

Lease Agreement Number: 213

**STATE OF OREGON  
WATER RESOURCES DEPARTMENT**

**Short-Term Water Right Lease Agreement  
for  
Leases of Existing Water Rights for Instream Use**

This Lease Agreement is between:

**Lessor #1:**

Russell L. Olson  
7725 SE Booth Bend Road  
McMinnville, OR. 97128  
503-472-6591

The water right to be leased is located in YAMHILL County

**Trustee:**

Oregon Water Resources Department  
158 12<sup>th</sup> Street NE  
Salem OR 97301  
(503)378-8455

~I~

- 1.1 Lessor #1 is the owner, or authorized agent for owner (Exhibit A), of property highlighted in Exhibit B.
- 1.2 Lessor #2 is the (Check one) [If Agreement includes multiple lessors, complete same for each additional party.]:
  - Official representative of \_\_\_\_\_, the irrigation district which conveys water to the subject water rights.
  - Owner, or authorized agent for owner, of the storage facility which is the source of the subject water rights.
  - Another party with an interest in the subject water rights representing \_\_\_\_\_.
- 1.3 Exhibit C contains copies of all certificated, decreed or permitted rights attached to the property in Exhibit B. Those rights are listed below as follows:
  - Certificate No. 19906 Permit No 19063
  - Certificate No. 33664 Permit No 29698
  - Certificate No. 31313 Permit No 27346

Certificate No. 22036 Permit No 20325

- 1.4 Subject Water Rights.** Lessor proposes to lease all/a portion of the water rights listed in 1.3, above.

The right(s) to be leased are further described as follows:

Certificate No.: 19906

Priority date: December 6, 1949

Type of use: Irrigation

Place of use: S. Yamhill River Tributary of Yamhill River

(If original use is irrigation, include map of irrigated lands in Exhibit D.)

Number of acres, if for irrigation: 13.9 acres

Acre feet of storage:

Rate 0.174 cfs

Duty: 34.75

Season of Use: April 1<sup>st</sup> through September 30

Point(s) of Diversion (POD): SW ¼ SE ¼ as projected in the Richard Boothe DLC # 57, Section 27, T. 4 S., R. 4 W., W.M.,

Conditions or other limitations, if any:

Certificate No.: 33664

Priority date: May 27<sup>th</sup>, 1964 Type of use: Irrigation

Place of use: S. Yamhill River Tributary of Yamhill River

(If original use is irrigation, include map of irrigated lands in Exhibit D.)

Number of acres, if for irrigation: 28.8 acres

Acre feet of storage: \_\_\_\_\_

Rate 0.36 cfs

Duty 72.0 Acre feet

Season of Use: April 1<sup>st</sup> through September 30

Point(s) of Diversion (POD): SW ¼ SW ¼ as projected within the Johns DLC # 81, Section 26, T. 4 S., R. 4 W., W.M., Diversion point located 220 feet South and 3320 feet East from SW corner, DLC 81.

Conditions or other limitations, if any:

Certificate No.: 31313

Priority date April 19<sup>th</sup>, 1961

Type of use: Irrigation

Place of use: S. Yamhill River Tributary of Yamhill River

(If original use is irrigation, include map of irrigated lands in Exhibit D.)

Number of acres, if for irrigation: 21.0 acres

Acre feet of storage: \_\_\_\_\_

Rate 0.26 cfs

Duty: 52.5 Acre feet

Season of Use: April 1<sup>st</sup> through September 30

Point(s) of Diversion (POD): SW ¼ SWE ¼ as projected within the Issiah M. John DLC #81, Section 26, T. 4 S., R. 4 W., W.M.,  
 Conditions or other limitations, if any:

Certificate No.: 22036

Priority date: May 7<sup>th</sup>, 1951

Type of use: Irrigation

Place of use: S. Yamhill River Tributary of Yamhill River

(If original use is irrigation, include map of irrigated lands in Exhibit D.)

Number of acres, if for irrigation: 16.0 acres

Acre feet of storage: \_\_\_\_\_

Rate 0.20 cfs

Duty: 40.0 Acre feet

Season of Use: April 1<sup>st</sup> through September 30

Point(s) of Diversion (POD): SW ¼ SW ¼ as projected within the John DLC # 81, Section 27, T. 4 S., R. 4 W., W.M.,

Conditions or other limitations, if any:

**1.5 Validity of Rights.** Lessor #1 attests (mark one) that:

- the water has been used over the past five years according to the terms and conditions of the owner's water right certificate or
- that the water right is not subject to forfeiture under ORS 540.610.

**1.6 Lease.** All Lessors agree to lease the water rights listed in 1.4 for instream use for the term of this Agreement through Lessee to Trustee, the Oregon Water Resources Department, pursuant to the provisions of ORS 537.348(2) and OAR 690-077-0077.

**1.7 Suspension of original use.** During the period of the lease, the owner agrees to suspend use of water allowed under the subject water rights and under any water right that is supplemental to the subject water rights.

**1.8 Water use reporting.** The trustee agrees to fulfill legal obligations related to water use reporting.

~II~

**2.1 Public Use.** The public use served by the amount, timing and location of the instream use provided for under this lease is (Select one):

- Mitigation of a deficiency in the water supply for existing instream water right or minimum streamflow located \_\_\_\_\_.
- Mitigation of a deficiency in water supply identified in an application for an instream water right or needed in the State Scenic Waterway flow located \_\_\_\_\_.
- A specific use or need identified by DEQ, Parks or ODFW and further described in Exhibit E.

- Provided by evidence contained in Exhibit E, such as a signed statement by Lessee, or other party, explaining how the lease would benefit recreation, scenic attraction, aquatic and fish life, wildlife habitat and ecological values, pollution abatement, navigation or other public uses.

**2.2 Instream use created by lease.** The instream use to be created is described as follows:

All of Certificate # 19906

S. Yamhill River/Creek

Tributary to Yamhill River in the Willamette River Basin.

[Identify applicable points or reaches of instream use by river mile, description or map.]

Priority date: December 6, 1949

Use: Described in Section 2.1, above

Number of acres, if for irrigation: 13.9

Total volume: 34.75 Acre Feet

Rate in cfs: 0.174 cfs

Period of use: Irrigation Season

Conditions to prevent injury, if any: Flows will be protected from POD to McMinnville bypass at Hwy 18.

All of Certificate # 33664

S. Yamhill River/Creek

Tributary to Yamhill River in the Willamette River Basin.

[Identify applicable points or reaches of instream use by river mile, description or map.]

Priority date: May 27<sup>th</sup>, 1964

Use: Described in Section 2.1, above

Number of acres, if for irrigation: 28.8

Total volume: 72.0 Acre Feet

Rate in cfs: 0.36cfs

Period of use: Irrigation Season

Conditions to prevent injury, if any: Flows will be protected from POD to McMinnville bypass at Hwy 18.

All of Certificate # 31313

S. Yamhill River/Creek

Tributary to Yamhill River in the Willamette River Basin.

[Identify applicable points or reaches of instream use by river mile, description or map.]

Priority date: April 19<sup>th</sup>, 1961

Use: Described in Section 2.1, above

Number of acres, if for irrigation: 21.0

Total volume: 52.5 Acre Feet

Rate in cfs: 0.26 cfs

Period of use: Irrigation Season

Conditions to prevent injury, if any: Flows will be protected from POD to McMinnville bypass at Hwy 18.

All of Certificate # 22036

S. Yamhill River/Creek

Tributary to Yamhill River in the Willamette River Basin.

[Identify applicable points or reaches of instream use by river mile, description or map.]

Priority date: May 7<sup>th</sup>, 1951

Use: Described in Section 2.1, above

Number of acres, if for irrigation: 16.0

Total volume: 40.0 Acre Feet

Rate in cfs: 0.20cfs

Period of use: Irrigation Season

Conditions to prevent injury, if any: Flows will be protected from POD to McMinnville bypass at Hwy 18.

- 2.3 Term of lease.** This Lease shall commence on April 1<sup>st</sup>, 2001 (not before execution by the parties) and continue through September 30<sup>th</sup>, 2001. *183 days.*
- 2.4 Compensation.** The Lessor has agreed to lease subject water right for the sum of \$1.00, or other valuable considerations and for the benefit of the state of Oregon.
- 2.5 Flow protection.** The Trustee will regulate use of water from the source, subject to prior appropriation and the agency enforcement guidance, to assure the water is delivered to the point of diversion, and through the reach past junior downstream users, so long as flow is sufficient to meet the demand under priority date of the new instream use (see section 2.2). No party is required to continuously measure the flow of the waterway described in Section 2.2.

### Optional Provisions

- 2.6 Additional monitoring.** Lessor/Lessee intends to manage and participate in the protection of the instream use by: (Describe plans)
- 2.7 Modification or termination provisions.** (Describe any such provisions)

~III~

- 3 Watermaster review.** By signature below, the watermaster for the district where the subject water right is located verifies that:
- 3.1** Lessor #1 is currently entitled to appropriate water under the water rights described in Section 1.4.

- 3.2 A suitable control ~~is~~ will be in place so that WRD staff may regulate use of water under the subject right to ensure water is not diverted or applied on lands to which subject right is attached
- 3.3 Allocation of water to the new instream use described in Section 2.2 during the term of this lease is not reasonably expected to cause injury to other rights to use water from the same source.
- 3.4 Necessary conditions to the proposed instream use: (Describe, if any)

District # 16 Watermaster William Ferber  
 158 NE 12<sup>th</sup> Street  
 Salem, OR. 97301

Watermaster: William Ferber Date: 8.2.2001

~IV~

The Undersigned Lessor/s, Lessee and Trustee declare that, to the best of their knowledge and belief, the information contained in this lease is true, correct and complete.

Lessor #1: Russell L Olson Date: 7/18/01

Lessor #2: \_\_\_\_\_ Date: \_\_\_\_\_

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

So ordered by Trustee: John J. [Signature] Date: 8/30/2001

Exhibits:

- Exhibit A: Copy of Property Deed/Power of Attorney Documentation (if needed)
- Exhibit B: Tax Lot Map of Lessor's property
- Exhibit C: Copies of certificates, permits and decreed rights to be leased

Other Exhibits As Needed:

- Exhibit D: Detailed map illustrating lands under subject rights to be leased
- Exhibit E: Identification of public use to be served by instream use
- Exhibit F, etc: Information related to Optional Provisions, such as Additional Monitoring or Modifications or Termination of lease