

**Application to
Split A Permit and Request for Issuance of
Replacement Permits (ORS 537.225)
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 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.

Check all items included with this application.

- ☒ Part 1 – Completed Minimum Requirements Checklist.
- ☒ Part 2 – Completed Application Map Checklist.
- ☒ Part 3 – Completed Application with non-refundable \$125.00 Application Fee, Applicant(s)' Information and Signature(s).
- ☒ Part 4 – Other Landowner Information and proportionate rate(s).
- ☒ Part 5 – Water Right Permit Information. List the permit number to be assigned here: **G-17968**.

Attachments:

- ☒ Completed application map prepared by Certified Water Right Examiner (CWRE).
- ☒ Completed Affidavit(s) from the applicant(s):
 - ☒ Certifying the permit has not been conveyed or withheld, and remains appurtenant to the applicant's land.
 - ☒ Certifying the applicant has read the permit.
- ☒ Copy(s) of current recorded deed(s) showing that the applicant(s) is/are an owner of the land(s) to which the permit is appurtenant.

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INSTRUCTIONS for editing the Application Form

Photocopy pages or tables in Part 5, ~~mark through~~ any non-applicable information, insert/attach photocopied pages to document in the appropriate location, and manually amend page numbers as necessary (e.g., Page 5 of 6 of 9 10).

You may refer to additional attachments that you may include, such as separately produced tables or spreadsheets to convey large numbers of rows of place of use listings, owner/property parcels, etc. You may contact the Department at 503-986-0900 and ask for Transfer Staff if you have questions.

For Staff Accounting Purposes Only – PCA #46110 Object #_ _ _ _

Part 2 of 5 –Application Map Checklist

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

Please be sure that the map you submit is based upon the original water right application map or permit amendment map and includes all the items listed below and meets the requirements of OAR 690-325-0050. Check all boxes that apply.

The map shall not include any unauthorized change to the authorized place of use outside of its original perimeters as exhibited on the original water right application map or approved permit amendment map nor any unauthorized change to the location of the point(s) of diversion or appropriation as exhibited on the original water right application map or approved permit amendment map.

- ☒ Certified Water Right Examiner (CWRE) Stamp and Signature. For a list of CWRE's, see http://apps.wrd.state.or.us/apps/wr/cwre_license_view/.
- ☒ 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, or up to 30 x 30 inches. For 30 x 30 inch maps, one additional paper copy and an electronic copy in a .pdf, .tiff or .jpg format 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 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.
- ☒ The place of use of each applicant's portion of the water right permit shall be clearly defined by outline and shaded or hachured and shall show the number of acres for each portion in each quarter-quarter section, government lot, or quarter-quarter section as projected within government lots, donation land claims, or other recognized public land survey subdivisions. If the permit has multiple priority dates or uses, the lands to be served by each priority date and on which use is authorized, must be separately identified.
- ☒ The place of use of any part of the permit **not** being assigned shall be clearly defined by outline and shaded or hachured and shall show the number of acres for each portion in each quarter-quarter section, government lot, or quarter-quarter section as projected within government lots, donation land claims, or other recognized public land survey subdivisions. If the permit has multiple priority dates or uses, the lands to be served by each priority date and on which use is authorized, must be separately identified.
- ☒ Each applicant's portion of the permit shall be referenced, by either alphabet letter or number, to each applicant(s) listed in the application form.
- ☒ The rate and any applicable acre-feet allowance of water use under the permit for each applicant's portion of the permit shall be clearly labeled on the map.
- ☒ The location of each authorized point of diversion or appropriation.

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Please use additional pages as needed

Part 3 of 5 – Applicant Information and Signature

Applicant Information

| | | | | |
|--|-------------|-----------------------------------|---------------------------|------------------------|
| APPLICANT/BUSINESS NAME DYLAN AND ANNALISA BRUCK | | MAP ID (LETTER OR NUMBER) A | PHONE NO. 503-919-1659 | ADDITIONAL CONTACT NO. |
| ADDRESS 29500 SW BRUCK LANE | | | | FAX NO. |
| CITY WILSONVILLE | STATE OR | ZIP 97070 | E-MAIL | |
| BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER AND REPLACEMENT PERMIT DOCUMENTS WILL ALSO BE MAILED. | | | | |

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

| | | | |
|--|-------------|-----------------------------|---|
| AGENT/BUSINESS NAME DOANN HAMILTON / PACIFIC HYDRO-GEOLOGY, INC. | | PHONE NO. (503) 632-5016 | ADDITIONAL CONTACT NO. (503) 349-6946 (CELL) |
| ADDRESS 18487 S VALLEY VISTA RD. | | | FAX NO. (503) 632-5983 |
| CITY MULINO | STATE OR | ZIP 97042 | E-MAIL PHGDMH@GMAIL.COM |
| BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER AND REPLACEMENT PERMIT DOCUMENTS WILL ALSO BE MAILED. | | | |

ORS 536.050(1)(aa) authorizes the Oregon Water Resources Department (OWRD) to collect fees based upon the actual cost of work to process an application under ORS 537.225.

I (we) understand the following:

- Upon receipt of my complete application and the non-refundable application fee in the amount of \$125.00, OWRD will, within fifteen (15) days, notify me in writing of the estimate of the cost of work.
- The non-refundable \$125.00 fee covers the cost of OWRD's staff to evaluate and provide the cost of work estimate for processing the application.
- Upon receiving the estimate I may agree or decline to enter into a formal contract to pay the estimated cost of work in advance to initiate the processing of the application.
- If I decline to enter into a formal contract, OWRD will close my application.
- An incomplete or inaccurate application may delay the process and increase the cost to process my request.
- OWRD does not guarantee a favorable review of the application.

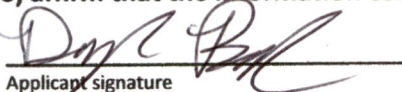
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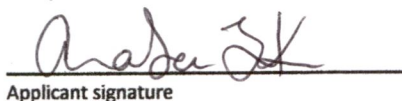
I (we) affirm that the most recent water use (if any) under my (our) portion of the permit has been exercised within the relevant terms and conditions of the permit.

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


Applicant signature

Dylan Bruck
Name (and title if applicable) (print)

5/5/2025
Date


Applicant signature

Annalisa Bruck
Name (and title if applicable) (print)

5/5/2025
Date

Applicant Information

| | | | | |
|--|-------------|-----------------------------------|---------------------------|------------------------|
| APPLICANT/BUSINESS NAME JOSH STINSON | | MAP ID (LETTER OR NUMBER) B | PHONE NO. 503-277-3499 | ADDITIONAL CONTACT NO. |
| ADDRESS 29250 SW BRUCK LANE | | | | FAX NO. |
| CITY WILSONVILLE | STATE OR | ZIP 97070 | E-MAIL | |
| BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER AND REPLACEMENT PERMIT DOCUMENTS WILL ALSO BE MAILED. | | | | |

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| AGENT/BUSINESS NAME DOANN HAMILTON / PACIFIC HYDRO-GEOLGY, INC. | | PHONE NO. (503) 632-5016 | ADDITIONAL CONTACT NO. (503) 349-6946 (CELL) |
| ADDRESS 18487 S VALLEY VISTA RD. | | | FAX NO. (503) 632-5983 |
| CITY MULINO | STATE OR | ZIP 97042 | E-MAIL PHGDMH@GMAIL.COM |
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I (we) affirm that the most recent water use (if any) under my (our) portion of the permit has been exercised within the relevant terms and conditions of the permit.

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

Applicant signature

Name (and title if applicable) (print)

Date

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Applicant signature

Name (and title if applicable) (print)

Date

Applicant Information

| | | | | |
|--|-------|------------------------------|-----------|------------------------|
| APPLICANT/BUSINESS NAME NA | | MAP ID (LETTER OR NUMBER) | PHONE NO. | ADDITIONAL CONTACT NO. |
| ADDRESS | | | | FAX NO. |
| CITY | STATE | ZIP | E-MAIL | |
| BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER AND REPLACEMENT PERMIT DOCUMENTS WILL ALSO BE MAILED. | | | | |

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I (we) affirm that the most recent water use (if any) under my (our) portion of the permit has been exercised within the relevant terms and conditions of the permit.

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

Applicant signature

Name (and title if applicable) (print)

Date

Applicant signature

Name (and title if applicable) (print)

Date

Part 4 of 5 – Other Landowner Information

Please use additional pages as needed

Please list the owner(s) of land under the permit who are not submitting the assignment and request for issuance of replacement water right permit.

Landowner Information

| | | | |
|---|------------------------------------|-----------------------------------|-----|
| LANDOWNER/BUSINESS NAME NA | | MAP ID (LETTER OR NUMBER) B | |
| MAILING ADDRESS | CITY | STATE | ZIP |
| TOTAL NUMBER OF ACRES UNDER THE PERMIT (AS DEPICTED ON MAP) 2.8 ACRES | PROPORTIONATE RATE 0.035 CFS | | |

Landowner Information

| | | | |
|--|-----------------------|------------------------------|-----|
| LANDOWNER/BUSINESS NAME NA | | MAP ID (LETTER OR NUMBER) | |
| MAILING ADDRESS | CITY | STATE | ZIP |
| TOTAL NUMBER OF ACRES UNDER THE PERMIT (AS DEPICTED ON MAP) | PROPORTIONATE RATE | | |

Landowner Information

| | | | |
|--|-----------------------|------------------------------|-----|
| LANDOWNER/BUSINESS NAME NA | | MAP ID (LETTER OR NUMBER) | |
| MAILING ADDRESS | CITY | STATE | ZIP |
| TOTAL NUMBER OF ACRES UNDER THE PERMIT (AS DEPICTED ON MAP) | PROPORTIONATE RATE | | |

Landowner Information

| | | | |
|--|-----------------------|------------------------------|-----|
| LANDOWNER/BUSINESS NAME NA | | MAP ID (LETTER OR NUMBER) | |
| MAILING ADDRESS | CITY | STATE | ZIP |
| TOTAL NUMBER OF ACRES UNDER THE PERMIT (AS DEPICTED ON MAP) | PROPORTIONATE RATE | | |

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Part 5 of 5 – Permit Information

PERMIT # G-17968

Completion date of the permit: OCTOBER 1, 2029

Name(s) currently appearing on permit: DYLAN AND ANNALISA BRUCK AND JOSH STINSON

Type(s) of use as listed on permit: NURSERY

Note: Type of use must be one or more of the following uses approved for assignment under ORS 537.225(1) and OAR 690-325-0010: irrigation, nursery, temperature control, stock watering, or agricultural water use.

Table 1. Location of Authorized Point(s) of Diversion (POD) or Appropriation (POA)

| POD/POA Name or Number | 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 2 | CLAC 50729 | 3 | S | 1 | E | 17 | NW | SW | Old TL 801, New TL 801 | 280 feet south and 120 feet east from the W ¼ corner, Section 17 |
| Well 3 | NA | 3 | S | 1 | E | 18 | NE | SE | Old TL 3500, New TL 3500 | 590 feet south and 1,290 feet west from the E ¼ corner, Section 18 |
| Well 4 | CLAC 74429 | 3 | S | 1 | E | 18 | SE | SE | Lot 1 | 1,640 feet south and 515 feet west from the E ¼ corner, Section 18 |
| Well 5 | NA | 3 | S | 1 | E | 17 | NW | SW | Old TL 801, New TL 900 | 45 feet south and 920 feet east from the W ¼ corner, Section 17 |
| Well 6 | NA | 3 | S | 1 | E | 18 | SE | SE | Lot 1 | 1,640 feet south and 210 feet west from the E ¼ corner, Section 18 |

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Table 2. Description of Permit #17968.

List all parts of the permit (both assigned and unassigned). For the acreage or place(s) of use in each ¼ ¼, list the Map ID (letter or number from map and Parts 3 and 4) for each parcel. The acreage listed must equal the total acreage on the permit.

| Description of Permitted Lands | | | | | | | | | | | | |
|--------------------------------|---|-----|---|-----|-----|----|-----------------------------------|----------------|-----------------------|-------------|--|--|
| Twp | | Rng | | Sec | ¼ ¼ | | Tax Lot | Gvt Lot or DLC | Acres (if applicable) | Type of Use | POD(s) or POA(s) (name or number from Table 1) | Map ID (letter or number from map and Parts 3 and 4) |
| 3 | S | 1 | E | 17 | NW | SW | Old TL 801 New TL 900 | NA | 20.0 | Nursery | Well 2, 3, 4, 5 and 6 | A |
| 3 | S | 1 | E | 17 | NW | SW | Old TL 801 New TL 801 | NA | 2.8 | Nursery | Well 2, 3, 4, 5 and 6 | B |
| 3 | S | 1 | E | 17 | SW | SW | Old TL 801, New TL 900 | Lot 1 | 1.4 | Nursery | Well 2, 3, 4, 5 and 6 | A |
| 3 | S | 1 | E | 17 | SW | SW | OLD TL 900, New TL 900 | NA | 8.9 | Nursery | Well 2, 3, 4, 5 and 6 | A |
| 3 | S | 1 | E | 18 | NE | SE | Old TL 801 New TL 801, 3500 | NA | 3.6 | Nursery | Well 2, 3, 4, 5 and 6 | A |
| 3 | S | 1 | E | 18 | NE | SE | Old TL 3500, New TL 3500 | NA | 16.5 | Nursery | Well 2, 3, 4, 5 and 6 | A |
| 3 | S | 1 | E | 18 | SE | SE | Old TL 3600, New TL 3600 | Lot 1 | 16.5 | Nursery | Well 2, 3, 4, 5 and 6 | A |
| | | | | | | | | | | | | |
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| TOTAL ACRES | | | | | | | | | 69.7 | | | |

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Check the appropriate box, if applicable:

☐ Check here if any portion of the permit is located within an irrigation or other water district.

| | | |
|--------------------------------|---------|-----|
| IRRIGATION DISTRICT NAME NA | ADDRESS | |
| CITY | STATE | ZIP |

☐ Check here if water for any portion of the permit is 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 |

Additional Remarks:

There has been a recent sale of the property creating a lot line adjustment. The split-a-permit requires to list the acres as they are listed on the permit but to allow the different owners to understand where the split will occur; therefore, for reference, a second map is attached reflecting the new lot line adjustments.

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Split A Permit and Request for
Issuance of Replacement Permits

Affidavit of Non-Conveyance and
Reading of Permit G-17968



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

State of Oregon)
) ss
County of Clackamas)

I, DYLAN AND ANNALISA BRUCK, mailing address 29500 SW BRUCK LANE, WILSONVILLE, OR 97070,
telephone number (503) 919-1659, being first duly sworn depose and say:

1. Permit G-17968, has not been conveyed or withheld and remains appurtenant to my land.
2. I attest that I have read Permit G-17968.

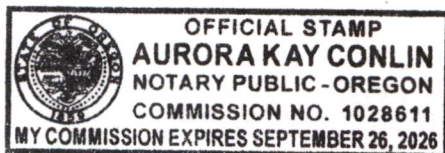
[Signature]
Signature of Affiant

5/5/2025
Date

[Signature]
Signature of Affiant

5/5/2025
Date

Signed and sworn to (or affirmed) before me this 5 day of May, 2025



[Signature]
Notary Public for Oregon

My Commission Expires: 9/26/26

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Salem, OR

Split A Permit and Request for
Issuance of Replacement Permits

Affidavit of Non-Conveyance and
Reading of Permit G-17968



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

State of Oregon

)

) ss

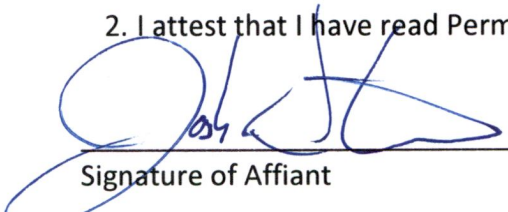
County of Clackamas

)

I, JOSH STINSON, mailing address 29250 SW BRUCK LANE, WILSONVILLE, OR 97070, telephone number
(503) 277-3499, being first duly sworn depose and say:

1. Permit G-17968, has not been conveyed or withheld and remains appurtenant to my/our land.

2. I attest that I have read Permit G-17968.



Signature of Affiant

5/5/2025

Date

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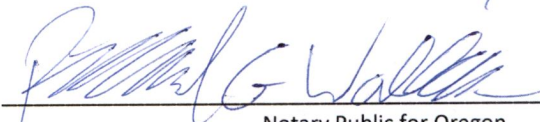
JUN 02 2025

Signature of Affiant

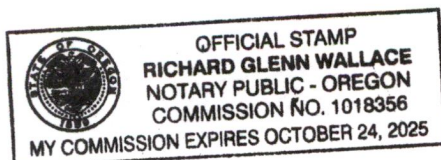
Date

Salem, OR

Signed and sworn to (or affirmed) before me this 5th day of May, 2025.



Notary Public for Oregon



My Commission Expires: 10/24/2025

313.

TL 801 OLD

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

Earl R. Bruck
29665 SW 35th Drive
Wilsonville, OR 97070

RECORDED IN CLACKAMAS COUNTY
JOHN KAUFFMAN, COUNTY CLERK

2001-107447



\$36.00

00232482200101074470030034

12/19/2001 01:40:18 PM

D-D Cnt=1 Stn=9 DIANNAW
\$15.00 \$11.00 \$10.00

Old

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Esther L. Bruck, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Earl R. Bruck, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated Clackamas County, State of Oregon, described as follows, to-wit:

An undivided one-sixth interest in an to the property described in Exhibit A, attached hereto and by this reference incorporated herein. As of the date of this deed, the net effect of this transfer is that Grantee is now the deed owner of one of Donald Bruck's two one-sixth tenancy in common interests; by way of that certain Contract of Sale dated October 31, 2000, Grantee is buying the other one-sixth tenancy in common interest owned by Donald Bruck.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$160,000.00; this deed is given in fulfillment of that certain Contract of Sale between the parties, dated October 27, 1997

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

In Witness Whereof, the Grantor has executed this instrument this 12 day of September, 2001.

Esther L. Bruck
Esther L. Bruck

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Salem, OR

STATE OF OREGON)
)ss.
County of Tillamook)

This instrument was acknowledged before me on this 12th day of September 2001 by ESTHER L. BRUCK.

Lori L Hopkes

NOTARY PUBLIC FOR OREGON

My Commission Expires: 6/18/02



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JUN 02 2005

Salem, OR



Report No. C660545-RH

LEGAL DESCRIPTION

PARCEL 1: All that portion of the Northwest one-quarter of the Southwest one-quarter of Section 17 and that portion of Lot 1, in Section 17, Township 3 South, Range 1 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, lying Westerly of the West line of the second described tract of land in deed to Iva Louretta Moser, recorded September 14, 1942 in Book 298, Page 120, Fee No. 7196, Deed Records and its Southerly extension thereof, said line also known as the division line of the Donation Land Claim of William Evans and Elizabeth Evans.

EXCEPTING THEREFROM that portion conveyed by deed recorded March 27, 1995, Fee No. 95017529.

ALSO the Northeast one-quarter of the Southeast one-quarter of Section 18 and Lot 1 in Section 18, all in Township 3 South, Range 1 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon. EXCEPTING THEREFROM a part of the Section 18, Township 3 South, Range 1 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at the Northwest corner of the Northeast one-quarter of the Southeast one-quarter of said Section 18; thence East along the East-West center line of said Section 18, a distance of 896; thence South parallel with the East line of said Section 18, a distance of 330 feet; thence West parallel with the East-West center line of said Section 18, a distance of 896 feet to the West line of the Northeast one-quarter of the Southeast one-quarter thereof; thence North, tracing said West line 330 feet to the point of beginning. ALSO EXCEPTING THEREFROM a portion of the above described property conveyed to Earl Bruck and Linda Bruck by Deed dated June 21, 1991 and recorded in Reel No. 91, Page 30132, Clackamas County Deed Records, ALSO EXCEPTING THEREFROM that portion conveyed by deed recorded March 27, 1995, Fee No. 95017529.

TOGETHER WITH that certain twenty foot easement for road described in deed recorded June 8, 1909 in Book 109, Page 286, Deed Records.

PARCEL 2: That portion of Lot 4, in Section 20, Township 3 South, Range 1 East, Willamette Meridian, in the County of Clackamas and State of Oregon, lying Westerly of the West line of the second described tract of land in deed to Iva Louretta Moser, recorded September 14, 1942, Book 298, page 120, Fee No. 7196, Deed Records, and its Southerly extension thereof, said line also known as the division line of the D.L.C. of William Evans and Elizabeth Evans.

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Salem, OR

(3)

TL900
OLD

15 38

10

12

5

41



After recording return to:
Vernon E. Bruck and Penny L. Bruck
PO Box 2837
Wilsonville, OR 97070

Until a change is requested all tax statements
shall be sent to the following address:
Vernon E. Bruck and Penny L. Bruck
PO Box 2837
Wilsonville, OR 97070

File No.: 7075-1116118 (DEW)
Date: November 26, 2007

Clackamas County Official Records
Sherry Hall, County Clerk

2007-100291



\$41.00

01167048200701002910030031

11/30/2007 10:49:31 AM

D-D Cnt=1 Stn=5 LESLIE
\$15.00 \$16.00 \$10.00

STATUTORY WARRANTY DEED

Delma E. Holland, as to a 1/3 interest, Grantor, conveys and warrants to **Vernon E. Bruck and Penny L. Bruck as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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

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Salem, OR

Recorded By
First American Title Insurance Company of Oregon
No. 116118-08

APN: 00767646

Statutory Warranty Deed
- continued

File No.: 7075-1116118 (DEW)

Date: 11/26/2007

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 28 day of November, 2007.

Delma E. Holland
Delma E. Holland

STATE OF Oregon)
County of Multnomah) ss.

This instrument was acknowledged before me on this 28th day of November, 2007
by **Delma E. Holland**.



Angie Pense
Angie Pense
Notary Public for Oregon
My commission expires: 2/14/2009

Received by OWRD
JUN 02 2025
Salem, OR

EXHIBIT A**LEGAL DESCRIPTION:**

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER AND LOT 1 OF SECTION 18, AND IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER AND LOT 4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER SECTION CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN; THENCE SOUTH 00° 30' 00" WEST, 2310 FEET TO AN IRON PIPE IN THE CENTER OF HOMER KRUSE ROAD; THENCE EAST, 1346.53 FEET TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF DEED AS FEE NO. 99-064550; THENCE ALONG THE EAST LINE OF SAID DEED FEE, SOUTH 00° 29' 00" EAST, 897.78 FEET TO THE TRUE POINT-OF-BEGINNING; THENCE NORTH 89° 24' 22" EAST, 1478.67 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319"; THENCE SOUTH 34° 25' 56" EAST, 1426.58 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING"; THENCE SOUTH 00° 58' 35" EAST, 1480.25 FEET TO THE WILLAMETTE RIVER; THENCE ALONG SAID RIVER THE FOLLOWING COURSES: 602.55 FEET ALONG THE ARC OF A 6652.64 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05° 11' 22" (THE CHORD OF WHICH BEARS NORTH 49° 16' 44" WEST, 602.34 FEET); 601.01 FEET ALONG THE ARC OF A 3225.60 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10° 40' 32" (THE CHORD OF WHICH BEARS NORTH 57° 12' 41" WEST, 600.14 FEET); 542.75 FEET ALONG THE ARC OF A 2239.10 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13° 53' 18" (THE CHORD OF WHICH BEARS NORTH 69° 29' 36" WEST, 541.42 FEET); 352.01 FEET ALONG THE ARC OF A 935.36 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21° 33' 45" (THE CHORD OF WHICH BEARS NORTH 87° 13' 08" WEST, 349.94 FEET); THENCE NORTH 00° 29' 00" WEST, 424.47 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319"; THENCE NORTH 40° 34' 34" WEST, 742.65 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING" ON THE EAST LINE OF DEED AS FEE NO. 99-064550; THENCE ALONG SAID EAST LINE, NORTH 00° 29' 00" WEST, 728.24 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES OVER THAT TRACT OF LAND DESCRIBED IN BOOK 109, PAGES 286 AND 287, DEED RECORDS OF CLACKAMAS COUNTY, OREGON.

Received by OWRD

JUN 02 2025

Salem, OR

3

AFTER RECORDING RETURN TO:
Reif, Reif & Thalhofer, Attorneys
P. O. Box 729
Canby, OR 97013-0729

UNTIL OTHERWISE REQUESTED,
SEND TAX STATEMENTS TO:
Vernon Bruck
P O Box 2837
Wilsonville OR 97070

Clackamas County Official Records
Sherry Hall, County Clerk

2008-003361



\$41.00

01179583200800033610030035

01/16/2008 09:18:33 AM

D-D Cnt=1 Stn=9 DIANNAW
\$15.00 \$16.00 \$10.00

3600
TL 3500
OLA

**BARGAIN AND SALE DEED
(Deed of Gift)**

RECITALS:

1. **VERNON BRUCK** and **PENNY BRUCK** are husband and wife.
2. **EARL R. BRUCK** and **LOUISE I. BRUCK** are husband and wife.
3. **VERNON BRUCK** and **PENNY BRUCK** own an undivided one-third (1/3) interest in the real property described in the attached Exhibit A.
4. **EARL R. BRUCK** is Trustee of the **EARL R. BRUCK REVOCABLE LIVING TRUST** dated July 3, 1991, as amended and restated May 15, 1992, and is also the Trustee of the **LOUISE I. BRUCK REVOCABLE LIVING TRUST** dated July 3, 1991, as amended and restated May 15, 1992, as to an undivided two-thirds (2/3) interest.
5. It is the intent of this deed for **EARL R. BRUCK**, Individually and as the Trustee of the Trust described in Recital 4 above and **LOUISE I. BRUCK**, Individually, to transfer as a gift the real property described in Exhibit A to **VERNON BRUCK** and **PENNY BRUCK**.

NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS, that **EARL R. BRUCK**, Trustee of the **EARL R. BRUCK REVOCABLE LIVING TRUST** dated July 3, 1991, as amended and restated May 15, 1992, **EARL R. BRUCK**, Trustee of the **LOUISE I. BRUCK REVOCABLE TRUST**, dated July 3, 1991, as amended and restated May 15, 1992, and **EARL R. BRUCK** and **LOUISE I. BRUCK**, husband and wife, as individuals, hereinafter collectively called GRANTOR, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **VERNON BRUCK** and **PENNY BRUCK**, husband and wife, hereinafter called GRANTEE, and unto GRANTEE'S heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Clackamas, State of Oregon, described as follows, to wit:

SEE EXHIBIT A.

TO HAVE AND TO HOLD the same unto the said GRANTEE and GRANTEE'S heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$NIL. This is a Deed of Gift for which the fair market value is \$700,000.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)).

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

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this day of 15th of Jan., 2008.

Earl R. Bruck
Earl R. Bruck, Trustee of the Earl R. Bruck
Revocable Living Trust - Grantor

Earl R. Bruck
Earl R. Bruck, Trustee of the Louise I.
Bruck Revocable Living Trust - Grantor

Earl R. Bruck
Earl R. Bruck, Individually

Louise I. Bruck
Louise I. Bruck, Individually

STATE OF OREGON)
County of Clackamas) ss.

January 15, 2008

Before me personally appeared the above named **EARL R. BRUCK**, Individually, and as Trustee of the EARL R. BRUCK REVOCABLE LIVING TRUST and as Trustee of the LOUISE I. BRUCK REVOCABLE LIVING TRUST and acknowledged the foregoing instrument to be his voluntary act and deed.

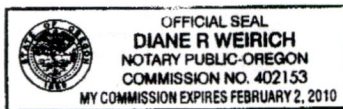


Diane R. Weirich
Notary Public for Oregon
My Commission Expires: February 2, 2010

STATE OF OREGON)
County of Clackamas) ss.

January 15, 2008

Before me personally appeared the above named **LOUISE I. BRUCK**, Individually, and acknowledged the foregoing instrument to be her voluntary act and deed.



Diane R. Weirich
Notary Public for Oregon
My Commission Expires: February 2, 2010

Received by OWRD
JUN 02 2025
Salem, OR

Exhibit "A"

Real property in the County of Clackamas, State of Oregon, described as follows:

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER AND LOT 1 OF SECTION 18, AND IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER AND LOT 4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER SECTION CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN; THENCE SOUTH 00° 30' 00" WEST, 2310 FEET TO AN IRON PIPE IN THE CENTER OF HOMER KRUSE ROAD; THENCE EAST, 1346.53 FEET TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF DEED AS FEE NO. 99-064550; THENCE ALONG THE EAST LINE OF SAID DEED FEE, SOUTH 00° 29' 00" EAST, 897.78 FEET TO THE TRUE POINT-OF-BEGINNING; THENCE NORTH 89° 24' 22" EAST, 1478.67 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319"; THENCE SOUTH 34° 25' 56" EAST, 1426.58 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING"; THENCE SOUTH 00° 58' 35" EAST, 1480.25 FEET TO THE WILLAMETTE RIVER; THENCE ALONG SAID RIVER THE FOLLOWING COURSES: 602.55 FEET ALONG THE ARC OF A 6652.64 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05° 11' 22" (THE CHORD OF WHICH BEARS NORTH 49° 16' 44" WEST, 602.34 FEET); 601.01 FEET ALONG THE ARC OF A 3225.60 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10° 40' 32" (THE CHORD OF WHICH BEARS NORTH 57° 12' 41" WEST, 600.14 FEET); 542.75 FEET ALONG THE ARC OF A 2239.10 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13° 53' 18" (THE CHORD OF WHICH BEARS NORTH 69° 29' 36" WEST, 541.42 FEET); 352.01 FEET ALONG THE ARC OF A 935.36 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21° 33' 45" (THE CHORD OF WHICH BEARS NORTH 87° 13' 08" WEST, 349.94 FEET); THENCE NORTH 00° 29' 00" WEST, 424.47 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319"; THENCE NORTH 40° 34' 34" WEST, 742.65 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING" ON THE EAST LINE OF DEED AS FEE NO. 99-064550; THENCE ALONG SAID EAST LINE, NORTH 00° 29' 00" WEST, 728.24 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES OVER THAT TRACT OF LAND DESCRIBED IN BOOK 109, PAGES 286 AND 287, DEED RECORDS OF CLACKAMAS COUNTY, OREGON.

Tax Parcel Number: 00767646

Received by OWRD

JUN 02 2025

Salem, OR

(3)

TL 900
New
3500
2600

Clackamas County Official Records
Catherine McMullen, County Clerk

2025-000119

01/02/2025 01:20:03 PM

D-D Cnt=1 Stn=110 LILLIE
\$25.00 \$16.00 \$10.00 \$62.00

\$113.00

AFTER RECORDING RETURN TO:

MOORE & WELLIVER
2002 PACIFIC AVENUE
FOREST GROVE, OR 97116

SEND TAX STATEMENTS TO:

DYLAN N. BRUCK AND ANNALIAS K. BRUCK
29500 SW BRUCK LN.
WILSONVILLE, OR 97070

APN: 00767646

SITUS: 29500 SW BRUCK LN.
WILSONVILLE, OR 97070

New

**Vernon E. Bruck, also shown of record
as Vernon Bruck, and Penny L. Bruck,
also shown of record as Penny
Bruck, as tenants by the entirety

STATUTORY SPECIAL WARRANTY DEED

**

VERNON BRUCK and PENNY BRUCK, Grantor, hereby conveys and specially warrants to **DYLAN N. BRUCK and ANNALISA K. BRUCK, Husband and Wife**, Grantee, all of Grantor's right, title, and interest in and to the real property situated in Clackamas County, Oregon described on **Exhibit A**, attached hereto and incorporated herein by reference, free of encumbrances created or suffered by the Grantor except for matters of public record and those listed on **Exhibit B**, attached hereto and incorporated herein by reference.

The true consideration for this conveyance is **\$1,500,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, 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

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JUN 02 2025
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TICOR TITLE 30262403773

AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 30 day of December 2024.

GRANTOR:

Vern Bruck

Vernon Bruck

Penny Bruck

Penny Bruck

STATE OF OREGON

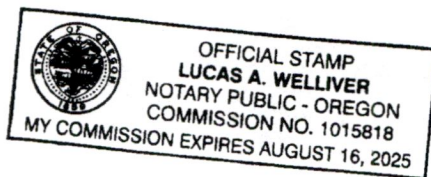
)

) ss. December 30, 2024

County of Washington

)

Personally appeared the above named Vernon Bruck and Penny Bruck and acknowledged the foregoing instrument to be their voluntary act and deed.



[Signature]
Notary Public for Oregon

Received by OWRD

JUN 02 2025

Salem, OR

EXHIBIT A
Legal Description

A tract of land resulting from a Property Line Adjustment approved by Clackamas County in File No. Z0240-24, being a portion of that certain tract of land described in Statutory Special Warranty Deed In Fulfillment Of Contract to Vernon E. Bruck and Penny L. Bruck recorded as Document No. 98-052587, together with a portion of that certain tract of land described in Bargain And Sale Deed to Vernon Bruck and Penny Bruck recorded as Document No. 2008-003361, Clackamas County Deed Records, in the Southeast one-quarter of Section 18, Township 3 South, Range 1 East, the Southwest one-quarter of Section 17, Township 3 South, Range 1 East and in the Northwest one-quarter of Section 20, Township 3 South, Range 1 East of the Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Commencing at a 3-1/2" diameter brass disk marking the East Quarter Corner of said Section 18, being an angle point in the Northerly line of said Doc. No. 98-052587; thence along said Northerly line, South 89°55'36" East, 272.69 feet to the True Point of Beginning of the herein described tract of land; thence leaving said Northerly line, South 02°46'14" East, 668.66 feet; thence South 56°50'58" West, 87.73 feet to the Southwesterly line of said Doc. No. 98-052587; thence along said line South 31°27'39" East, 460.07 feet; thence leaving said line South 81°15'47" West, 605.62 feet; thence North 19°00'49" West, 198.71 feet thence North 50°35'10" West, 453.04 feet; thence North 02°37'53" West, 311.33 feet; thence North 83°28'08" West, 403.61 feet; thence North 89°36'55" West, 381.93 feet to a point on the Westerly line of said Doc. No. 98-052587; thence along said line South 00°21'46" West, 217.67 feet to the Northerly line of said Doc. No. 2008-003361; thence continuing South 00°21'46" West, 741.19 feet to the Southwesterly line of said Doc. No. 2008-003361; thence along said line, South 39°35'51" East, 725.77 feet to an angle point; thence South 00°29'44" West, 424.47 feet more or less, to the Willamette River; thence along said River the following courses: 352.01 feet along the arc of a non-tangent 935.36-foot radius curve to the right, through a central angle of 21°33'45" (the long chord bears South 86°14'25" East, 349.94'); thence 542.75 feet along the arc of a non-tangent 2239.10-foot radius curve to the right, through a central angle of 13°53'18" (the long chord bears South 68°30'53" East, 541.42 feet); thence 601.01 feet along the arc of a 3225.60-foot radius curve to the right, through a central angle of 10°40'32" (the long chord bears South 56°13'58" East, 600.14 feet); thence 602.55 feet along the arc of a 6652.64-foot radius curve to the right, through a central angle of 5°11'22" (the long chord bears South 48°18'00" East, 602.33) to the Easterly line of said Doc. No. 2008-003361; thence leaving said River, along said Easterly line, North 00°00'13" East, 1480.53 feet to the Southwesterly line of said Doc. No. 98-052587; thence along said line South 33°27'39" East, 330.97 feet to a 1" diameter iron rod at the most Southerly corner of said Doc. No. 98-052587; thence along the Easterly line of said tract, North 00°04'53" West, 661.12 feet to a 1-1/4" diameter axle at an angle point in said line; thence continuing along said Easterly line, North 02°25'28" West, 1385.94 feet to the Northerly line of said Doc. No. 98-052587 (said point bears South 89°55'36" East, 0.60 feet from a 1/2" diameter iron pipe); thence along said Northerly line, North 89°55'36" West, 778.95 feet to the true point of beginning.

Together with an easement for road purposes described in document recorded on June 8, 1909 in Book 109, Pages 286-287, said deed records.

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EXHIBIT B
Permitted Encumbrances

1. The Clackamas County Tax Records disclose a potential additional tax on this account. No liability is assumed for later additions to the tax roll.

Account Nos.: 00767646, 01649513, 00768707, 00767628, 00767183, 00767174

2. The Land has been classified as Forest & Farmland, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Account Nos.: 00767646, 01649513, 00768707, 00767628, 00767183, 00767174

3. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the locations of the Willamette River and Newland Creek.

4. Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

5. Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water lines of the Willamette River and Newland Creek.

6. Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of the Willamette River.

7. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance of private road, contained in Deed

Recording Date : June 8, 1909
Recording No. : Book 109, Page 286

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to : United States of America
Purpose : Transmission lines and right to remove danger trees
Recording Date : December 13, 1967
Recording No : 67-003370

Reference is hereby made to said document for full particulars.

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to : Adjacent property owners
Purpose : Road
Recording Date : March 27, 1955

EXHIBIT B

2025-000119

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JUN 02 2025
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Recording No : 95-017529
Affects : Reference is hereby made to said document for full particulars.

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to : Adjacent property owners
Purpose : Ingress, egress and utilities
Recording Date : January 12, 2004
Recording No : 2004-001718

Reference is hereby made to said document for full particulars.

11. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.

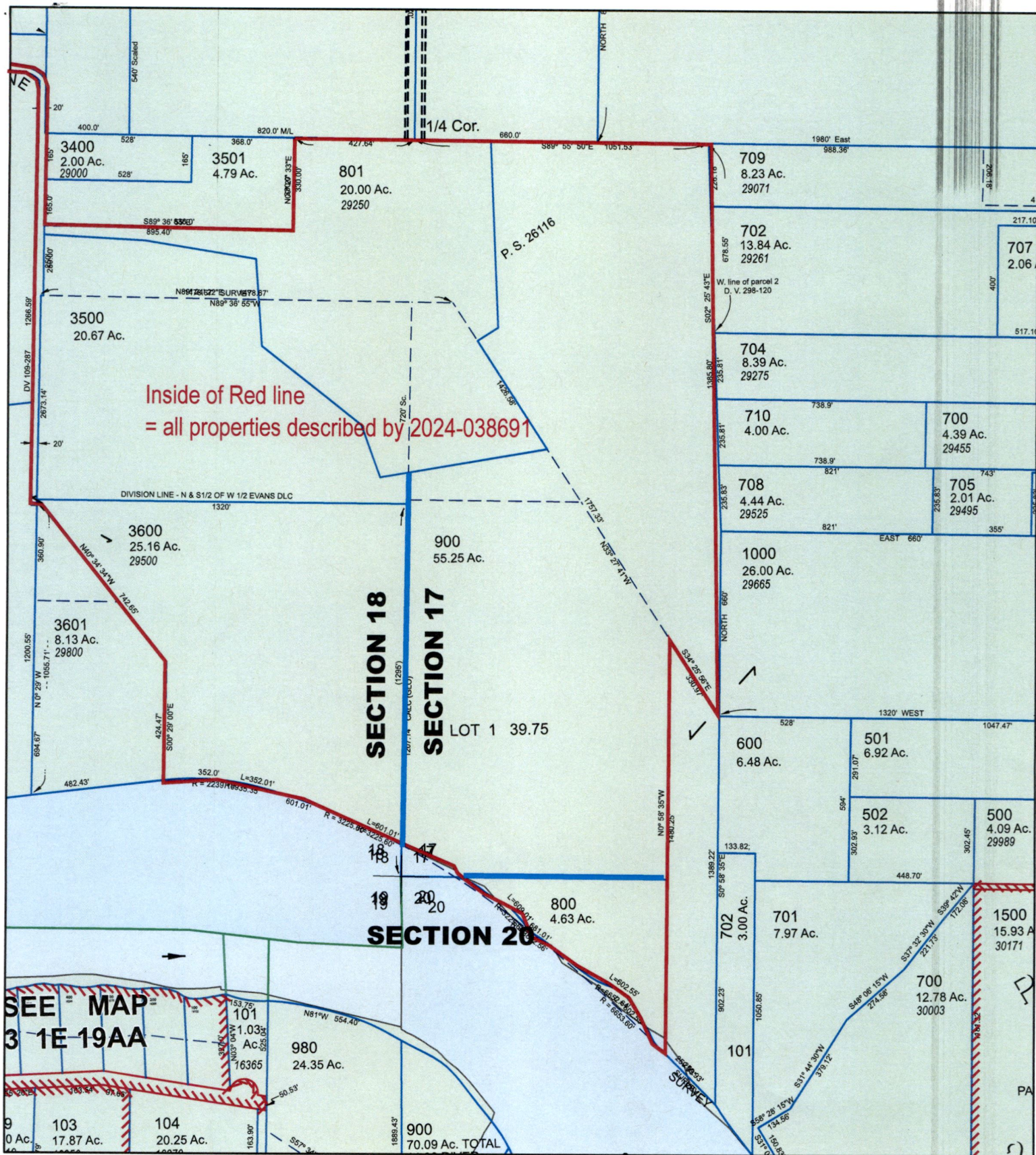
Received by OWRD

JUN 02 2025

Salem, OR

EXHIBIT B

2025-000119



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JUN 02 2025
Salem, OR

AFTER RECORDING RETURN TO:

MOORE & WELLIVER
2002 PACIFIC AVENUE
FOREST GROVE, OR 97116

SEND TAX STATEMENTS TO:

DYLAN N. BRUCK AND ANNALIAS K. BRUCK
29500 SW BRUCK LN.
WILSONVILLE, OR 97070

APN: 00767646

SITUS: 29500 SW BRUCK LN.
WILSONVILLE, OR 97070

Received by OWRD

JUN 02 2025

Salem, OR

**Vernon E. Bruck, also shown of record
as Vernon Bruck, and Penny L. Bruck,
also shown of record as Penny
Bruck, as tenants by the entirety

STATUTORY SPECIAL WARRANTY DEED

**

VERNON BRUCK and PENNY BRUCK, Grantor, hereby conveys and specially warrants to **DYLAN N. BRUCK and ANNALISA K. BRUCK, Husband and Wife**, Grantee, all of Grantor's right, title, and interest in and to the real property situated in Clackamas County, Oregon described on **Exhibit A**, attached hereto and incorporated herein by reference, free of encumbrances created or suffered by the Grantor except for matters of public record and those listed on **Exhibit B**, attached hereto and incorporated herein by reference.

The true consideration for this conveyance is **\$1,500,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, 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

TICOR TITLE 30262403773

AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 30 day of December 2024.

GRANTOR:

Vern Bruck

Vernon Bruck

Penny Bruck

Penny Bruck

STATE OF OREGON

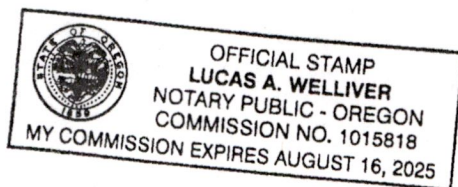
)

) ss. December 30, 2024

County of Washington

)

Personally appeared the above named Vernon Bruck and Penny Bruck and acknowledged the foregoing instrument to be their voluntary act and deed.



[Signature]
Notary Public for Oregon

Received by OWRD

JUN 02 2025

Salem, OR

31E17 00900
31E18 03500
31E18 03600
31E20 00800

00767183
00767628
00767646
00768707

EXHIBIT A
Legal Description

A tract of land resulting from a Property Line Adjustment approved by Clackamas County in File No. Z0240-24, being a portion of that certain tract of land described in Statutory Special Warranty Deed In Fulfillment Of Contract to Vernon E. Bruck and Penny L. Bruck recorded as Document No. 98-052587, together with a portion of that certain tract of land described in Bargain And Sale Deed to Vernon Bruck and Penny Bruck recorded as Document No. 2008-003361, Clackamas County Deed Records, in the Southeast one-quarter of Section 18, Township 3 South, Range 1 East, the Southwest one-quarter of Section 17, Township 3 South, Range 1 East and in the Northwest one-quarter of Section 20, Township 3 South, Range 1 East of the Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Commencing at a 3-1/2" diameter brass disk marking the East Quarter Corner of said Section 18, being an angle point in the Northerly line of said Doc. No. 98-052587; thence along said Northerly line, South 89°55'36" East, 272.69 feet to the True Point of Beginning of the herein described tract of land; thence leaving said Northerly line, South 02°46'14" East, 668.66 feet; thence South 56°50'58" West, 87.73 feet to the Southwesterly line of said Doc. No. 98-052587; thence along said line South 31°27'39" East, 460.07 feet; thence leaving said line South 81°15'47" West, 605.62 feet; thence North 19°00'49" West, 198.71 feet thence North 50°35'10" West, 453.04 feet; thence North 02°37'53" West, 311.33 feet; thence North 83°28'08" West, 403.61 feet; thence North 89°36'55" West, 381.93 feet to a point on the Westerly line of said Doc. No. 98-052587; thence along said line South 00°21'46" West, 217.67 feet to the Northerly line of said Doc. No. 2008-003361; thence continuing South 00°21'46" West, 741.19 feet to the Southwesterly line of said Doc. No. 2008-003361; thence along said line, South 39°35'51" East, 725.77 feet to an angle point; thence South 00°29'44" West, 424.47 feet more or less, to the Willamette River; thence along said River the following courses: 352.01 feet along the arc of a non-tangent 935.36-foot radius curve to the right, through a central angle of 21°33'45" (the long chord bears South 86°14'25" East, 349.94'); thence 542.75 feet along the arc of a non-tangent 2239.10-foot radius curve to the right, through a central angle of 13°53'18" (the long chord bears South 68°30'53" East, 541.42 feet); thence 601.01 feet along the arc of a 3225.60-foot radius curve to the right, through a central angle of 10°40'32" (the long chord bears South 56°13'58" East, 600.14 feet); thence 602.55 feet along the arc of a 6652.64-foot radius curve to the right, through a central angle of 5°11'22" (the long chord bears South 48°18'00" East, 602.33) to the Easterly line of said Doc. No. 2008-003361; thence leaving said River, along said Easterly line, North 00°00'13" East, 1480.53 feet to the Southwesterly line of said Doc. No. 98-052587; thence along said line South 33°27'39" East, 330.97 feet to a 1" diameter iron rod at the most Southerly corner of said Doc. No. 98-052587; thence along the Easterly line of said tract, North 00°04'53" West, 661.12 feet to a 1-1/4" diameter axle at an angle point in said line; thence continuing along said Easterly line, North 02°25'28" West, 1385.94 feet to the Northerly line of said Doc. No. 98-052587 (said point bears South 89°55'36" East, 0.60 feet from a 1/2" diameter iron pipe); thence along said Northerly line, North 89°55'36" West, 778.95 feet to the true point of beginning.

Together with an easement for road purposes described in document recorded on June 8, 1909 in Book 109, Pages 286-287, said deed records.

Received by OWRD

JUN 02 2025

Salem, OR

EXHIBIT B
Permitted Encumbrances

1. The Clackamas County Tax Records disclose a potential additional tax on this account. No liability is assumed for later additions to the tax roll.

Account Nos.: 00767646, 01649513, 00768707, 00767628, 00767183, 00767174

2. The Land has been classified as Forest & Farmland, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Account Nos.: 00767646, 01649513, 00768707, 00767628, 00767183, 00767174

3. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the locations of the Willamette River and Newland Creek.

4. Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

5. Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water lines of the Willamette River and Newland Creek.

6. Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of the Willamette River.

7. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance of private road, contained in Deed

Recording Date : June 8, 1909
Recording No. : Book 109, Page 286

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to : United States of America
Purpose : Transmission lines and right to remove danger trees
Recording Date : December 13, 1967
Recording No : 67-003370

Reference is hereby made to said document for full particulars.

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to : Adjacent property owners
Purpose : Road
Recording Date : March 27, 1955

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EXHIBIT B

Salem, OR

Recording No : 95-017529
Affects : Reference is hereby made to said document for full particulars.

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to : Adjacent property owners
Purpose : Ingress, egress and utilities
Recording Date : January 12, 2004
Recording No : 2004-001718

Reference is hereby made to said document for full particulars.

11. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.

Received by OWRD

JUN 02 2025

Salem, OR

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

317 1st Ave. W, Ste 100
Albany, OR 97321

Clackamas County Official Records
Catherine McMullen, County Clerk

2024-034876

09/19/2024 04:23:03 PM

D-D Cnt=1 Stn=73 LESLIE
\$25.00 \$16.00 \$10.00 \$62.00

\$113.00

TL 801
NPW

GRANTOR'S NAME:

Vernon E. Bruck and Penny L. Bruck

GRANTEE'S NAME:

Joshua Cole Stinson and Kylie Marie Stinson

AFTER RECORDING RETURN TO:

Order No.: 60222302440-TR

Joshua Cole Stinson and Kylie Marie Stinson, as
tenants by the entirety
29250 SW Bruck Lane
Wilsonville, OR 97070

SEND TAX STATEMENTS TO:

Joshua Cole Stinson and Kylie Marie Stinson
29250 SW Bruck Lane
Wilsonville, OR 97070

29250 SW Bruck Lane, Wilsonville, OR 97070

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Received by OWRD

JUN 02 2025

Salem, OR

STATUTORY WARRANTY DEED

Vernon E. Bruck and Penny L. Bruck, also shown of record as Vernon Bruck and Penny Bruck, as tenants by the entirety, Grantor, conveys and warrants to Joshua Cole Stinson and Kylie Marie Stinson, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION EIGHT HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$1,825,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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.

45142303977/60222302440

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 9-19-24

Vernon E. Bruck
Vernon E. Bruck

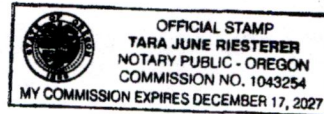
Penny L. Bruck
Penny L. Bruck

State of Oregon

County of Linn

This instrument was acknowledged before me on Sept 19, 2024
by Vernon E. Bruck and Penny L. Bruck.

[Signature]
Notary Public - State of Oregon
My Commission Expires: 12/17/2027



Received by OWRD

JUN 02 2025

Salem, OR

EXHIBIT "A"
Legal Description

A tract of land resulting from a Property Line Adjustment approved by Clackamas County in File No. Z0240-24, being a portion of that certain tract of land described in Statutory Special Warranty Deed In Fulfillment Of Contract to Vernon E. Bruck and Penny L. Bruck recorded as Document No. 98-052587, together with a portion of that certain tract of land described in Bargain And Sale Deed to Vernon Bruck and Penny Bruck recorded as Document No. 2008-003361, Clackamas County Deed Records, in the Southeast 1/4 of Section 18, Township 3 South, Range 1 East and in the Southwest 1/4 of Section 17, Township 3 South, Range 1 East of the Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at a 3.5" diameter brass disk marking the East Quarter Corner of said Section 18, being an angle point in the Northerly line of said Doc. No. 98-052587; thence along said Northerly line, South 89°55'36" East, 272.69 feet; thence leaving said Northerly line, South 02°46'14" East, 668.66 feet; thence South 56°50'58" West, 87.73 feet to the Southwesterly line of said Doc. No. 98-052587; thence along said line South 33°27'39" East, 460.07 feet; thence leaving said line South 81°35'47" West, 605.62 feet; thence North 19°00'49" West, 198.71 feet; thence North 50°35'10" West, 453.04 feet; thence North 02°37'53" West, 311.33 feet; thence North 83°28'08" West, 403.61 feet; thence North 89°36'55" West, 381.93 feet to a point on the Westerly line of said Doc. No. 98-052587; thence along said line North 00°21'46" East, 32.33 feet to the Northwest corner of said Doc. No. 98-052587; thence along the most Westerly North line of said tract, South 89°36'55" East, 895.38 feet to a re-entrant corner in said line; thence North 00°27'33" East, 330.06 feet to the Northerly line of said tract; thence along said line South 89°37'12" East, 427.64 feet to the point of beginning.

Together with an easement for road purposes described in document recorded on June 8, 1909 in Book 109, Pages 286-287, said Deed Records.

Received by OWRD

JUN 02 2025

Salem, OR

EXHIBIT "B"
Exceptions

Subject to:

The Clackamas County Tax Records disclose a potential additional tax on this account. No liability is assumed for later additions to the tax roll.

Account No.: 01649513

The Land has been classified as Forest & Farmland, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Account No.: 01649513

Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the locations of the Willamette River and Newland Creek.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water lines of the Willamette River and Newland Creek.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of the Willamette River.

Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance of private road, contained in Deed

Recording Date: June 8, 1909

Recording No.: Book 109, Page 286

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America

Purpose: Transmission lines and right to remove danger trees

Recording Date: December 13, 1967

Recording No: 67-003370

Reference is hereby made to said document for full particulars.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Adjacent property owners

Purpose: Road

Recording Date: March 27, 1955

Recording No: 95-017529

Affects: 40.00 feet along the West lot line of Parcel I

Received by OWRD
JUN 02 2025
Salem, OR

EXHIBIT "B"

Exceptions

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Adjacent property owners

Purpose: Ingress, egress and utilities

Recording Date: January 12, 2004

Recording No: 2004-001718

Reference is hereby made to said document for full particulars.

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JUN 02 2025

Salem, OR

tax lot 900

12007-100291-3_p

12025-000119-5_p

tax lot 800 ~~801~~

2024-034876-5_p

2001-107447-3_p

tax lot 03500

~~2025-000119 x~~

12008-003361-3_p

tax lot 03600

~~2025-000119 x~~

~~2008-003361 x~~

Recording

503.655.8551

1710 Red Hills Ct.

Mon-Fri 8:30-5pm

Received by QWRD

2024-034876

2024-034876

Salem, OR

Clackamas County Parcel Information



TICOR TITLE COMPANY

Water
original 41
m

Parcel Information

Parcel #: **01649513**
 Tax Lot: **31E17 00801**
 Site Address: 29250 SW Bruck Ln
 Wilsonville OR 97070 - 6797
 Owner: Bruck, Vernon E
 Owner2: Bruck, Penny L
 Owner Address: PO Box 2837
 Wilsonville OR 97070
 Twn/Range/Section: 03S / 01E / 18
 Parcel Size: 41.00 Acres (1,785,960 SqFt)
 Plat/Subdivision:
 Lot: 0801
 Block:
 Map Page/Grid: 715-J7
 Census Tract/Block: 022702 / 3015
 Waterfront:
 Building Use:

Tax Information

Levy Code Area: 003-005
 Levy Rate: 16.6125
 Tax Year: 2024
 Annual Tax: \$9,759.76

Exempt Description:

Legal by OWRD

Section: 17 Township: 3S Range: 1E TAX LOT 00801

Assessment Information

Market Value Land: \$1,607,664.00
 Market Value Impr: \$723,530.00
 Market Value Total: \$2,331,194.00
 Assessed Value: \$587,495.00

Land

Cnty Land Use: 681 - Forest & Farm Improved
 Zoning: Clackamas Co.-EFU - Exclusive Farm Use District
 Watershed: Abernethy Creek-Willamette River
 Primary School: Boeckman Creek Primary School
 High School: Wilsonville High School

Land Use Std: 1001 - Single Family Residential
 Neighborhood: Far West Association Of Neighbors
 School District: 3J/23J - West Linn/Tigard-Tualatin
 Middle School: Thomas R Fowler Middle School

Improvement

| | | |
|---------------------------|-----------------------------------|------------------|
| Year Built: 1997 | Stories: 2 | Fin. SqFt: 3,872 |
| Bedrooms: 5 | Bathrooms: 4 | Garage: |
| Exterior Wall Type: Other | Basement Fin. SqFt: | Fireplace: 1 |
| Heat: Forced air unit | Roof Type-Cover: Gable - Concrete | |

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

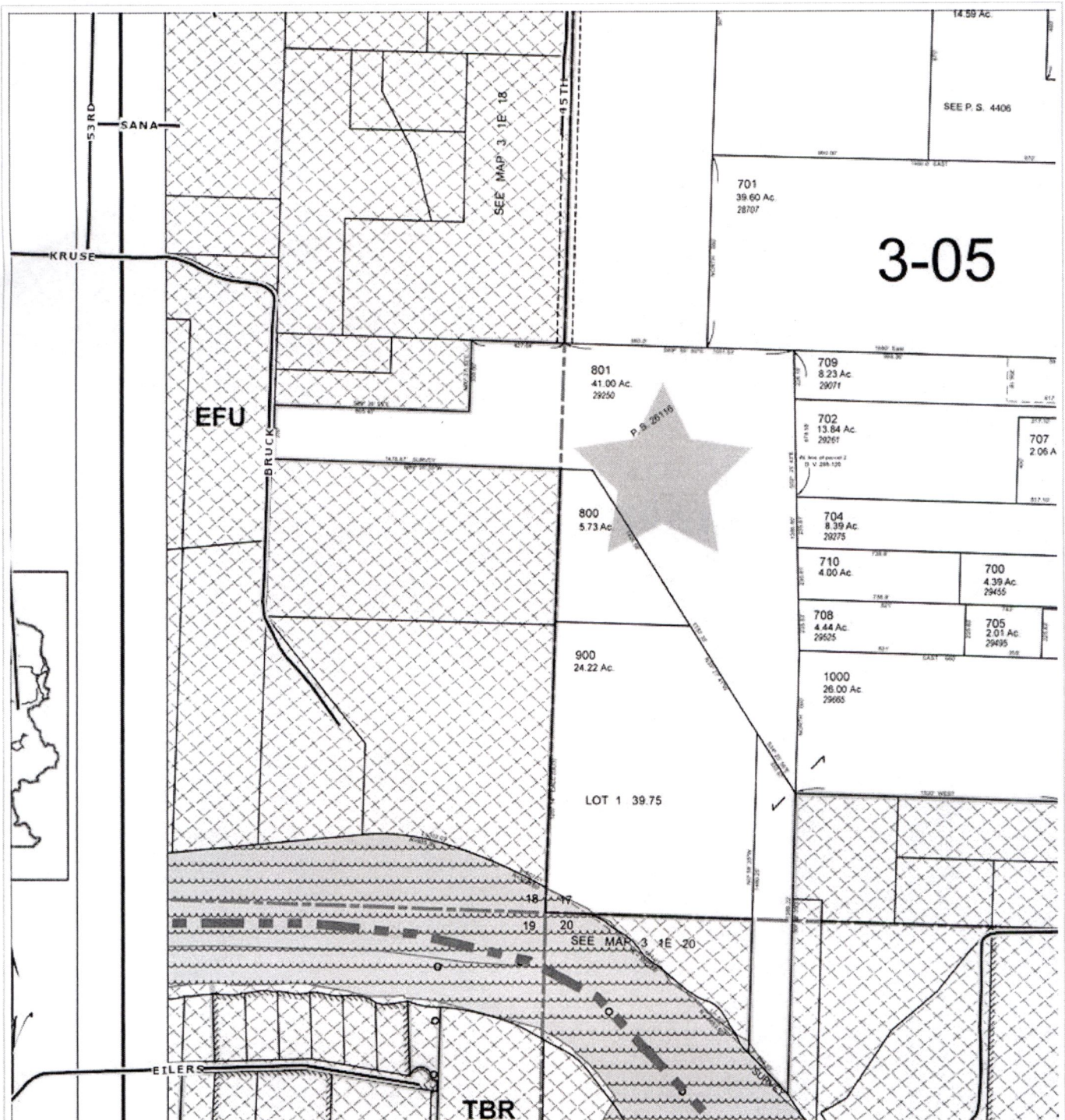
Stinson

Received by OWRD

JUN 02 2025

Salem, OR

Assessor Street Map



TICOR TITLE COMPANY

Parcel ID: 01649513

Site Address: 29250 SW Bruck Ln

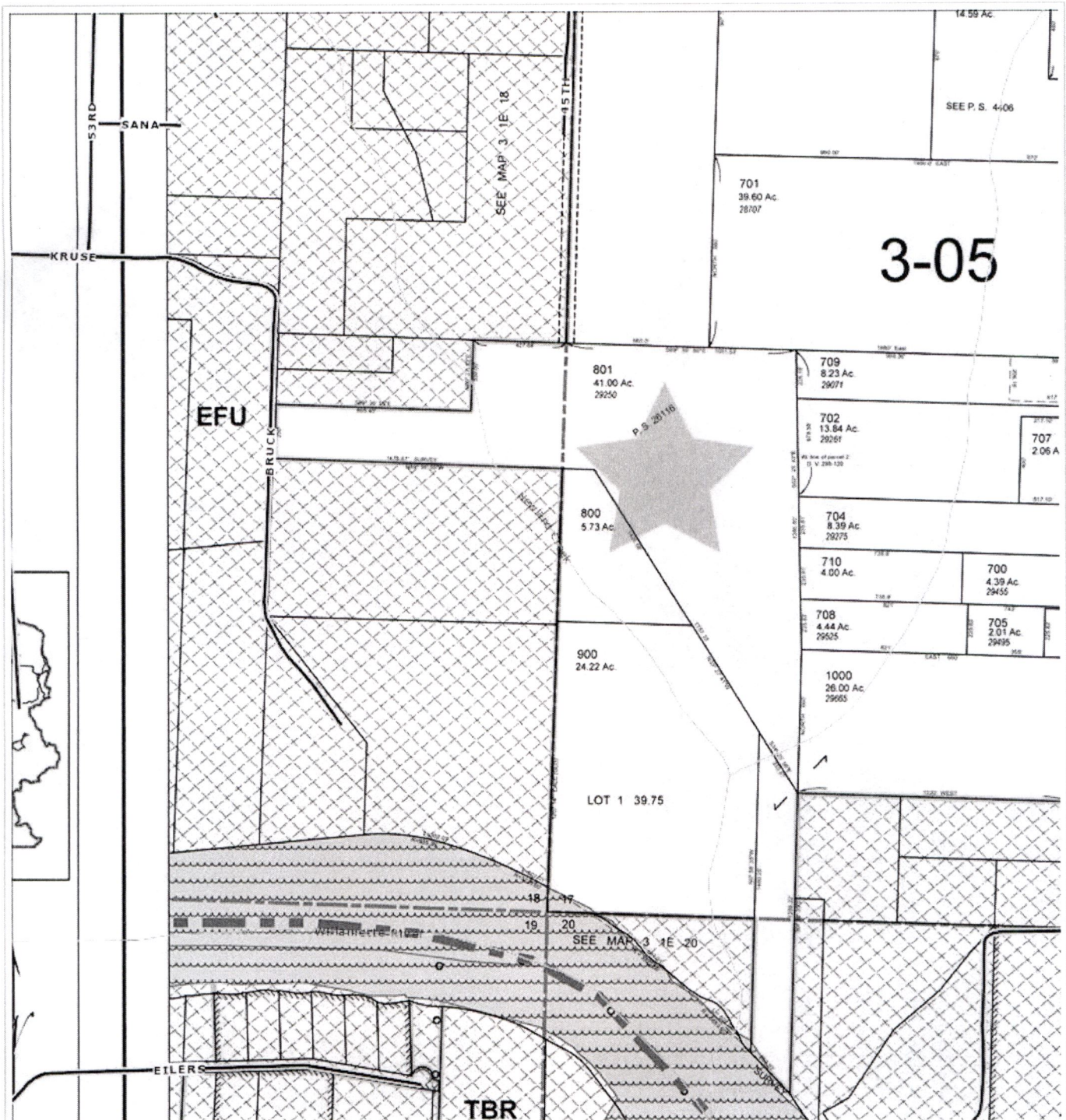
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

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JUN 02 2025

Salem, OR

Assessor Map



TICOR TITLE COMPANY

Parcel ID: 01649513

Site Address: 29250 SW Bruck Ln

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Received by OWRD

JUN 02 2025

Salem, OR

Aerial Map

**TICOR TITLE COMPANY**

Parcel ID: 01649513

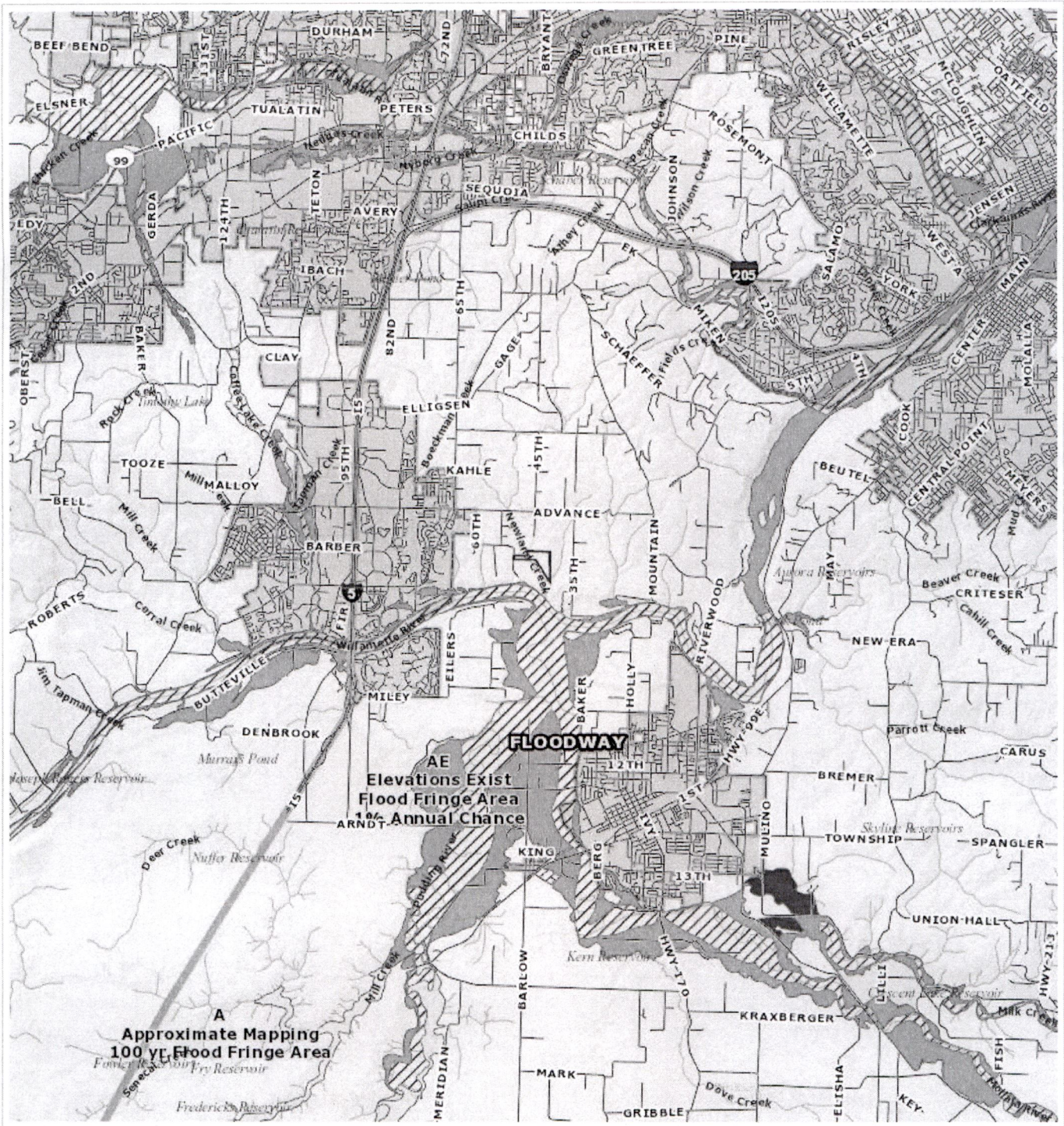
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

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JUN 02 2025

Salem, OR

Flood Map - 100 Year



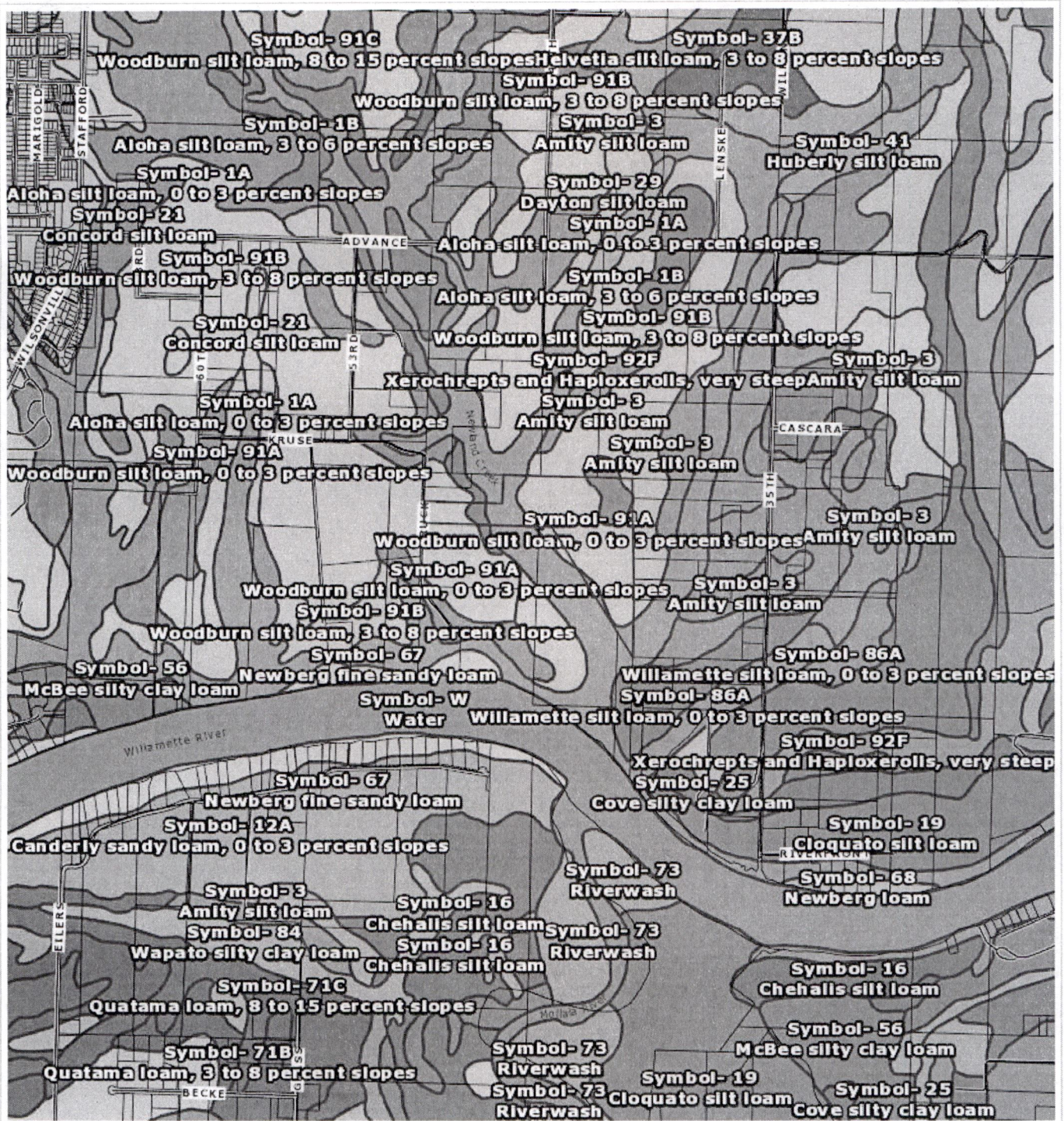
TICOR TITLE COMPANY

Parcel ID: 01649513

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

Received by OWRD
JUN 02 2025
Salem, OR

Soil Map

**TICOR TITLE COMPANY**

Parcel ID: 01649513

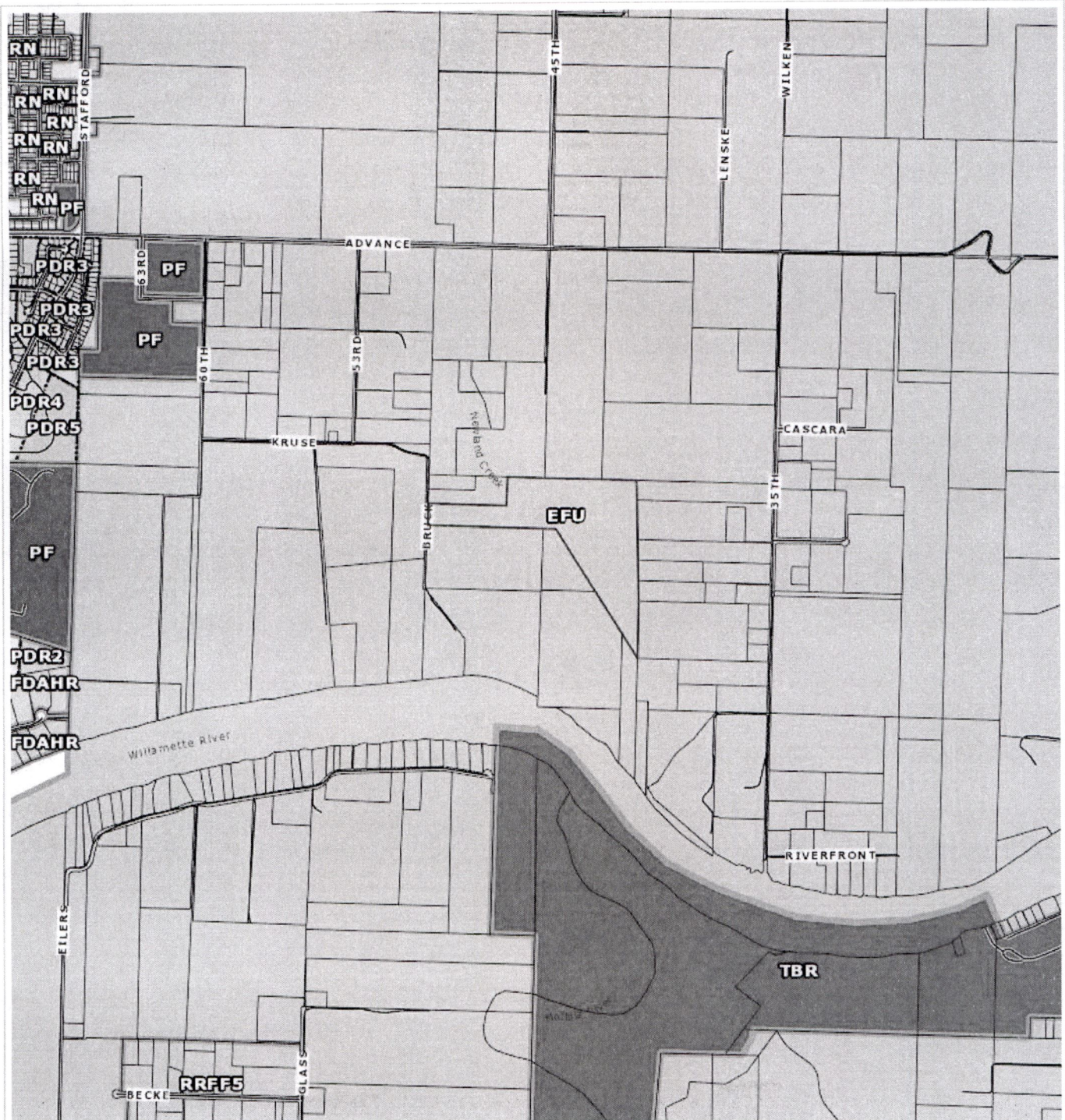
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

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Salem, OR

Zoning Map



TICOR TITLE COMPANY

Parcel ID: 01649513

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

Received by OWRD

JUN 02 2025

Salem, OR

1020
10
2075

RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE COMPANY OF OREGON

GRANTOR'S NAME

GRANTEE'S NAME
Vernon E. Bruck and Penny L. Bruck

SEND TAX STATEMENTS TO:
Mr. and Mrs. Vernon E. Bruck
29250 SW Bruck Lane
Wilsonville, OR 97070

AFTER RECORDING RETURN TO:
Mr. and Mrs. Vernon E. Bruck
29250 SW Bruck Lane
Wilsonville, OR 97070

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED IN FULFILLMENT OF CONTRACT

Earl R. Bruck and Louise I. Bruck, as tenants in common Grantor, conveys and specifically warrants to
Vernon E. Bruck and Penny L. Bruck, Husband and Wife, Grantee, the following described real property, free and clear
of encumbrances created or suffered by the Grantor except as specifically set forth below, situated in the County of
Clackamas, State of Oregon,

SEE EXHIBIT ~~ONE~~ ATTACHED HERETO AND MADE A PART HEREOF

Subject to and excepting:

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF
APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FULFILLMENT OF THAT CERTAIN
CONTRACT RECORDED March 5, 1997 AS INSTRUMENT NO. 97015976, Clackamas COUNTY, OREGON. (See ORS
93.030)

DATED: March 16, 1998

Earl R. Bruck
Earl R. Bruck

Louise I. Bruck
Louise I. Bruck

Received by WRD
JUN 02 2001
Salem, OR

98-052587

STATE OF OREGON
COUNTY OF Clackamas

This instrument was acknowledged before me on
May 5, 1998

by Earl R. Bruck and Louise I. Bruck

[Signature]

Notary Public for Oregon
My Commission Expires: 5/9/2001



EXHIBIT A

A tract of land situated in the Northeast quarter of the Southeast quarter of Section 18, T3S, R1E, and in the West half of the Southwest quarter of Section 17, T3S, R1E, of the WM, Clackamas County and State of Oregon, described as follows:

Beginning at a stone at the West one-quarter corner of Section 17, thence South 89°55'50" East along the North line of the Southwest quarter of Section 17, 1051.53 feet to a stone set on the Division line of the William and Elizabeth Evans Claim; thence South 2°25'43" East along said Division line, 1385.90 feet to a 1 1/4" axle shaft; thence continuing along said division line, South 00°04'58" East 661.11 feet to a 3/4" rod set at the Northwest corner of the Oregon State Park tract; thence North 33°27'41" West 1757.33 feet to a 5/8" iron rod; thence North 89°36'55" West, parallel with the North line of the Southeast quarter of Section 18, 1469.50 feet to a 5/8" iron rod set on the West line of the Northeast quarter of the Southeast quarter of Section 18; thence North 00°21'19" East along said line, 250.00 feet to the Southwest corner of that tract as described as Parcel II in Fee No. 92-65336, Deed Records; thence South 89°36'55" East along the South line of said tract, 895.40 feet to the Southeast corner thereof; thence North 00°27'33" East along the East line of said tract, 330.00 feet to the Northeast corner thereof; thence South 89°36'55" East along the North line of the Southeast quarter of Section 18, 427.64 feet to the point of beginning.

TOGETHER with a certain twenty (20.00) foot easement for road purposes described in deed recorded June 8, 1909, Book 109, Page 286, Deed Records.

SUBJECT TO a forty (40.00) foot road easement along the West line of the above described 41.00 acre tract.

Received by VRD

JUN 02 2000

Salem, OR

2

STATE OF OREGON 98-052587
CLACKAMAS COUNTY
Received and placed in the public
records of Clackamas County
RECEIPT# AND FEE: 98074138 \$40.00
DATE AND TIME: 06/12/98 11:58 AM
JOHN KAUFFMAN, COUNTY CLERK



81649513

Property Account Summary

| | | | |
|-----------------------|----------|-------------------------|--|
| Account Number | 01649513 | Property Address | 29250 SW BRUCK LN , WILSONVILLE, OR 97070 |
|-----------------------|----------|-------------------------|--|

General Information

| | |
|----------------------|---|
| Alternate Property # | 31E17 00801 |
| Property Description | Section 17 Township 3S Range 1E TAX LOT 00801 |
| Property Category | Land &/or Buildings |
| Status | Active, Locally Assessed, Use Assessed |
| Tax Code Area | 003-005 |
| Remarks | |

Tax Rate

| Description | Rate |
|-------------|---------|
| Total Rate | 16.6125 |

Property Characteristics

| | |
|-------------------------|--|
| Property Tax Deferral | Potential Additional Tax Liability |
| Neighborhood | 15774: West Linn/Wilsonville rural all other |
| Land Class Category | 681: Forest & Farm Land Improved |
| Building Class Category | 15: Single family res, class 5 |
| Year Built | 1997 |
| Acreage | 41.0 |
| Change property ratio | 6XX |

Related Properties

No Related Properties Found

Parties

| Role | Percent | Name | Address |
|----------|---------|--------------------------------|--|
| Taxpayer | 100 | BRUCK VERNON E & PENNY L | PO BOX 2837, WILSONVILLE, OR 97070 |
| Owner | 100 | BRUCK VERNON E & PENNY L | PO BOX 2837, WILSONVILLE, OR 97070 |

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JUN 02 2025

Salem, OR

Property Values

| Value Type | Tax Year 2024 | Tax Year 2023 | Tax Year 2022 | Tax Year 2021 | Tax Year 2020 |
|------------------------|------------------|------------------|------------------|------------------|------------------|
| AVR Total | \$587,495 | \$570,522 | \$511,233 | \$496,477 | \$482,133 |
| Exempt | | | | | |
| TVR Total | \$587,495 | \$570,522 | \$511,233 | \$496,477 | \$482,133 |
| Real Mkt Land | \$1,607,664 | \$1,575,403 | \$1,457,112 | \$1,236,665 | \$1,177,519 |
| Real Mkt Bldg | \$723,530 | \$712,980 | \$593,450 | \$504,710 | \$484,460 |
| Real Mkt Total | \$2,331,194 | \$2,288,383 | \$2,050,562 | \$1,741,375 | \$1,661,979 |
| M5 Mkt Land | \$37,752 | \$36,994 | \$34,216 | \$29,040 | \$27,651 |
| M5 Mkt Bldg | \$723,530 | \$712,980 | \$593,450 | \$504,710 | \$484,460 |
| M5 SAV | \$100,089 | \$99,291 | \$95,219 | \$94,876 | \$95,755 |
| SAVL (MAV Use Portion) | \$40,389 | \$39,351 | \$38,342 | \$37,359 | \$36,387 |
| MAV (Market Portion) | \$547,106 | \$531,171 | \$472,891 | \$459,118 | \$445,746 |
| Mkt Exception | | \$79,880 | | | |
| AV Exception | | \$44,094 | | | |

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Active Exemptions

No Exemptions Found

Salem, OR

Events

| Effective Date | Entry Date-Time | Type | Remarks |
|----------------|---------------------|-------------------------|--|
| 12/19/2024 | 12/19/2024 14:18:00 | Seg/Merge Completed | Parent in Seg/Merge SM250077, Effective: 01/02/2024 by ROMYMIE |
| 12/19/2024 | 12/19/2024 12:52:00 | Seg/Merge Initiated | Seg/Merge begun on SM250077 31E17 00800 CORR AC (+0.48 Ac) & -PT (-4.32 Ac) TO TL 801.-PT (-3.38 Ac)FROM 31E17 00801 TO 31E18 3500.+PT (+4.84 Ac) FROM 31E18 03500 TO 31E17 00801.-PT (-25.98 Ac) TO 31E17 900 FROM 31E17 00801 -PT (-0.80 Ac) CORR by ROMYMIE |
| 07/01/1999 | 07/01/1999 12:00:00 | Ownership at Conversion | Paid Up: 98-52587, 3/1/98, \$ 0 |

Tax Balance**Installments Payable**

| Tax Year | Category | TCA/District | Charged | Minimum | Balance Due | Due Date |
|----------|----------|--------------|---------|---------|-------------|----------|
|----------|----------|--------------|---------|---------|-------------|----------|

No Records Found

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): 2024

Receipts

| Date | Receipt No. | Amount Applied to Parcel | Total Amount Due | Receipt Total | Change |
|---------------------|----------------|--------------------------|------------------|---------------|--------|
| 10/24/2024 13:26:00 | <u>5574456</u> | \$9,759.76 | \$9,759.76 | \$9,466.97 | \$0.00 |
| 11/14/2023 00:00:00 | <u>5495149</u> | \$9,488.86 | \$9,488.86 | \$9,204.19 | \$0.00 |
| 05/01/2023 00:00:00 | <u>5372640</u> | \$2,794.03 | \$2,794.03 | \$2,794.03 | \$0.00 |
| 02/02/2023 00:00:00 | <u>5359817</u> | \$2,794.03 | \$5,588.06 | \$2,794.03 | \$0.00 |
| 11/17/2022 00:00:00 | <u>5327454</u> | \$2,794.02 | \$8,382.08 | \$2,794.02 | \$0.00 |
| 11/01/2021 00:00:00 | <u>5022446</u> | \$7,553.52 | \$7,553.52 | \$7,326.91 | \$0.00 |
| 11/05/2020 00:00:00 | <u>4843340</u> | \$7,644.47 | \$7,644.47 | \$7,415.14 | \$0.00 |

Sales History

| Sale Date | Entry Date | Recording Date | Recording Number | Sale Amount | Excise Number | Deed Type | Grantee(Buyer) | Other Parcels |
|-----------|------------|----------------|------------------|-------------|---------------|-----------|----------------|---------------|
|-----------|------------|----------------|------------------|-------------|---------------|-----------|----------------|---------------|

No Sales History Found

Property Details

| Living Area Sq Ft | Manf Struct Size | Year Built | Improvement Grade | Stories | Bedrooms | Full Baths | Half Baths |
|-------------------|------------------|------------|-------------------|---------|----------|------------|------------|
| 3872 | 0 X 0 | 1997 | 52 | 1.0 | 5 | 4 | 0 |

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Detailed Statement

| | | | |
|----------------------|----------|-------------------------|---|
| Parcel Number | 01649513 | Property Address | 29250 SW BRUCK LN , WILSONVILLE, OR 97070 |
|----------------------|----------|-------------------------|---|

As Of Date: 4/29/2025

| Tax Year | Category | TCA/District | Charged | Minimum | Balance Due | Due Date |
|----------|------------------------|--------------|------------|---------|-------------|------------|
| 1995 | Property Tax Principal | 003-005 | \$217.83 | \$0.00 | \$0.00 | 11/15/1995 |
| 1996 | Property Tax Principal | 003-005 | \$296.87 | \$0.00 | \$0.00 | 11/15/1996 |
| 1997 | Property Tax Principal | 003-005 | \$3,283.78 | \$0.00 | \$0.00 | 11/15/1997 |
| 1998 | Property Tax Principal | 003-005 | \$3,749.55 | \$0.00 | \$0.00 | 11/15/1998 |
| 1999 | Property Tax Principal | 003-005 | \$3,464.69 | \$0.00 | \$0.00 | 11/15/1999 |
| 2000 | Property Tax Principal | 003-005 | \$4,183.39 | \$0.00 | \$0.00 | 11/15/2000 |
| 2001 | Property Tax Principal | 003-005 | \$4,279.66 | \$0.00 | \$0.00 | 11/15/2001 |
| 2002 | Property Tax Principal | 003-005 | \$4,520.37 | \$0.00 | \$0.00 | 11/15/2002 |
| 2003 | Property Tax Principal | 003-005 | \$4,640.07 | \$0.00 | \$0.00 | 11/15/2003 |
| 2004 | Property Tax Principal | 003-005 | \$4,879.20 | \$0.00 | \$0.00 | 11/15/2004 |
| 2005 | Property Tax Principal | 003-005 | \$4,913.01 | \$0.00 | \$0.00 | 11/15/2005 |
| 2006 | Property Tax Principal | 003-005 | \$5,188.10 | \$0.00 | \$0.00 | 11/15/2006 |
| 2007 | Property Tax Principal | 003-005 | \$5,426.63 | \$0.00 | \$0.00 | 11/15/2007 |
| 2008 | Property Tax Principal | 003-005 | \$5,515.22 | \$0.00 | \$0.00 | 11/15/2008 |
| 2009 | Property Tax Principal | 003-005 | \$5,917.81 | \$0.00 | \$0.00 | 11/15/2009 |
| 2010 | Property Tax Principal | 003-005 | \$5,804.84 | \$0.00 | \$0.00 | 11/15/2010 |
| 2011 | Property Tax Principal | 003-005 | \$5,684.67 | \$0.00 | \$0.00 | 11/15/2011 |
| 2012 | Property Tax Principal | 003-005 | \$5,707.92 | \$0.00 | \$0.00 | 11/15/2012 |
| 2013 | Property Tax Principal | 003-005 | \$5,571.18 | \$0.00 | \$0.00 | 11/15/2013 |
| 2014 | Property Tax Principal | 003-005 | \$5,865.59 | \$0.00 | \$0.00 | 11/15/2014 |
| 2015 | Property Tax Principal | 003-005 | \$6,232.37 | \$0.00 | \$0.00 | 11/15/2015 |
| 2016 | Property Tax Principal | 003-005 | \$6,384.15 | \$0.00 | \$0.00 | 11/15/2016 |
| 2017 | Property Tax Principal | 003-005 | \$6,525.14 | \$0.00 | \$0.00 | 11/15/2017 |
| 2018 | Property Tax Principal | 003-005 | \$6,916.13 | \$0.00 | \$0.00 | 11/15/2018 |
| 2019 | Property Tax Principal | 003-005 | \$7,235.09 | \$0.00 | \$0.00 | 11/15/2019 |
| 2020 | Property Tax Principal | 003-005 | \$7,644.47 | \$0.00 | \$0.00 | 11/15/2020 |
| 2021 | Property Tax Principal | 003-005 | \$7,553.52 | \$0.00 | \$0.00 | 11/15/2021 |
| 2022 | Property Tax Principal | 003-005 | \$8,382.08 | \$0.00 | \$0.00 | 11/15/2022 |
| 2023 | Property Tax Principal | 003-005 | \$9,488.86 | \$0.00 | \$0.00 | 11/15/2023 |

| | | | | | | |
|----------------------------------|------------------------|---------|------------|--------|--------|------------|
| 2024 | Property Tax Principal | 003-005 | \$9,759.76 | \$0.00 | \$0.00 | 11/15/2024 |
| TOTAL Due as of 04/29/2025 | | | | | \$0.00 | |

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water

Parcel Information

Parcel #: 00767183

Tax Lot: 31E17 00900

Site Address:

OR 97070

Owner: Bruck, Dylan N

Owner2: Bruck, Annalisa K

Owner Address: 29500 SW Bruck Ln

Wilsonville OR 97070

Twn/Range/Section: 03S / 01E / 17

Parcel Size: 24.22 Acres (1,055,023 SqFt)

Plat/Subdivision:

Lot: 0900

Block:

Map Page/Grid: 716-A7

Census Tract/Block: 022702 / 3015

Waterfront:

Building Use:

Tax Information

Levy Code Area: 003-005

Levy Rate: 16.6125

Tax Year: 2024

Annual Tax: \$356.92

Exempt Description:

Legal

Section 17 Township 3S Range 1E TAX LOT 00900

Assessment Information

Market Value Land: \$1,178,741.00

Market Value Impr: \$0.00

Market Value Total: \$1,178,741.00

Assessed Value: \$21,485.00

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Land

Cnty Land Use: 680 - Forest & Farm Land Only

Zoning: Clackamas Co.-EFU - Exclusive Farm Use District

Watershed: Abernethy Creek-Willamette River

Primary School: Boeckman Creek Primary School

High School: Wilsonville High School

Land Use Std: 8008 - Rural/Agricultural-Vacant Land

Neighborhood: Far West Association Of Neighbors

School District: 3J/23J - West Linn/Tigard-Tualatin

Middle School: Thomas R Fowler Middle School

Improvement

Year Built:

Stories:

Fin. SqFt:

Bedrooms:

Bathrooms:

Garage:

Exterior Wall Type:

Basement Fin. SqFt:

Fireplace:

Heat:

Roof Type-Cover:

Transfer Information

Rec. Date: 12/30/2024

Sale Price: \$1,500,000.00

Doc Num: 2025-000119

Doc Type: Deed

Owner: Dylan Bruck

Grantor:

Orig. Loan Amt:

Title Co:

Finance Type:

Loan Type:

Lender:

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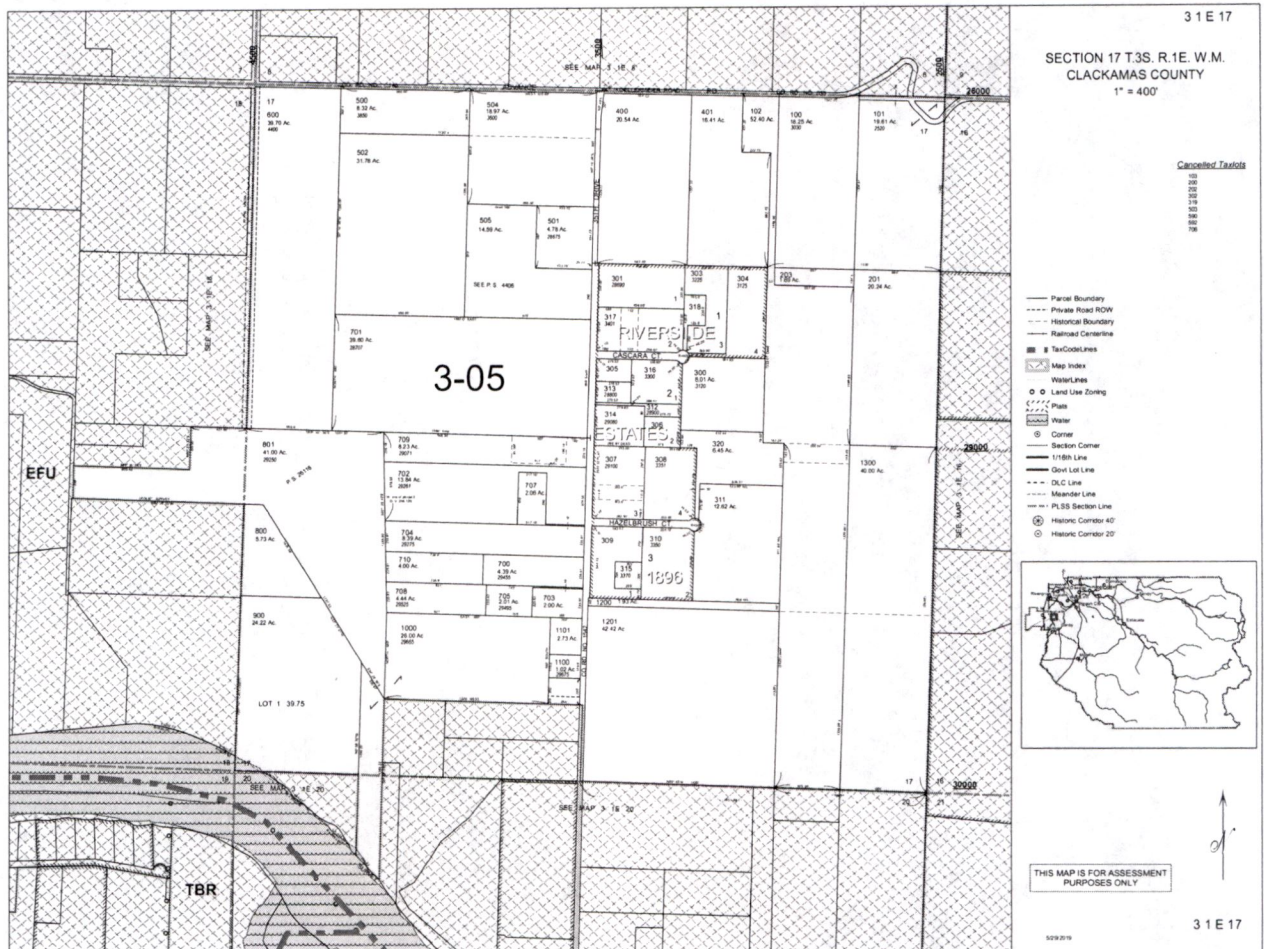


Site Address:

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Parcel ID: 00767183

Site Address:

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Aerial Map



TICOR TITLE COMPANY

Parcel ID: 00767183

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Salem, OR

Flood Map



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Parcel ID: 00767183

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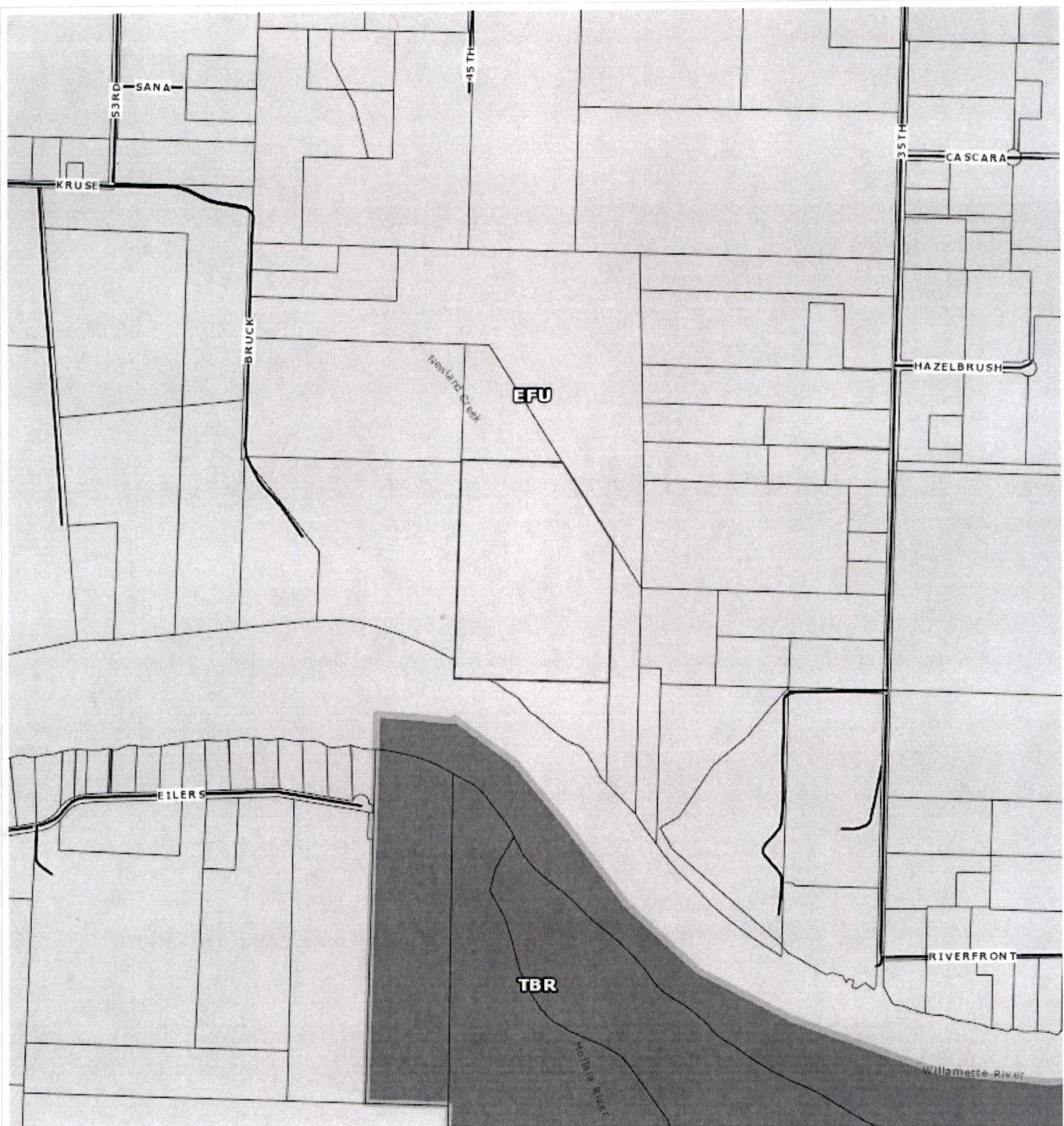
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Zoning Map



TICOR TITLE COMPANY

Parcel ID: 00767183

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Salem, OR



water

Parcel Information

Parcel #: 00767628

Tax Lot: 31E18 03500

Site Address:

OR 97070

Owner: Bruck, Dylan N

Owner2: Bruck, Annalisa K

Owner Address: 29500 SW Bruck Ln

Wilsonville OR 97070

Twn/Range/Section: 03S / 01E / 18

Parcel Size: 21.82 Acres (950,479 SqFt)

Plat/Subdivision:

Lot: 3500

Block:

Map Page/Grid: 715-J7

Census Tract/Block: 022702 / 3012

Waterfront:

Building Use:

Tax Information

Levy Code Area: 003-005

Levy Rate: 16.6125

Tax Year: 2024

Annual Tax: \$352.24

Exempt Description:

Legal

Section 18 Township 3S Range 1E TAX LOT 03500

Assessment Information

Market Value Land: \$1,157,061.00

Market Value Impr: \$0.00

Market Value Total: \$1,157,061.00

Assessed Value: \$21,203.00

Land

Cnty Land Use: 680 - Forest & Farm Land Only

Zoning: Clackamas Co.-EFU - Exclusive Farm Use District

Watershed: Abernethy Creek-Willamette River

Primary School: Boeckman Creek Primary School

High School: Wilsonville High School

Land Use Std: 8008 - Rural/Agricultural-Vacant Land

Neighborhood: Far West Association Of Neighbors

School District: 3J/23J - West Linn/Tigard-Tualatin

Middle School: Thomas R Fowler Middle School

Improvement

Year Built:

Stories:

Fin. SqFt:

Bedrooms:

Bathrooms:

Garage:

Exterior Wall Type:

Basement Fin. SqFt:

Fireplace:

Heat:

Roof Type-Cover:

Transfer Information

Rec. Date: 12/30/2024

Sale Price: \$1,500,000.00

Doc Num: 2025-000119

Doc Type: Deed

Owner: Dylan Bruck

Grantor:

Orig. Loan Amt:

Title Co:

Finance Type:

Loan Type:

Lender:

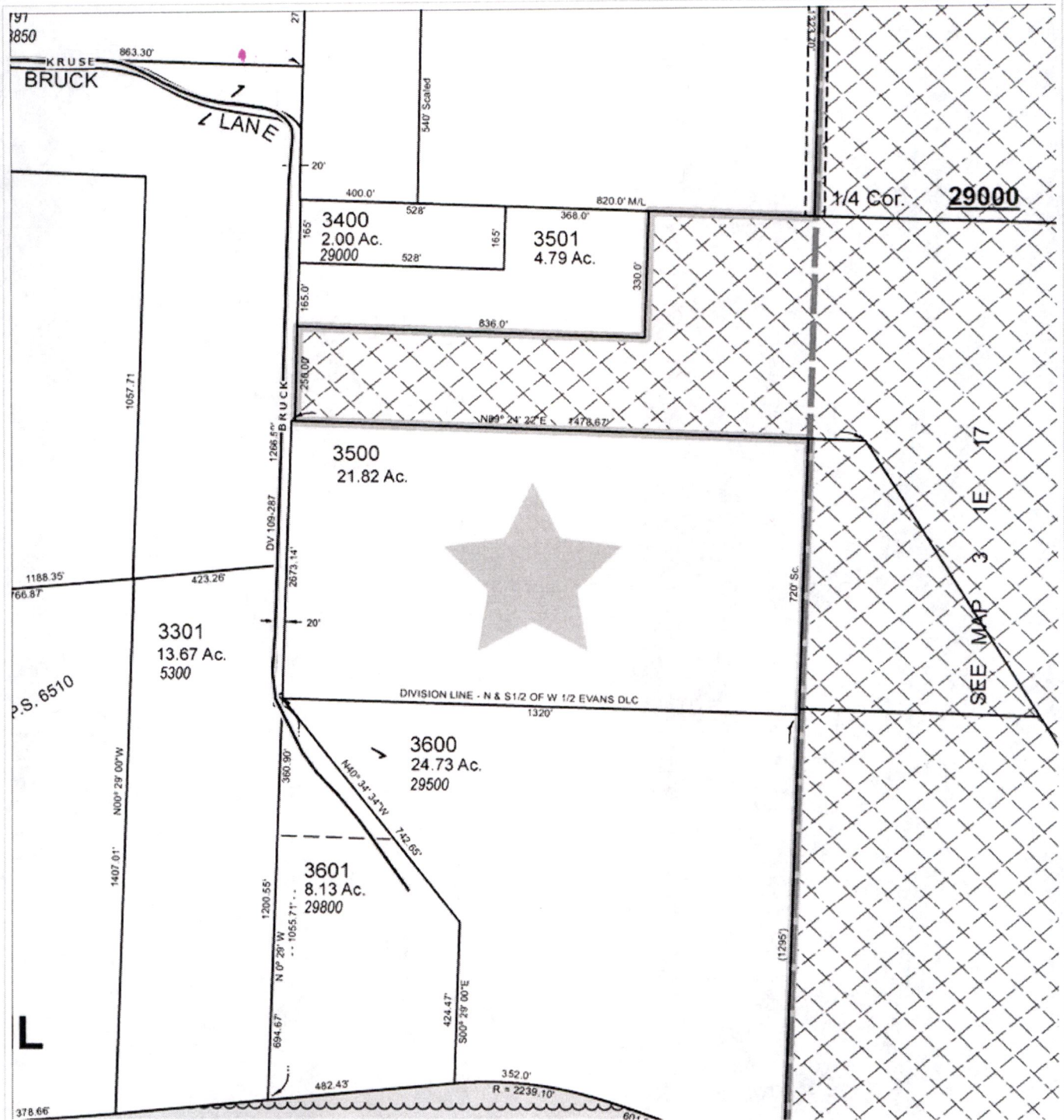
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Salem, OR

Assessor Map



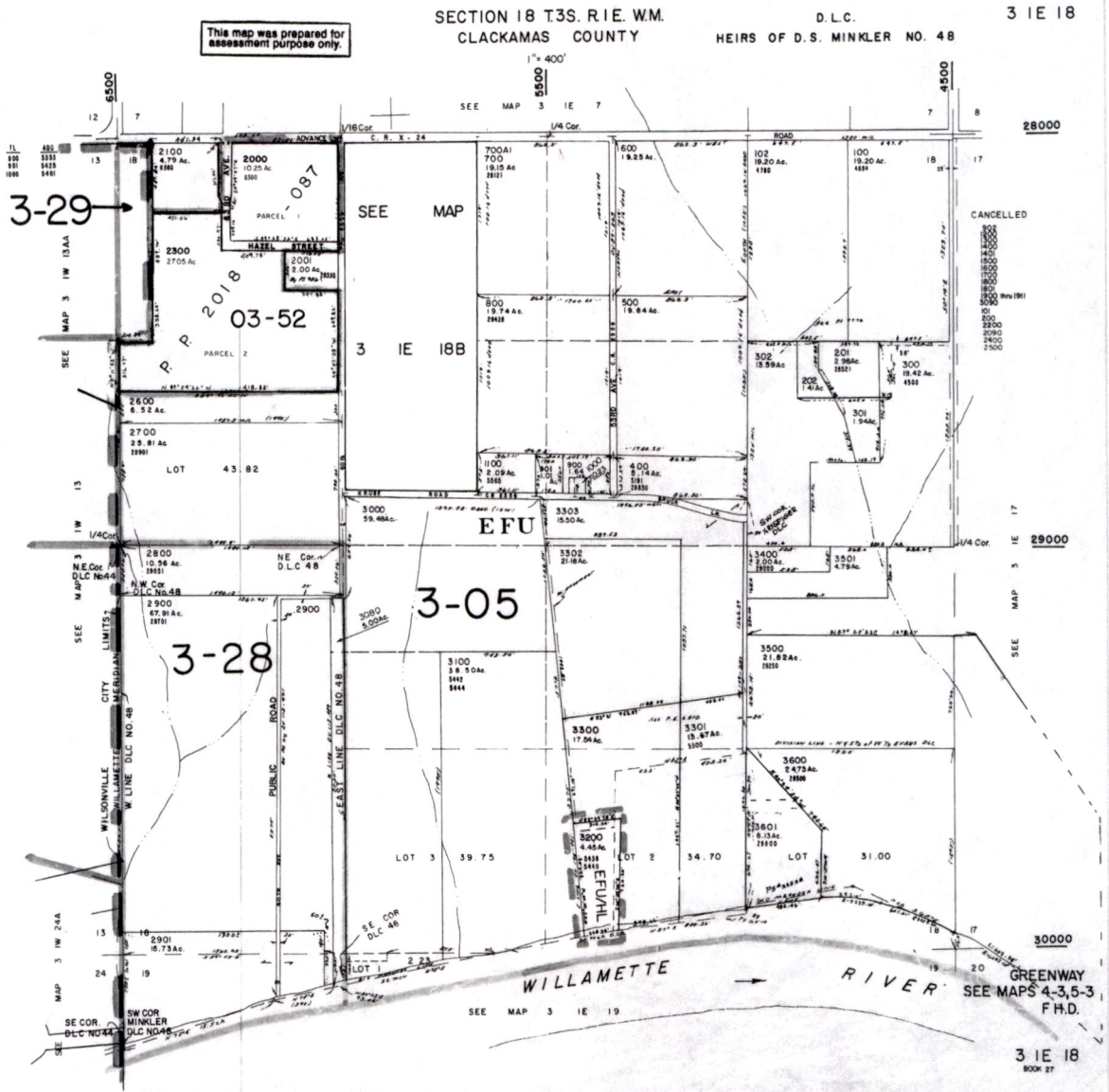
TICOR TITLE COMPANY

Parcel ID: 00767628

Site Address:

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Salem, OR



TICOR TITLE COMPANY

Parcel ID: 00767628

Site Address:

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Salem, OR

Aerial Map



TICOR TITLE COMPANY

Parcel ID: 00767628

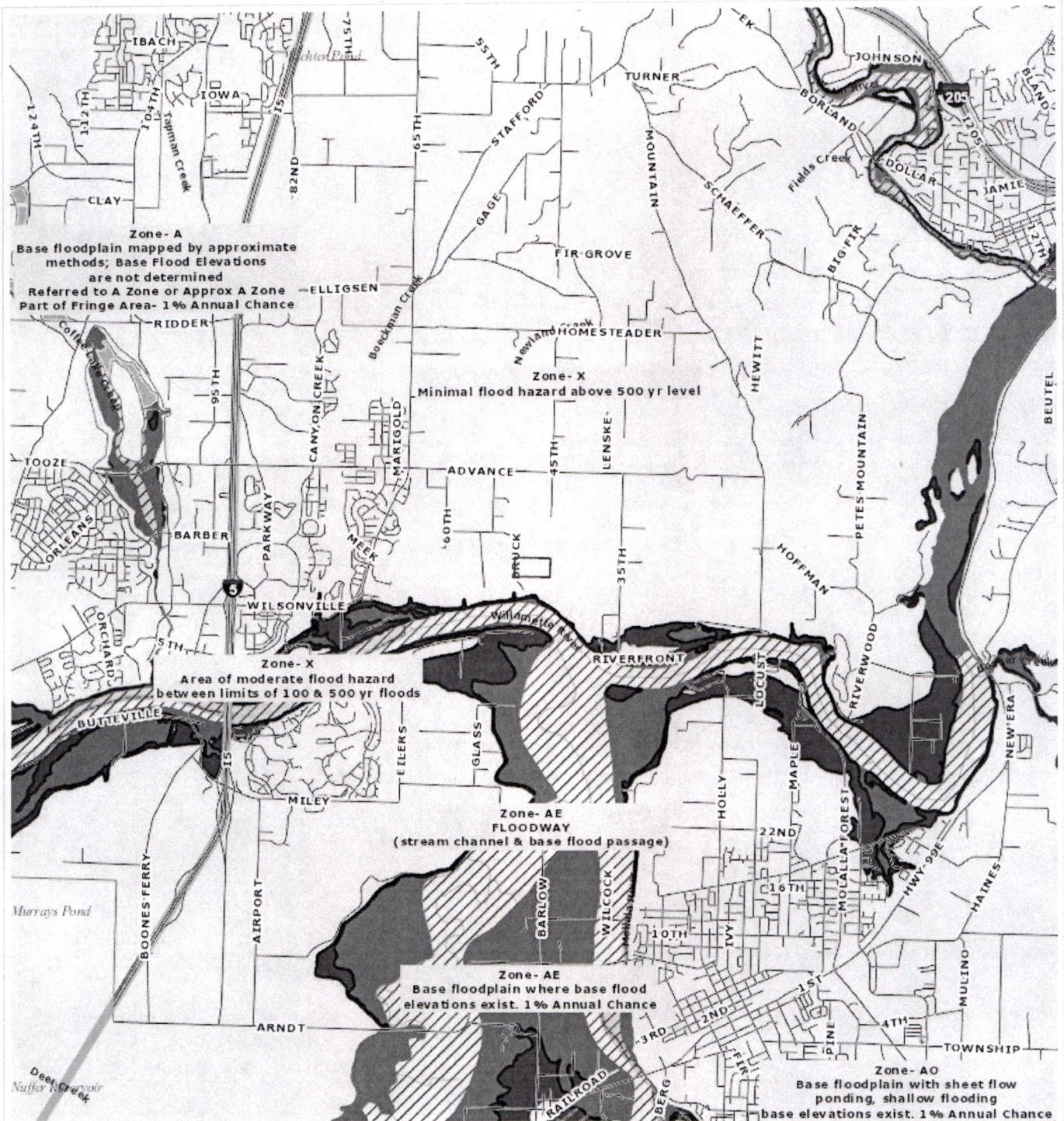
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Salem, OR

Flood Map



TICOR TITLE COMPANY

Parcel ID: 00767628

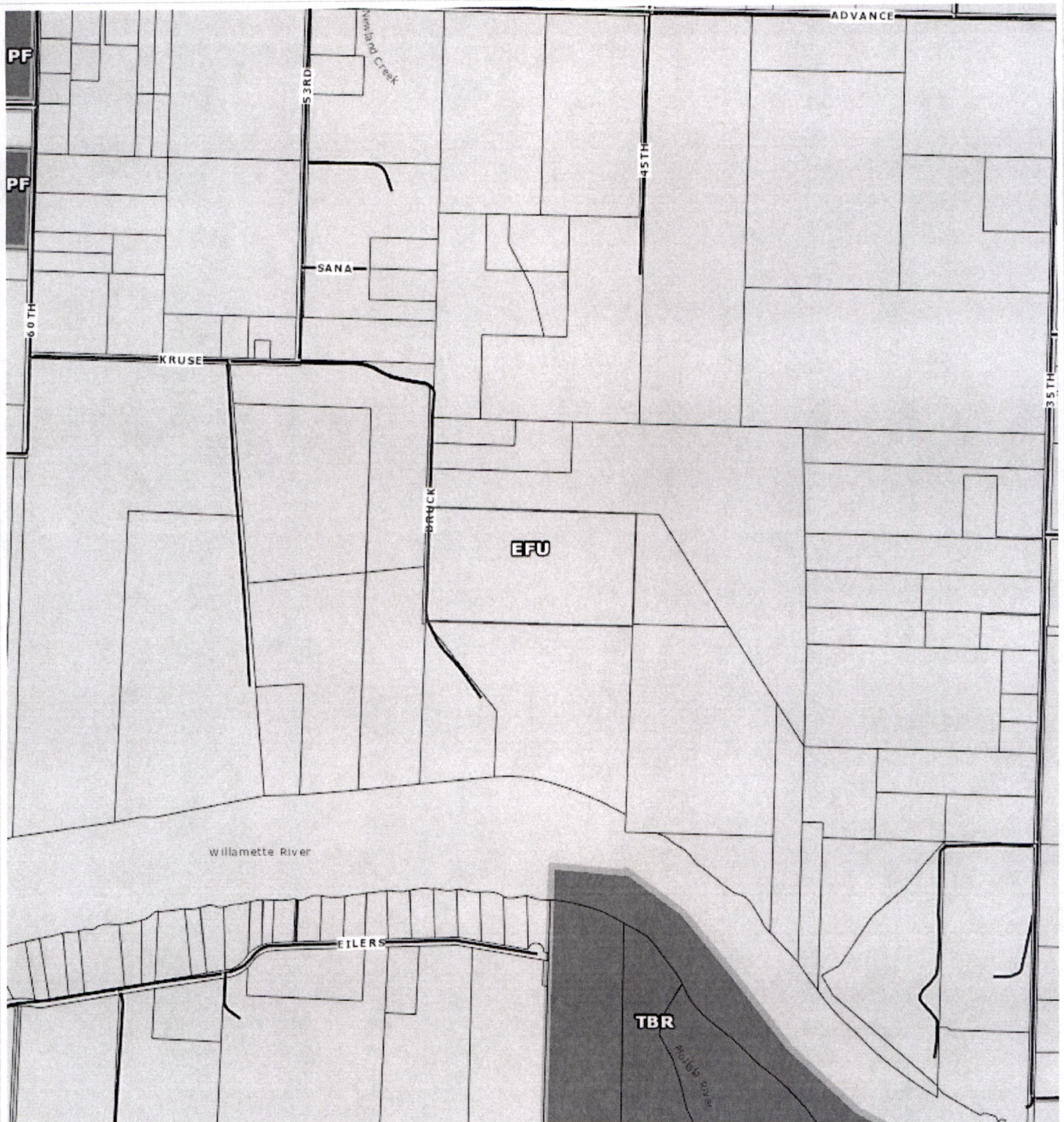
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Salem, OR

Zoning Map



TICOR TITLE COMPANY

Parcel ID: 00767628

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Salem, OR

*water***Parcel Information**

Parcel #: 00767646

Tax Lot: 31E18 03600

Site Address: 29500 SW Bruck Ln

Wilsonville OR 97070 - 9709

Owner: Bruck, Dylan N

Owner2: Bruck, Annalisa K

Owner Address: 29500 SW Bruck Ln

Wilsonville OR 97070 - 9709

Twn/Range/Section: 03S / 01E / 18

Parcel Size: 24.73 Acres (1,077,239 SqFt)

Plat/Subdivision:

Lot: 3600

Block:

Map Page/Grid: 715-J7

Census Tract/Block: 022702 / 3012

Waterfront: Willamette River

Building Use:

Tax Information

Levy Code Area: 003-005

Levy Rate: 16.6125

Tax Year: 2024

Annual Tax: \$4,011.16

Exempt Description:

Legal

Section 18 Township 3S Range 1E TAX LOT 03600

Assessment Information

Market Value Land: \$1,755,917.00

Market Value Impr: \$319,860.00

Market Value Total: \$2,075,777.00

Assessed Value: \$241,454.00

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Salem, OR

Land

Cnty Land Use: 681 - Forest & Farm Improved

Zoning: Clackamas Co.-EFU - Exclusive Farm Use District

Watershed: Abernethy Creek-Willamette River

Primary School: Boeckman Creek Primary School

High School: Wilsonville High School

Land Use Std: 1001 - Single Family Residential

Neighborhood: Far West Association Of Neighbors

School District: 3J/23J - West Linn/Tigard-Tualatin

Middle School: Thomas R Fowler Middle School

Improvement

Year Built: 1912

Stories: 1

Fin. SqFt: 1,814

Bedrooms: 4

Bathrooms: 2

Garage:

Exterior Wall Type: Wood Shingle

Basement Fin. SqFt:

Fireplace:

Heat: Forced air unit

Roof Type-Cover: Gable - Composition Shingle

Transfer Information

Rec. Date: 01/02/2025

Sale Price: \$1,500,000.00

Doc Num: 2025-000119

Doc Type: Special

Warranty Deed

Owner: Dylan N Bruck

Grantor: BRUCK VERNON

Orig. Loan Amt: \$1,500,000.00

Title Co: TICOR TITLE

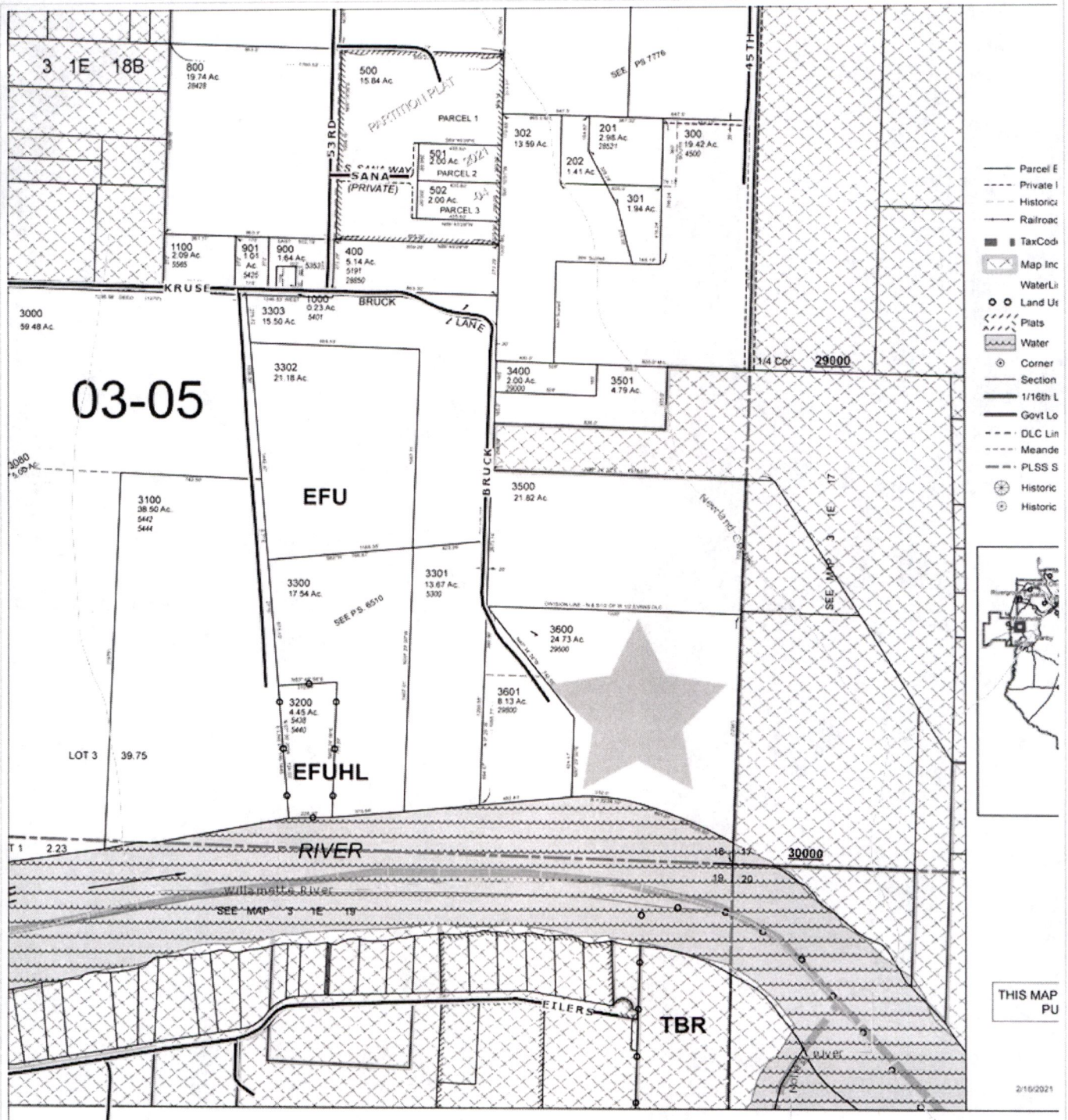
Finance Type:

Loan Type: Seller take-back

Lender: BRUCK VERNON

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Assessor Map



TICOR TITLE COMPANY

Parcel ID: 00767646

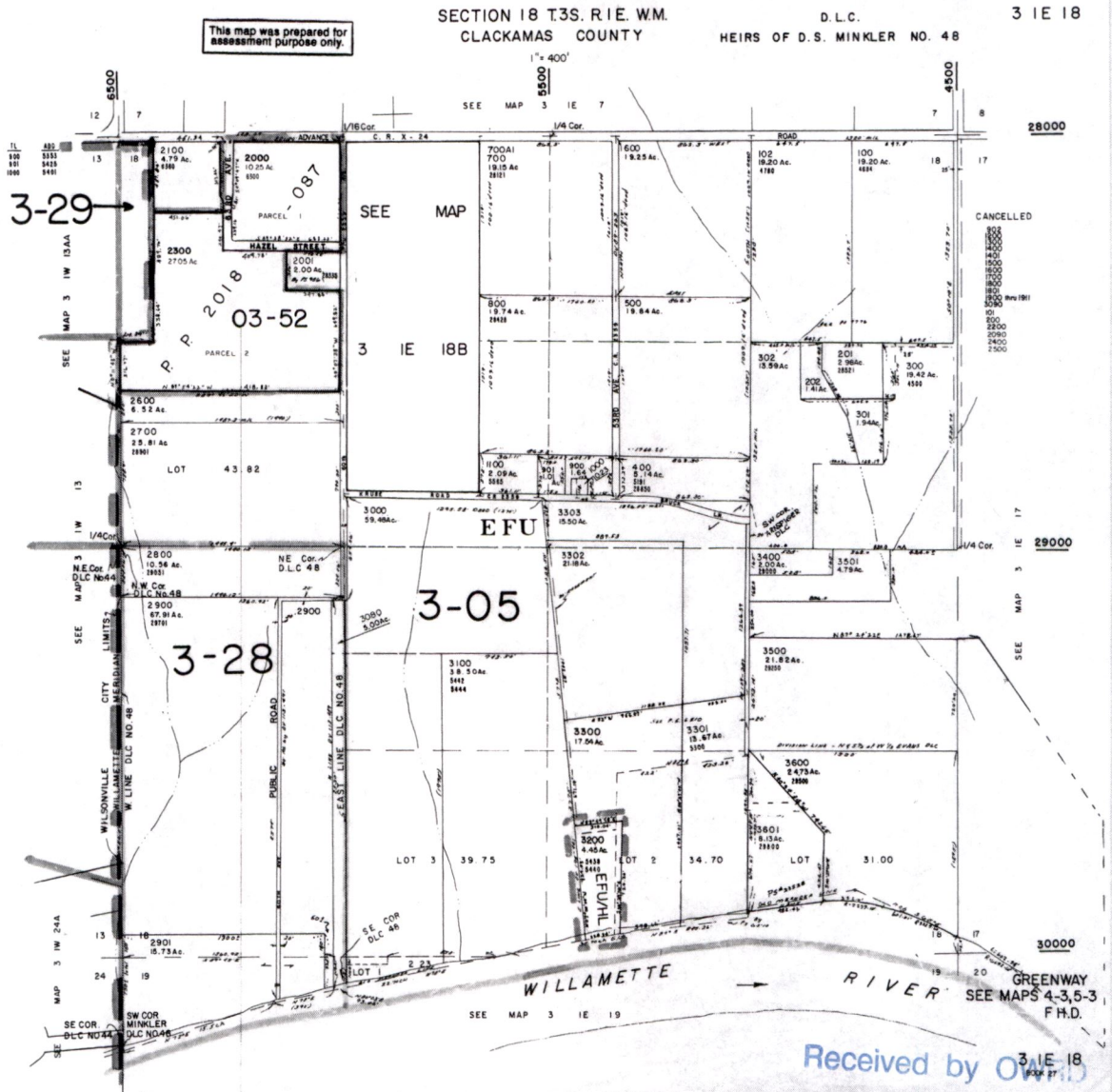
Site Address: 29500 SW Bruck Ln

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Salem, OR



Parcel ID: 00767646

Site Address: 29500 SW Bruck Ln

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Aerial Map



TICOR TITLE COMPANY

Parcel ID: 00767646

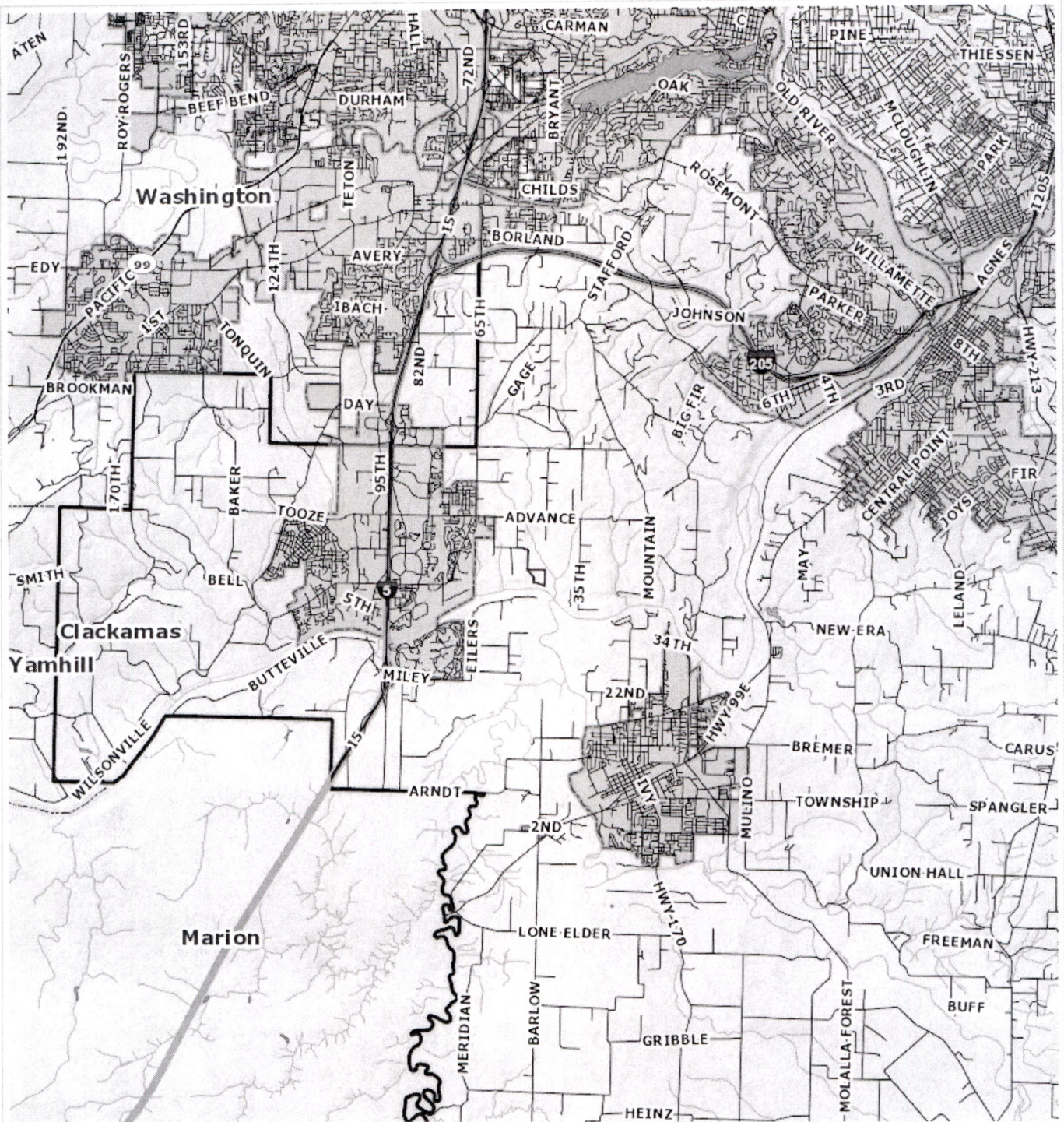
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Salem, OR

Flood Map



TICOR TITLE COMPANY

Parcel ID: 00767646

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