	Wells K, S & T	4/4/2003	POU	7	S	39	E	36	NE	NE	4100	--	4.8	No Change	Wells K, S & T	4/4/2003
"	"	"	"	"	NW	NE	"	"	6.8	"	"	"	"	7	S	39	E	36	SE	NE	4100	--	2.5	No Change	Wells K, S & T	4/4/2003
"	"	"	"	"	SW	NE	"	"	5.9	"	"	"	"	7	S	40	E	31	NW	NW	2900	L2	28.9	No Change	Wells K, S & T	4/4/2003
"	"	"	"	"	SE	NE	"	"	8.7	"	"	"	"	7	S	40	E	31	SW	NW	2900	L2	30.8	No Change	Wells K, S & T	4/4/2003
"	"	"	"	"	NE	NW	"	L1	4.0	"	"	"	"													
"	"	"	"	"	NW	NW	"	L2	5.7	"	"	"	"													
"	"	"	"	"	SE	NW	"	L1	1.0	"	"	"	"													
"	"	"	"	"	SE	SW	"	L1	4.7	"	"	"	"													
"	"	"	"	"	NE	SE	"	--	6.3	"	"	"	"													
"	"	"	"	"	NW	SE	"	"	5.1	"	"	"	"													
"	"	"	"	"	SW	SE	"	"	4.4	"	"	"	"													
"	"	"	"	"	SE	SE	"	"	6.0	"	"	"	"													

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TOTAL ACRES 67.0

TOTAL ACRES 67.0

Additional remarks: _____

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Water Right Certificate # 96200 (Certificate Pending)

For Place of Use Changes

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

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

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

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

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

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

AND/OR

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

Table 3. Construction of Point(s) of Appropriation

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

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Water Right Certificate # 96200 (Certificate Pending)

Proposed or Authorized POA Name or Number	Is well already built? (Yes or No)	If an existing well, OWRD Well ID Tag No. L-____	Total well depth	Casing Diameter	Casing Intervals (feet)	Seal depth(s) (intervals)	Perforated or screened intervals (in feet)	Static water level of completed well (in feet)	Source aquifer (sand, gravel, basalt, etc.)	Well-specific rate (cfs or gpm). If less than full rate of water right
Well K	Yes	L-11115	720 ft	16 in	+1.5 to 412	0 to 40 ft	78 to 118 and 228 to 408	34	Alluvial & Bedrock	1.3 cfs
Well S	Yes	L-114078	667 ft	12 in & 16 in	16 in: +1 to 79 12 in: +2 to 498	0 to 79 ft	260 to 480 and 520 to 660	22	Bedrock and Basalt	3.5 cfs
Well T	Yes	L-114089	780 ft	12 in & 16 in	16 in: +1 to 58.5 12 in: +2 to 579	0 to 58.5 ft	360 to 560	14	Bedrock and Basalt	4.7 cfs

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After recording return to Grantee at:

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

Mail all tax statements to:

McEST RANCHES, LLC
PO Box 1726
Yakima, WA 98907

THIS SPACE RESERVED FOR RECORDER'S USE

QUITCLAIM DEED

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

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

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

The true consideration for this conveyance is: *None*

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

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF

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

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

GRANTOR:

McEST 2, LLC

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

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

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

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



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

EXHIBIT A

Legal Description

Reference No. 7239:

TRACT I

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

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

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

EXCEPTING THEREFROM the following two parcels:

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

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

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

Reference Nos. 7305 and 7801:

TRACT II

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

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

Section 32: West half of the West half.

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

All situated in Baker County, Oregon.

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B20 01 0057

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

STEFANIE KIRBY, BAKER CO. CLERK

BY *Karen Phillips* DEPUTY

DOC#: B20010054

1/02/2020 2:15 PM

REFUND: .00 101.00

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MAY 27 2020

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BARGAIN AND SALE DEED

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

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

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED THIS 10 day of MARCH, 2014.

McEST RANCHES, LLC

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

STATE OF OREGON }
County of Baker } ss:

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

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

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

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



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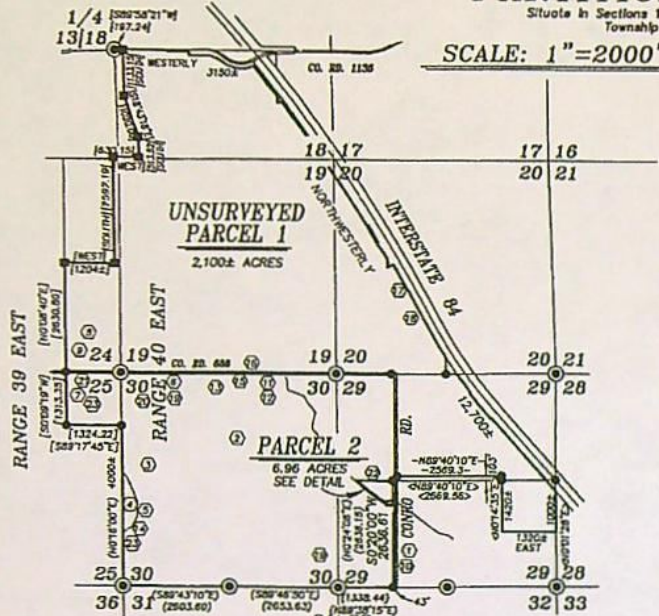
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PARTITION PLAT NUMBER P2014-002

Situates in Sections 13, 24 and 25, Township 7 South, Range 39 East and Sections 16, 19, 20, 29 and 30, Township 7 South, Range 40 East of the Willamette Meridian, Baker County, Oregon

SCALE: 1"=2000'



BASIS OF BEARING

Solar observation taken at a point 3550 feet South and 3360 feet West of the Northwest corner of Section 22, Township 6 South, Range 39 East of the Willamette Meridian, as per Partition Plat No. P2011-010 and Union County Survey No. 013-2011

LEGEND

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

NOTES AND EASEMENTS

- ① Easement, 25 ft. in width, granted to Lillard Irrigation Company by deed recorded in Book 62, Page 568, for ditch or pipeline
- ② Easement, 25 ft. in width, granted to Lillard Irrigation Company by deed recorded in Book 62, Page 607, for ditch or pipeline
- ③ Easement, no width specified, granted to S.A. Lillard and J.F. Lillard by deed recorded in Book 77, Page 211 for ditch, flume or canal
- ④ Easement, granted to Leckle B. Rippha and Paul W. Rippha by deed recorded in Book 85, Page 505, for irrigation ditch
- ⑤ Easement, granted to Leckle B. Rippha and Paul W. Rippha by deed recorded in Book 95, Page 177, for irrigation ditch
- ⑥ Easement, granted to Sheriff of Baker County, by deed recorded in Book 124, Page 110, over any roads under construction to be used as public roads
- ⑦ Easement, no width specified, granted to Pacific Telephone and Telegraph Company, by deed recorded in Book 131, Page 477
- ⑧ Easement, no width specified, granted to Pacific Telephone and Telegraph Company, by deed recorded in Book 131, Page 503
- ⑨ Reservation of minerals, in deed from the State of Oregon, recorded in Book 137, Page 83
- ⑩ Reservation of mineral rights, in deed from Alice Bodess, recorded in Book 160, Page 534
- ⑪ Easement, granted to United States of America, by Deed 55 25 054, for water pipe line
- ⑫ Easement, granted to United States of America, by Deed 55 26 056, for water pipe line
- ⑬ Right of way easement, 10 ft. in width, granted to California-Pacific Utilities Company, recorded in Deed 57 14 011
- ⑭ Easement, granted to Baker Valley Irrigation District, recorded in Deed 67 31 034 for irrigation canal
- ⑮ Easement, granted to United States of America, by deed recorded as Deed 68 23 026
- ⑯ Right of way easement, 10 ft. wide, granted to California-Pacific Utilities Company, recorded in Deed 70 14 029
- ⑰ Limited access provisions contained in Deed to State of Oregon, recorded as deed 70 15 012, Deed 70 15 017 and deed 71 16 037
- ⑱ Limited access provisions contained in Final Judgement to the State of Oregon recorded as Baker County Court Record 72 21 056
- ⑲ Right of way easement, 15 ft. wide, granted to California-Pacific Utilities Company, recorded in Deed 72 15 053
- ⑳ Right of way easement, 15 ft. wide granted to California-Pacific Utilities Company, recorded in Deed 73 23 107
- ㉑ Right of way easement, granted to California-Pacific Utilities Company, recorded in Deed 75 23 100
- ㉒ Easement, 15 ft. wide, granted to C P National Corporation by Deed recorded as 81 14 053
- ㉓ Easement, granted to Baker Valley Irrigation District by Deed 90 12 107
- ㉔ Easement, 10 ft. wide, granted to Oregon Trail Electric Consumers Cooperative by Deed 98 18 119
- ㉕ Sewage disposed shall be provided by a DEC approved sanitary sewage disposal system

REFERENCE MATERIAL

- Survey Number 7-39-7
- Survey Number 7-40-3
- Survey Number 7-40-4
- Survey Number 7-40-5
- 0007 Strip Map 98-3-20

DEED REFERENCES

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

NARRATIVE

This partition was done at the request of Charlie Vaughan, legal representative for Alan Patola, LLC. Mr. Vaughan wanted the tract as shown partitioned away from the agricultural ground as per Conditional Use Permit 03-13-010. Parcel 1 is UNSURVEYED. No attempt was made to place exterior lines outside from the portion around Parcel 2. I place the dividing line at the direction of Mr. Vaughan. I hold the rebor pins found at the West 1/16th corner of Section 29 and 32 as well as the Center-West 1/16th of Section 29, set by Survey Number 7-40-3. I place the West right of way line of Coors Road by establishing a point due East of the C-W 1/16 59 feet and driving to a point 43 feet due East of the W 1/16 between 29 and 32 as per deed call. I find no other unusual conditions with this partition.

SURVEYOR'S EXACT COPY STATEMENT

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

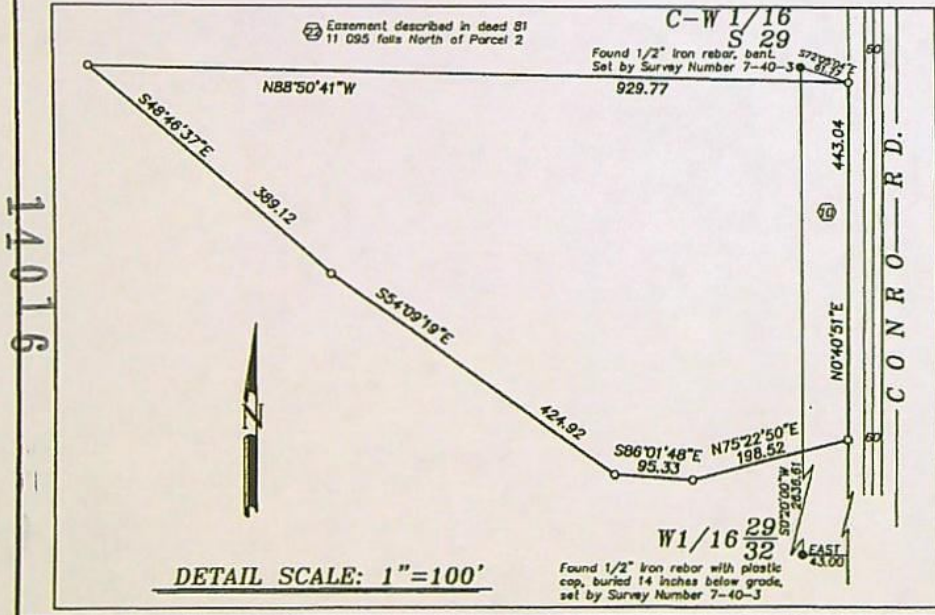
Jeffrey S. Hsu, OPLS 83571

REGISTERED PROFESSIONAL LAND SURVEYOR

RECEIVED
JEFFREY S. HSU
83571

Received Date: July 20, 2014

Sheet 1 of 2



DETAIL SCALE: 1"=100'

Found 1/2" iron rebor with plastic cap, buried 14 inches below grade, set by Survey Number 7-40-3

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Sheet 2 of 2

PARTITION PLAT NUMBER P2014-002

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

SURVEYOR'S CERTIFICATE

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

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

Beginning at a point on the North line of the Southwest quarter of Section 18, Township 7 South, Range 40 East of the Willamette Meridian, Baker County, Oregon, said point which bears North 89°59'21" East, a distance of 197.24 feet from the West quarter corner of said Section 18,

- Thence: South, a distance of 1133.15 feet,
- Thence: South 12°43'15" East, a distance of 1020.00 feet,
- Thence: South, a distance of 513.52 feet,
- Thence: West, a distance of 630.15 feet,
- Thence: South, a distance of 2582.19 feet.

Thence: West, a distance of 1204 feet, more or less, to the West line of the East half of the East half of Section 24, Township 7 South, Range 39 East of the Willamette Meridian.

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

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

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

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

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

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

The East half of the Northwest quarter, EXCEPTING THEREFROM the following two parcels:
Parcel 1: That portion of the South 103 feet of the Southeast quarter of the Northwest quarter lying East of Baker County Road.

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

A parcel in the East half of the Southwest quarter described as follows:
Beginning at the Southwest corner of the East half of the Southwest quarter of said section; thence, North 25.36 feet, more or less to the Northwest corner of said East half of the Southwest quarter, thence, East 59 feet; thence, South 28.36 feet, more or less to a point 43 feet East of the Southwest corner of said East half of the Southwest quarter; thence, West 43 feet to the Point of Beginning.

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

Section 30, AS

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

EXCEPTING THEREFROM, the oil and mineral right underlying the surface of that portion lying in the E 1/4 SW 1/4 of Section 22, reserved in deed recorded March 10, 1953 in Deed Book 160, Page 534, and all rights and easements in favor of the estate of oil and minerals.

Subject to assessments of record and rights of way as they exist.

I further certify that I made this plot by order of and under the direction of the owners thereof, and that Parcel 2 is monumented as shown on the annexed map, in accordance with O.R.S. 92.055.

Jeffrey S. Hsu
Jeffrey S. Hsu, OPLS 83371
Bogett, Griffin and Blackmon
2006 Adams Avenue
LaGrande, OR 97850



Renewed Date: June 30, 2015

DECLARATION

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

R. William Dolsen
R. WILLIAM DOLSEN, Manager
McEst Ranches, LLC

APPROVALS

BAKER COUNTY SURVEYOR

Approved this 20th day of Feb., 2014.

by *Thomas J. Hanley*
Thomas J. Hanley

BAKER COUNTY PLANNING DEPARTMENT

Approved this 20th day of February, 2014.

Haley Brown
Interim Baker County Planning Director

ACKNOWLEDGMENTS

State of Washington SS
County of Yakima

Know all these people by these presents, on this 14th day of February, 2014, before me a Notary Public in and for said County and State, personally appeared R. WILLIAM DOLSEN, who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

Carolann R. Caden
Notary Public for
the State of Washington



Notarial seal

BAKER COUNTY TAX COLLECTOR

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

by *Alan Hoffinger* Date: 2-24-14

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83371, do hereby certify that I am the Surveyor who prepared the Partition Plat No. P2014-002 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in the Plat Records of BAKER COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu
Jeffrey S. Hsu, OPLS 83371

FILING STATEMENT

BAKER COUNTY CLERK

State of Oregon SS
County of Baker

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

by *Jamasa J. Green* Co. Clerk
by *Karen Phillips* Deputy

Sheet 2 of 2

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EXHIBIT "A"

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

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

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

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

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

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

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

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

Containing 6.96 acres.

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

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WARRANTY DEED

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

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

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

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

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

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED THIS 16th day of December, 2013.

ALLEN POTATO, LLC

Brad E. Allen member
BRAD E. ALLEN, Member

June C. Allen member
JUNE C. ALLEN, Member

STATE OF OREGON)
County of Baker) ss:

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

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

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

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



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AMERITITLE: BA-31047

EXHIBIT "A"

TRACT ONE:

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

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

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

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

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

TRACT TWO:

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

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

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

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

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

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

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

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

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

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

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

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

TRACT THREE:

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

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

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

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

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

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

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

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

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

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

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

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

ALSO EXCEPTING THEREFROM the following two parcels:

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

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

STATE OF OREGON }
County of Baker } ss

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

Tamara J. Green
Baker County Clerk

by: *Karen Phillips* Deputy.

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

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

McEst Ranches, LLC, a Washington Limited Liability
Company

120 N Naches Avenue

Yakima WA 98901

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

McEst Ranches, LLC, a Washington Limited Liability
Company

120 N Naches Avenue

Yakima WA 98901

File No. 281331AM

STATUTORY WARRANTY DEED

Allen Potato, LLC an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

McEst Ranches, LLC, a Washington Limited Liability Company,

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

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

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

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

07S4029, 700 18274

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

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

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Page 2 Statutory Warranty Deed
Escrow No. 281331AM

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 21 day of July, 2019

Allen Potato, LLC an Oregon Limited Liability Company

Brad E. Allen Member

Brad E. Allen, member

Jane C. Allen Member

Jane C. Allen, member

State of OR } ss
County of Baker }

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

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

Mary M Banta

Notary Public for the State of OR

Residing at: Baker City

Commission Expires: 11/4/2022



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EXHIBIT A

Encumbrances

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

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

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

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

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

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

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

STATE OF OREGON }
County of Baker } ss

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

Stefanie Kirby
Baker County Clerk

by: *Yvonne Park* Deputy.

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

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



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

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

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

Grantee(s): BAKER VALLEY FARMS HOLDINGS, LLC

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

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

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

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

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

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

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ETC #21-23524

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

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

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

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

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

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

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

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

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

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

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

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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.

[Signature and notary acknowledgment on the following page.]

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Dated this 29 day of December, 2021.

GRANTOR:

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

By *Diana Louise Collins*
Diana Louise Collins, Trustee

STATE OF OREGON)
) ss.
COUNTY OF Willamette

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

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



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

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EXHIBIT A

Legal Description

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

Section 29: The Southeast quarter of the Southeast quarter.

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

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

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

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

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

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

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

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

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OWRD 14016

FEB 14 2000

BAKE
50717

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

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

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

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

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

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

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

HOLE SEAL

Diameter	From	To	Material	From	To	Sacks or pounds
28"	0	412	Cement	0	40'	4 1/2 yds
110"	412	720				

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

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: 110"	418'	78'	.375	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	118'	228'	.375	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	408'	412'	.375	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner:				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(7) PERFORATIONS/SCREENS:

Perforations Method Johnson
 Screens Type Wellwrap Material mid Steel

From	To	Slot size	Number	Diameter	Tele. size	Casing	Liner
78'	118'	.040		110	Pipe	<input checked="" type="checkbox"/>	<input type="checkbox"/>
228'	408'	.040		110	Pipe	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Pump Bailer Air Flowing
Yield gal/min 900 Drawdown 300' Drill stem at _____ Time 4 hrs

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

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

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

(11) WATER BEARING ZONES:

Depth at which water was first found Half Picked Fall of Water

From	To	Estimated Flow Rate	SWL
Full of water while drilling			

(12) WELL LOG:

Ground Elevation _____

Material	From	To	SWL
top soil	0	2	
clay & clay sh w/ gravel	2	78	
sand & gravel w/ sh & clay	78	105	
blent clay & sand	105	250	
blent clay w/ imbedded shale	250	331	
mid sand w/ hard pieces of claystone	331	337	
broken fractured shale w/ clay mix	337	408	
white & brown clay	408	415	
broken fractured rock	415	550	
green brown & blue in color fractured rock (concretion)	550	1040	
turning blue at 575'			
hard solid rock	1040	1044	
fractured rock (green brown)	1044	1060	
broken rock (not green brown)	1060	1070	
broken rock (harder) gray	1070	720	

Date started 12-8-99 Completed 1-30-00
(unbonded) Water Well Constructor Certification:
I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
WWC Number _____
Signed _____ Date _____

(bonded) Water Well Constructor Certification:
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
WWC Number 1506
Signed _____ Date 2/10/00

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

2/4/2015

WELL I.D. LABEL# U114078
START CARD # 1024620
ORIGINAL LOG #

(1) LAND OWNER
Owner Well ID _____
First Name BHI Last Name DOLSEN
Company MCEST RANCH LLC
Address P.O. BOX 1726
City YAKIMA State WA Zip 97814

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

(2a) PRE-ALTERATION
Dia + From To Gauge St Plst Wld Hrd
Casing: _____
Material From To Amt sacks/lbs
Seal: _____

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

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

(5) BORE HOLE CONSTRUCTION Special Standard (Attach copy)
Depth of Completed Well 667.00 ft
BORE HOLE
Dia From To Material SEAL Amt lbs
20 0 74 Cement 0 74 60 S
16 74 498 Calculated 57
12 498 667 Calculated

How was seal placed Method A B C D I
Backfill placed from _____ ft to _____ ft Material _____
Filter pack from _____ ft to _____ ft Material _____ Size _____
Explosives used Yes Type _____ Amount _____

(5a) ABANDONMENT USING UNHYDRATED BENTONITE
Proposed Amount _____ Actual Amount _____

(6) CASING/LINER
Casing Liner Dia + From To Gauge St Plst Wld Hrd
 12 2 498 250
 16 74 250
 10 487 667 250
Shoe Inside Outside Other Location of shoes _____
Temp casing Yes Dia _____ From _____ To _____

(7) PERFORATIONS/SCREENS
Perforations Method Hour perforator
Screens Type Material
Perf Casing Screen Screen slot Size # of Tele
Screen Liner Dia From To width length slots pipe size
Perf Casing 12 260 480 25 1 10800
Perf Casing 10 520 660 25 1 9240

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailer A3 Flowing artesian
Yield gal/min Drawdown Drift stem Pump depth Duration (hrs)
1500 _____ 250 _____ 5 _____
Temperature 50 °F Lab analysis Yes No
Water quality concerns? Yes (describe below) TDS amount
From To Description Amount Units

(9) LOCATION OF WELL (legal description)
COUNTY BAKER Twp 700 S N/S Range 40.00 E E/W WM
Sec 30 SW 1/4 of the SE 1/4 Tax Lot 2800
Tax Map Number _____ Lot _____
Lat _____ or _____ DMS or DD
Long _____ or _____ DMS or DD
Street address of well Nearest address
37011 CONROD BAKER CITY OR

(10) STATIC WATER LEVEL
Existing Well Pre-Alteration Date SWL (psi) - SWL (ft)
Completed Well 11/14/2014 _____ 22
Flowing Artesian Dry Hole
WATER BEARING ZONES Depth water was first found 25
SWL Date from To Est Flow SWL (psi) + SWL (ft)
11/9/2014 25 27 188 13
10/29/2014 140 501 1500 22

(11) WELL LOG
Ground Location MAY 27 2022
Material From To
Top soil 0 2
Tanish brown clay stone hard 4 22
Brown clay stone WP 25 27
Brown hard clay stone 27 140
Brown clay stone med hard WB 140 305
Brown clay stone med soft WB 305 520
Gray basalt med hard with fractures WB 520 660
Gray basalt med hard 660 660
Gray basalt hard 660 667
RECEIVED BY OWRD
MAY 12 2015
SALEM, OR
Date Started 10/7/2014 Completed 11/14/2014

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

(bonded) Water Well Constructor Certification
I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
License Number 1606 Date 2/4/2015
Signed JOHN MARCHEL (E-tied)
Contact Info (optional) _____

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

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

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

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

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

(5) BORE HOLE CONSTRUCTION Special Standard (Attach copy)
 Depth of Completed Well 780.00 ft.
 BORE HOLE SEAL sacks/lbs

Dia	From	To	Material	From	To	Amt	lbs
20	0	58.5	Cement	0	58.5	51	S
16	58.5	579				Calculated	50
8	579	780				Calculated	

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

(5a) ABANDONMENT USING UNHYDRATED BENTONITE
 Proposed Amount _____ Actual Amount _____

(6) CASING/LINER

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

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

(7) PERFORATIONS/SCREENS
 Perforations Method Holt perforator
 Screens Type _____ Material _____

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

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

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

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

From	To	Description	Amount	Units

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

(10) STATIC WATER LEVEL

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

 Flowing Artesian? Dry Hole?
 WATER BEARING ZONES Depth water was first found 23.00

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

(11) WELL LOG Ground Elevation _____

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

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 MAY 27 2022
 OWRD

Date Started 7/23/2014 Completed 8/20/2014
(unbonded) Water Well Constructor Certification
 I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
 License Number _____ Date _____
 Signed _____

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

STATE OF OREGON

COUNTY OF BAKER

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

BRAD AND JUNE ALLEN 48748 MCCARTY BRIDGE RD NORTH POWDER OR 97867	MCEST RANCHES LLC PO BOX 1726 YAKIMA WA 98907	NORTHWEST FARM CREDIT SERVICES FLCA PO BOX 1610 SUNNYSIDE WA 97944
---	---	--

confirms the right to the use of water perfected under the terms of Permit G-17655. The amount of water used to which this right is entitled is limited to the amount used beneficially, and shall not exceed the amount specified, or its equivalent in the case of rotation, measured at the point of diversion from the source. The specific limits and conditions of the use are listed below.

APPLICATION FILE NUMBER: G-15977

SOURCE OF WATER: WELLS A, B, D, E, G, H, WELL 1, K, S, AND T IN POWDER RIVER BASIN

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

MAXIMUM RATE: NOT TO EXCEED 17.98 CUBIC FEET PER SECOND (CFS); FURTHER LIMITED TO 11.98 CFS FROM ANY COMBINATION OF WELLS A, B, D, E, G, H, AND WELL 1; FURTHER LIMITED TO THE FOLLOWING INDIVIDUAL RATES FROM THE WELLS:

WELL A - TOTAL RATE OF UP TO 0.89 CFS

WELL B - TOTAL RATE OF UP TO 2.31 CFS

WELL D - TOTAL RATE OF UP TO 2.64 CFS

WELL E - TOTAL RATE OF UP TO 4.5 CFS

WELL G - TOTAL RATE OF UP TO 0.25 CFS

WELL H - TOTAL RATE OF UP TO 0.25 CFS

WELL 1 - TOTAL RATE OF UP TO 1.62 CFS

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

WELL K - TOTAL RATE OF UP TO 1.9 CFS

WELL S - TOTAL RATE OF UP TO 3.5 CFS

WELL T - TOTAL RATE OF UP TO 4.7 CFS

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NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.484 and ORS 536.075. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.484(2). Pursuant to ORS 183.484, ORS 536.075 and OAR 137-004-0080, you may petition for judicial review and petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied. In addition, under ORS 537.260 any person with an application, permit or water right certificate subsequent in priority may jointly or severally contest the issuance of the certificate within three months after issuance of the certificate.

PERIOD OF USE: MARCH 1 THROUGH OCTOBER 31

DATE OF PRIORITY: APRIL 4, 2003

WELL LOCATIONS:

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

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

THE PLACE OF USE IS LOCATED AS FOLLOWS:

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

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

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

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

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Measurement, recording and reporting conditions:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Issued _____

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

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Certificate *****

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May 26, 2022
Project No. 10068.005

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

Via UPS

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

Dear Ms. Jones,

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

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

The enclosed documents consist of:

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

Thank you for your assistance.

Sincerely,

SKOOKUM WATER ASSOCIATES INC.

Steven R. Bruce, RG, CWRE
Principal Hydrogeologist

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


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OWNER: MC EST
T 7 R 40 SECT. 30

 - 1958 suppl w/ 1958 PRIMARY

 - 1958 suppl. w/ 1905/1910 PRIMARY

NORTH

1958 SUPP.	1982 SUPP.	PRIM.	CERT. #	1958 SUPP.	1982 SUPP.	PRIM.	CERT. #	1958 SUPP.	1982 SUPP.	PRIM.	CERT. #	1958 SUPP.	1982 SUPP.	PRIM.	CERT. #
36.7	0	36.7	1958 52008	15 22.6	0	15 22.6	1905 4307 1958 52008	28 9.9	0	28 9.9	1905 4307 1958 52008	40.3	0	40.3	1958 52008
NW/NW				NE/NW				NW/NE				NE/NE			
38.4	0	38.7	1910 1633	46.7	0	40.7	1958 52008	6 36	0	6 36	1905 4307 1958 52008	39.3	0	39.3	1958 52008
SW/NW				SE/NW				SW/NE				SE/NE			
25.6	0	25.6	1910 1633	40.4	0	40.4	1958 52008	5 37.4	0	5 37.4	1905 4307 1958 52008	38.8	0	38.8	1958 52008
NW/SW				NE/SW				NW/SE				NE/SE			
39	0	39	1910 1633	39.6	0	39.6	1958 52008	42.7	0	42.7	1958 52008	39.5	0	39.5	1958 52008
SW/SW				SE/SW				SW/SE				SE/SE			

SOUTH

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Map of Baker Valley Irrigation District Water Rights
 Section 30, T7S, R40E, WM

OWNER: M^CEST
 T 7 R 40 SECT. 31

NORTH

1958 SUPP.	1982 SUPP.	PRIM.	CERT. #	1958 SUPP.	1982 SUPP.	PRIM.	CERT. #	1958 SUPP.	1982 SUPP.	PRIM.	CERT. #	1958 SUPP.	1982 SUPP.	PRIM.	CERT. #
39.1	0	39.1	1910	39.2	0	40	1910	42.5	0	42.5	1958	39.9	0	39.9	1958
.9	0	.9	1633				1633				52008				52008
			1958												
			52008												
NW/NW				NE/NW				NW/NE				NE/NE			
SW/NW				SE/NW				SW/NE				SE/NE			
36.8	0	36.8	1910	37.2	0	37.2	1910	41.4	0	41.4	1958	40.2	0	40.2	1958
			1633				1633				52008				52008
The DLX				The DLX				The DLX				The DLX			
NW/SW				NE/SW				NW/SE				NE/SE			
SW/SW				SE/SW				SW/SE				SE/SE			
The DLX				The DLX				The DLX				The DLX			
												16.1			
												0			
												23.5			
												23.5			
												1958			
												52008			
												1982			
												73999			

WEST

31

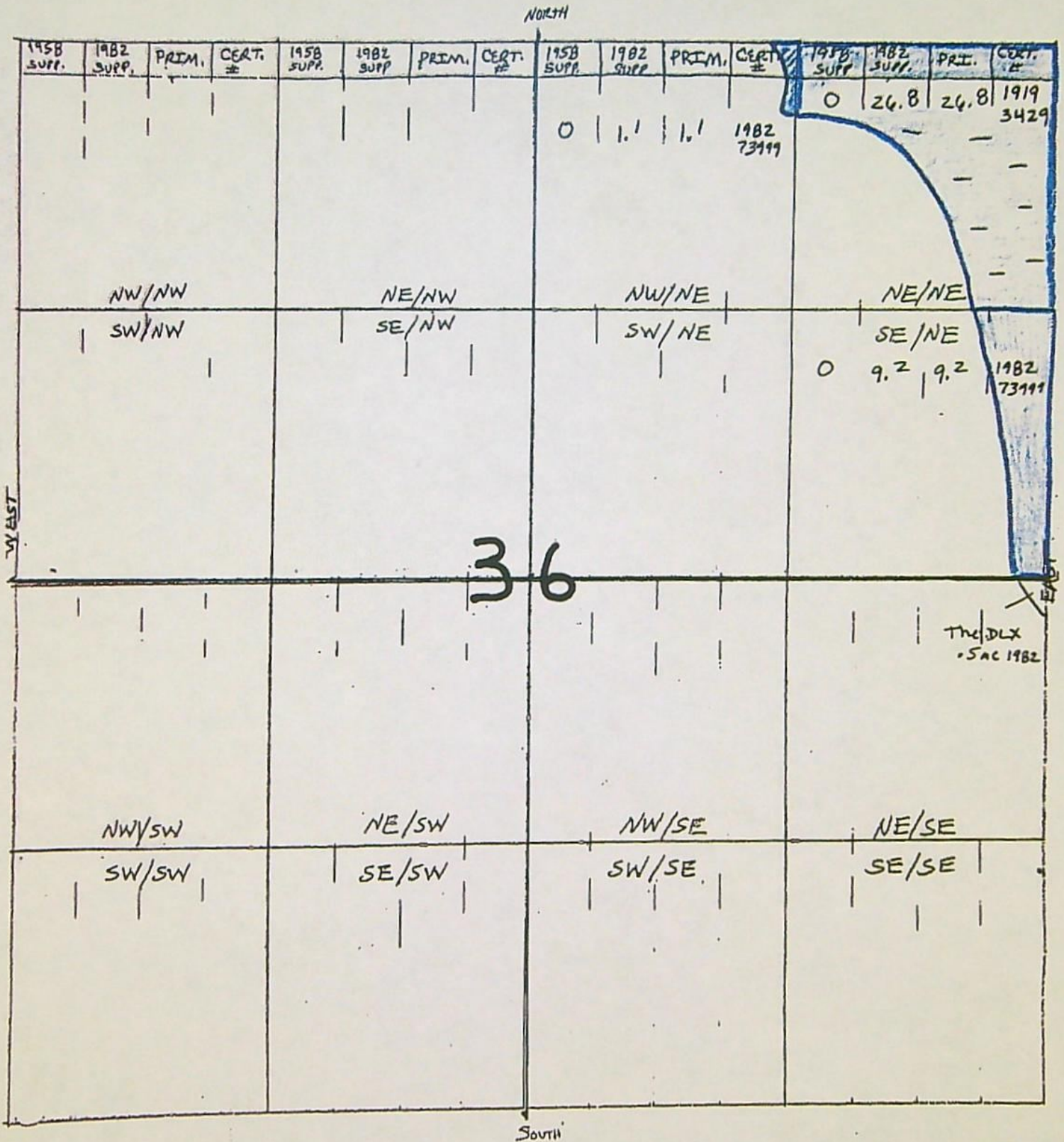
COFFEY ROAD

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SOUTH

Map of Baker Valley Irrigation District Water Rights
 Section 31, T7S, R40E, WM

OWNER: MC EST
T 7 R 39 SECT. 36



Map of Baker Valley Irrigation District Water Rights
 Section 36, T7S, R39E, WM

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

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NOTE TO APPLICANTS

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In order for your application to be processed by the Water Resources Department (WRD), this Land Use Information Form must be completed by a local government planning official in the jurisdiction(s) where your water right will be used and developed. The planning official may choose to complete the form while you wait, or return the receipt stub to you. Applications received by WRD without the Land Use Form or the receipt stub will be returned to you. Please be aware that your application will not be approved without land use approval.

This form is NOT required if:

- 1) Water is to be diverted, conveyed, and/or used only on federal lands; **OR**
- 2) The application is for a water right transfer, allocation of conserved water, exchange, permit amendment, or ground water registration modification, and **all** of the following apply:
 - a) The existing and proposed water use is located entirely within lands zoned for exclusive farm-use or within an irrigation district;
 - b) The application involves a change in place of use only;
 - c) The change does not involve the placement or modification of structures, including but not limited to water diversion, impoundment, distribution facilities, water wells and well houses; **and**
 - d) The application involves irrigation water uses only.

NOTE TO LOCAL GOVERNMENTS

The person presenting the attached Land Use Information Form is applying for or modifying a water right. The Water Resources Department (WRD) requires its applicants to obtain land-use information to be sure the water rights do not result in land uses that are incompatible with your comprehensive plan. Please complete the form or detach the receipt stub and return it to the applicant for inclusion in their water right application. You will receive notice once the applicant formally submits his or her request to the WRD. The notice will give more information about WRD's water rights process and provide additional comment opportunities. You will have 30 days from the date of the notice to complete the land-use form and return it to the WRD. If no land-use information is received from you within that 30-day period, the WRD may presume the land use associated with the proposed water right is compatible with your comprehensive plan. Your attention to this request for information is greatly appreciated by the Water Resources Department. If you have any questions concerning this form, please contact the WRD's Customer Service Group at 503-986-0801.

14016

Land Use Information Form

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

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Applicant(s): McEst Ranches, LLC Attn: Bill Dolsen

Mailing Address: 301 N. 3rd Street

City: Yakima

State: WA

Zip Code: 98901

Daytime Phone: (509) 961-6468

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:
See	_____	_____	_____	_____	<u>FEU</u>	<input type="checkbox"/> Diverted <input type="checkbox"/> Conveyed <input type="checkbox"/> Used	_____
Attached	_____	_____	_____	_____	_____	<input type="checkbox"/> Diverted <input type="checkbox"/> Conveyed <input type="checkbox"/> Used	_____
List	_____	_____	_____	_____	_____	<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:

Baker County

B. Description of Proposed Use

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

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

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

Estimated quantity of water needed: 1.68 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:

We are requesting Oregon Water Resources Department approval for a temporary transfer of 67.0 acres of supplemental groundwater rights to a new place of use (POU). The transfer would be in place for up to 5 years.

Note to applicant: If the Land Use Information Form cannot be completed while you wait, please have a local government representative sign the receipt at the bottom of the next page and include it with the application filed with the Water Resources Department.

See bottom of Page 3. →

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 uses (including proposed construction) are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): BCZO Section 410.02.A.1
- Land uses to be served by the proposed water uses (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
	RECEIVED	<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
	MAY 19 2022	<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
	OWRD	<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 Water Resources Department regarding this proposed use of water below, or on a separate sheet.

Name: Tara Micka Title: Senior Planner
 Signature: Tara Micka Phone: 541-523-8219 Date: 5/9/2022
 Government Entity: Baker City-Co. Planning Dept.

Note to local government representative: Please complete this form or sign the receipt below and return it to the applicant. If you sign the receipt, you will have 30 days from the Water Resources Department's notice date to return the completed Land Use Information Form or WRD may presume the land use associated with the proposed use of water is compatible with local comprehensive plans.



Receipt for Request for Land Use Information

Applicant name: _____

City or County: _____ Staff contact: _____

Signature: _____ Phone: _____ Date: _____

ATTACHMENT TO:

Oregon Water Resources Department

Land Use Information Form

RECEIVED

MAY 19 2022

Applicant Name: McEst Ranches, LLC

OWRD

A. Land and Location

Please include the following information for all tax lots where water will be diverted (taken from its source), conveyed (transported), or used. 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	Water to be:	Proposed Land Use:
7 S	39 E	24	NE NE	2800		<input checked="" type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input type="checkbox"/> Used	No Change
7 S	39 E	36	NE NE	4100		<input type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used	Supplemental Irrigation
7 S	39 E	36	SE NE	4100		<input type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used	Supplemental Irrigation
7 S	40 E	19	W½	2800		<input type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input type="checkbox"/> Used	No Change
7 S	40 E	29	SW SW	2800		<input checked="" type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input type="checkbox"/> Used	No Change
7 S	40 E	30	W½	2800		<input type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input type="checkbox"/> Used	No Change
7 S	40 E	30	SW SE	2800		<input type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input type="checkbox"/> Used	No Change
7 S	40 E	31	NE ¼	2900		<input checked="" type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used	Primary & Supplemental Irrigation
7 S	40 E	32	NW NW	2900		<input type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input type="checkbox"/> Used	No Change
7 S	40 E	32	SW NW	2900		<input type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input type="checkbox"/> Used	No Change


14016

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


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

EXPLANATION

FROM LANDS

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




TO LANDS

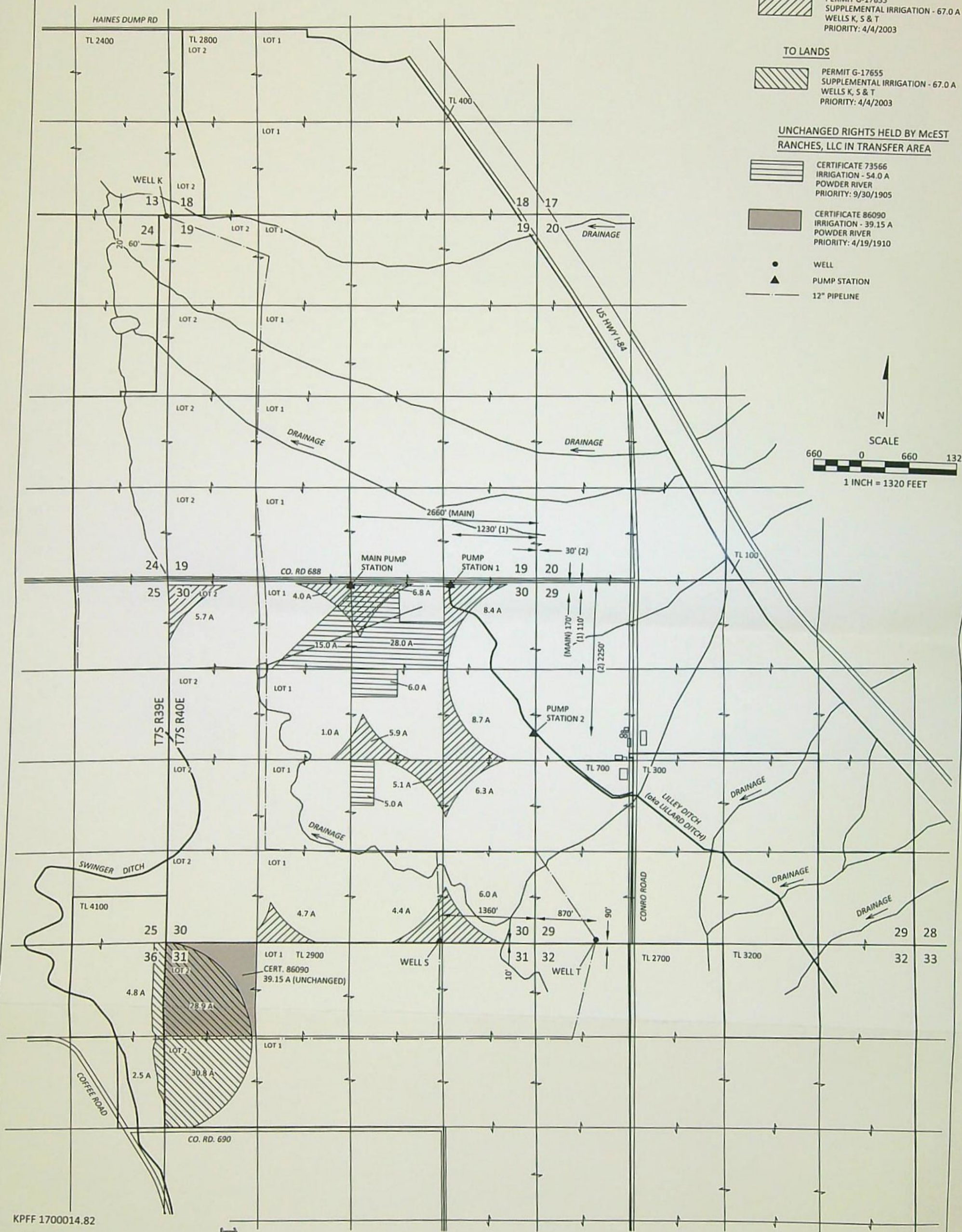
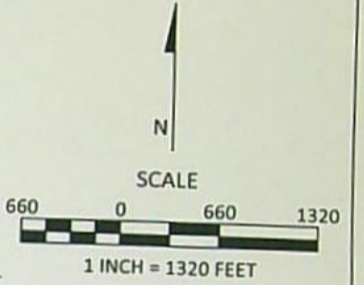
 PERMIT G-17655
 SUPPLEMENTAL IRRIGATION - 67.0 A
 WELLS K, S & T
 PRIORITY: 4/4/2003

UNCHANGED RIGHTS HELD BY McEST RANCHES, LLC IN TRANSFER AREA

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

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

 WELL
 PUMP STATION
 12" PIPELINE



KPFF 1700014.82

SKOOKUM
 WATER ASSOCIATES INC

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

14016

NOTES:

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

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MAY 27 2022

OWRD

May 4, 2022

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

Figure 1



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MAY 31 2022
OWRD

TRANSMITTAL LETTER

To: Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, OR 97301-1266

Date: May 27, 2022

Attention: Joan Smith

Job Number: 10068.002

RE: Temporary Transfer of Certificate 96200 in the name of McEst Ranches, LLC

We are sending:

Number of Copies	Date	Description
1	5/26/2022	Application for Water Right Temporary or Drought Temporary Transfer
1	5/26/2022	Evidence of Use Affidavit

The above are transmitted as indicated below:

- For Signature
- For Review and Approval
- For Your Use
- Other (see comments)
- As Requested
- Returned to You

Delivery method:

- U.S. Mail
- UPS Delivery
- Courier

Comments:

Joan,

Attached are the original signatures on the Application and Evidence of Use Affidavit forms for this transfer.

Thank you for your assistance.

- cc. Bill Dolsen; McEst Ranches LLC (no encl.)
- Adam Dolsen; McEst Ranches, LLC (no encl.)
- Collin Gerratt; McEst Ranches LLC (no Encl.)
- Shonee Langford; Schwabe, Williamson & Wvatt (no encl.)

Signed Steven R. Bruce
Steven R. Bruce, RG, CWRE

Regular Temporary Water Right Transfer Application Checklist

Checked by JOM

Date 5/31/22

T-14016

A temporary transfer must be for a change in place of use. A temporary change in POD/POA or APOD/APOA cannot be accepted as a stand-alone change.

A change in POD/POA can accompany the temporary change in place of use, only if the proposed temporary POD/POA is supplying water to the proposed temporary place of use.

If OK, check box to left; if not, fill in the blank)

- 1. Page 1 of application: Are all attachments that have been checked actually included?
If not, what is missing? _____
- 2. Are fees included and correct?
If not, the correct fee would be: _____, so the amount missing is: _____
- 3. Part 4 of application: Have all the applicants listed at the top of the page signed at the bottom?
If not, whose signature is missing? _____
- 4. Are all listed certificates shown by WRIS as non-cancelled?
If not; which are cancelled? _____
For each cancelled certificate, if there has been a remaining right certificate issued that covers the lands in the left side of Table 2, list its number _____ and check the #4 box at left on this checklist.
- 5. If any certificate is in the name of a "district", is a Supplemental Form D from that district enclosed?
 N/A Form D needed from Included (district)
- 6. If all #1-#5 boxes on this checklist are checked (with no remaining deficiencies identified), accept the application. Put this check sheet in the transfer folder.

If #1, #2, #3, #4 or #5 on this checklist is deficient, the application cannot be accepted. It should be returned and the deficiencies listed in the "staff" section at the bottom of Application Page 1, unless the applicant or agent can resolve the deficiencies within 2-3 days.

