



State of Oregon  
Water Resources Department  
725 Summer Street NE, Suite "A"  
Salem, Oregon 97301-1271  
(503) 986-0900

# Application for Short-Term Instream Lease

A summary of review criteria and procedures that are generally applicable to these applications is available at [www.wrd.state.or.us/OWRD/PUBS/forms.shtml](http://www.wrd.state.or.us/OWRD/PUBS/forms.shtml).

## Pursuant to ORS 537.348(2) and OAR 690-077-0077

Optional Identification by Lessor/Lessee: \_\_\_\_\_  
Lease Agreement Number (assigned by WRD): \_\_\_\_\_

This Lease Agreement is between:

**Lessor #1:**

(Name) Wilow Farms c/o Mark Zoller  
(Mailing address) 415 E. Mill Plain BLVD  
(City, State, Zip Code) Vancouver, WA 98685  
(Telephone number) (360)693-6167  
(Email address) Mark@mhzoller.com

**Lessor #2, 3, etc.**

\_\_\_\_\_

The water right to be leased is located in Morrow County.

**Lessee (if different than Oregon Water Resources Department):**

(Name) Not Applicable  
(Mailing address) \_\_\_\_\_  
(City, State, Zip Code) \_\_\_\_\_  
(Telephone number) \_\_\_\_\_  
(Email address) \_\_\_\_\_

**Trustee:**

Oregon Water Resources Department  
725 Summer Street N.E., Suite "A"  
Salem, OR 97301-1266  
(503) 986-0900

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## ~I~ Ownership and Water Right Information

1.1 Lessor #1 is the owner, or authorized agent for owner of property located at: Township 2 N, Range 23 E, Section s 7, 8, 17, & 20 and Tax Lot number s1201, 1400, 1401, & 1602. If the water right appurtenant to these lands is also appurtenant to lands owned by others, then Attachment 1, (tax lot map of lessor's property) needs to be included.

1.2 Lessor #2 is the (Check one):

Not applicable

Official representative of \_\_\_\_\_, the irrigation district which conveys water to the subject water rights.

Another party with an interest in the subject water rights representing \_\_\_\_\_.

- 1.3 For the lands being leased, list all water rights appurtenant to the lessor's property. Indicate if there are any supplemental or overlying rights.

Certificate No. s 53377, 53378, 53379, 76582, 76583, 76075, 83342, 83341, 83339, 83340.  
All supplemental ground water rights will not be leased instream

- 1.4 Are some or all of the lands being leased part of a Conservation Reserve Enhancement Program.  Yes  No

1.5 **Water Rights Proposed to be Leased Instream.**

The first right to be leased in Section 1.3 is further described as follows:

Certificate No.: 53377

Priority date: 1897 Type of use: Irrigation

Legal Season of Use: All year

Is the entire water right certificate being leased?  Yes  No

If no, list the acres of the subject water right by legal description of township, range, section, and ¼ ¼ which will be dried up as part of this lease, and include a map (Attachment 2) showing the lands which will not receive water.

Place of use: T 2 N, R 23 E, Section 8, SE¼ SW¼ - 3.30 acres to be leased

Enter additional places of use here, using format above:

\_\_\_\_\_

Page N/A (Identify page number of certificate, if certificate is greater than 10 pages.)

Number of acres being leased, if for irrigation: 3.3

Acre-feet of storage, if applicable: N/A

Maximum rate associated with the right to be leased (cfs): .056

(Use additional lines if there is more than one rate associated with the water right.)

Maximum duty associated with the right to be leased (ac-ft): \_\_\_\_\_

(Use additional lines if there is more than one duty associated with the water right.)

Conditions or other limitations, if any: \_\_\_\_\_

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If you need to enter another leased right, please use the additional water rights form.

- 1.6 **Validity of rights.** Lessor(s) 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 as an instream water right or

the water has not been used over the past five years according to the terms and conditions of the owner's water right certificate, however the water right is not subject to forfeiture under ORS 540.610(2)(  )(include necessary supporting documentation as Attachment 3).

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**~II~ Instream Water Right Information**

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- 2.1 **Public use.** This lease will increase streamflows which will benefit:

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Conservation, maintenance and enhancement of aquatic and fish life, wildlife, and fish and wildlife habitat

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- Pollution abatement
- Recreation and scenic attraction

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

Willow Creek

Tributary to Columbia River in the Umatilla Basin Basin.

Describe the point of diversion (POD) and any associated reach(es) of the instream use being created. If possible list the reach by river mile. If no reach is identified, and there is only one POD listed on the certificate, the lease may be processed to be protected at the POD. (If more than one POD is listed on the certificate, then the POD and any associated reach(es) must be identified): Ewing Ditch P.O.D. NE 1/4 NE 1/4, Section 20, T2N, R23E, WM located in the NE 1/4 NE Section 20: Addition P.O.D. NE 1/4 NE 1/4, Section 7, T2N R23E, WM Located 930 ft South and 470 ft West from the NE Corner Section 7.

Maximum volume in acre-feet: N/A

Rate in cfs: 0.056

(Use the section below to indicate a more restrictive period of use than allowed by the water right)

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**Conditions to prevent injury, if any:**

- None
- The instream flow will be allocated on a daily average basis up to the described rate from \_\_\_\_\_ through \_\_\_\_\_.
- Other (describe): \_\_\_\_\_

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If you need to enter more instream uses, please use the additional water rights form.

2.3 **Term of lease.** This lease shall terminate on January 1, 2012.

2.4 **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). As part of regulation activities the watermaster or a designee has access to the point of diversion and place of use for the water rights involved in this lease. No party is required to continuously measure the flow of the waterway described in Section 2.2.

**~III~ Other Information**

3.1 **Accuracy.** 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. If after the lease is signed, any information is determined to be false, the lease may be modified or terminated. This lease only exercises the water rights being leased; for the term of the lease; it shall not be construed to overcome any claim that the water right may otherwise be subject to forfeiture for nonuse pursuant to ORS 540.610 during the period of time prior to the execution of the lease.

3.2 **Lease.** All Lessors agree to lease the water rights listed in Section(s) 1.5 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.

- 3.3 Precedent.** If a right which has been leased is later proposed to be leased again or transferred to an instream use under ORS 537.348 and OAR 690-077- 0070 or OAR 690-077-0075 a new injury review shall be required, and a prior short term lease shall not set a precedent for the amount of water to be leased or transferred instream.
- 3.4 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.
- 3.5 Termination provision.**  
 For multiyear leases, lessor *shall* have the option of terminating the lease each year, prior to the lease being exercised (Jan 1st), with 30 day written notice to the Department.  
 For multiyear leases, lessor *shall not* have the option of terminating the lease each year, prior to the lease being exercised, with written notice to the Department.
- 3.6 Modification to prevent injury.** Allocation of water to the 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. If injury is found after this lease is signed, the lease may be modified or terminated to prevent injury.
- 3.7 Fees.** Effective October 1, 2003, pursuant to ORS 536.050 (1)(v) (2003 SB 820), the following fee is included:  
 \$200 for an application with four or more landowners or four or more water rights.  
 \$100 for all other applications.

Lessor #1:  Date: 1/29/09

For additional Lessors, type in space for signature and date

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

Other Attachments as Needed:

- Attachment 1: Tax Lot Map of Lessor's Property (required if landowner is not the sole landowner to lands for which the subject water rights are appurtenant)
- Attachment 2: Detailed map illustrating lands under subject rights to be leased (required if only part of a right is being leased instream).
- Attachment 3: Supporting documentation indicating why a right is valid and not subject to forfeiture even though the right has not been exercised for five or more consecutive years (required if the second box in Section 1.6 is checked)
- Attachment 4: Split Season Instream Use Form

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# Additional Water Right Form Standard Application for Short-Term Instream Lease

*A summary of review criteria and procedures that are generally applicable to these applications is available at [www.wrd.state.or.us/publication/reports/index.shtml](http://www.wrd.state.or.us/publication/reports/index.shtml).*

## ~I~ Ownership and Water Right Information

**Section 1.5 continued from Standard Application for Short-Term Instream Lease.**

**Subject Water Rights.** Lessor proposes to lease the water rights listed in 1.3.

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

Certificate No.: 76075

Priority date: 1892 & 1906 Type of use: Irrigation

Legal Season of Use (if not listed on the certificate): All Year

Is the entire water right certificate being leased?  Yes  No

If no, list the acres to be leased by legal description of township, range, section, and 1/4 1/4, which will be dried up as part of this lease. Include a map (Attachment 3) showing the lands that will not receive water.

Place of use: T      N, R      E, Section     ,      1/4      1/4 -      acres to be leased

Enter additional places of use here, using format above:

NE 1/4 NE 1/4 20.5 Acres (1906)

SE 1/4 NE 1/4 18.23 Acres (1906)

SE 1/4 NE 1/4 2.27 Acres (1892)

NE 1/4 SE 1/4 9.50 Acres (1892)

SE 1/4 SE 1/4 3.70 Acres (1892)

Section 7

T2N, R23E, WM

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Page 0 (Identify page number of certificate, if certificate is greater than 10 pages.)

Number of acres, if for irrigation: 38.73 (1906) & 15.47 (1892)

Acre-feet of storage, if applicable: N/A

Rate associated with leased rights (cfs): 0.26 cfs (1892) & 0.65 cfs (1906)

(Use additional lines if there is more than one rate associated with the water right.)

Duty associated with leased rights (AF): N/A

(Use additional lines if there is more than one duty associated with the water right.)

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Conditions or other limitations, if any: N/A

## ~II~ Instream Water Right Information

**Section 2.2 continued from Standard Application for Short-Term Instream Lease.**

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

Willow Creek Creek

Tributary to Columbia River in the Umatilla Basin.

Describe the point of diversion and any associated reach(es) of the instream use being created. If possible list the reach by river mile, if no reach is identified, the lease may be processed to be protected at the point of diversion): NE 1/4 NE 1/4, SE 1/4 NE 1/4, NE 1/4 SE 1/4, Section 7, T2N, R23E, WM; 1-950 ft South and 550 ft West; 2- 2335 South and 175 ft West; 3- 3605 ft South and 415 West; all from the NE Corner Section 7.

Total volume in acre-feet: N/A \_\_\_\_\_

Rate in cfs: 0.26 cfs (1892) & 0.65 cfs (1906) \_\_\_\_\_

**Conditions to prevent injury, if any:**

- None
- The instream flow will be allocated on a daily average basis up to the described rate from Jan 1st \_\_\_\_\_ through Dec. 31st \_\_\_\_\_.
- Other (describe): \_\_\_\_\_

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# Additional Water Right Form Standard Application for Short-Term Instream Lease

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## ~I~ Ownership and Water Right Information

### Section 1.5 continued from Standard Application for Short-Term Instream Lease.

**Subject Water Rights.** Lessor proposes to lease the water rights listed in 1.3.

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

Certificate No.: 53379

Priority date: 1875 Type of use: Irrigation

Legal Season of Use (if not listed on the certificate): All Year

Is the entire water right certificate being leased?  Yes  No

If no, list the acres to be leased by legal description of township, range, section, and 1/4 1/4, which will be dried up as part of this lease. Include a map (Attachment 3) showing the lands that will not receive water.

Place of use: T      N, R      W, Section     ,      1/4      1/4 -      acres to be leased

Enter additional places of use here, using format above:

SW 1/4 SW 1/4 7.4 Acres

Section 8

NW 1/4 NW 1/4 1.7 Acres

Section 17

T2N, R23E, WM

Page 0 (Identify page number of certificate, if certificate is greater than 10 pages.)

Number of acres, if for irrigation: 9.1

Acre-feet of storage, if applicable: N/A

Rate associated with leased rights (cfs): 0.15 cfs.

(Use additional lines if there is more than one rate associated with the water right.)

Duty associated with leased rights (AF): N/A

(Use additional lines if there is more than one duty associated with the water right.)

Conditions or other limitations, if any: N/A

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## ~II~ Instream Water Right Information

### Section 2.2 continued from Standard Application for Short-Term Instream Lease

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

Willow Creek Creek

Tributary to Columbia River in the Umatilla Basin.

Describe the point of diversion and any associated reach(es) of the instream use being created. If possible list the reach by river mile, if no reach is identified, the lease may be processed to be protected at the point of diversion): NE 1/4 NE 1/4, Section 20 (Ewing Ditch); NE 1/4 SE 1/4, Section 29 (Highline Ditch); NE 1/4 NE 1/4, Section 7(Addition Point of Diversion), T2N, R23E, WM; Ewing Ditch-1160 ft South and 1000 ft West from the NE Corner Section 20; Highline Ditch- 3800 ft South and 40 ft West from the NE Corner Section 29; Additional Point of Diversion- 930 ft South and 470 West; all from the NE Corner Section 7, T2N, R23E, WM.





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~I~ Ownership and Water Right Information

Section 1.5 continued from Standard Application for Short-Term Instream Lease.

Subject Water Rights. Lessor proposes to lease the water rights listed in 1.3.

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

Certificate No.: 76583, Supplemental Permit G-2702 Cert.83339

Priority date: 1894 Type of use: Irrigation

Legal Season of Use (if not listed on the certificate): All Year

Is the entire water right certificate being leased? [ ] Yes [X] No

If no, list the acres to be leased by legal description of township, range, section, and 1/4 1/4, which will be dried up as part of this lease. Include a map (Attachment 3) showing the lands that will not receive water.

Place of use: T N, R W, Section, 1/4 1/4 - acres to be leased

Enter additional places of use here, using format above:

NW 1/4 SE 1/4 5.60 Acres

SW 1/4 SE 1/4 2.70 Acres

Section 17

T2N, R23E, WM

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Number of acres, if for irrigation: 8.3

Acre-feet of storage, if applicable: N/A

Rate associated with leased rights (cfs): 0.14 cfs

(Use additional lines if there is more than one rate associated with the water right.)

Duty associated with leased rights (AF): N/A

(Use additional lines if there is more than one duty associated with the water right.)

Conditions or other limitations, if any: N/A

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~II~ Instream Water Right Information

Section 2.2 continued from Standard Application for Short-Term Instream Lease.

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

Willow Creek Creek

Tributary to Columbia River in the Umatilla Basin.

Describe the point of diversion and any associated reach(es) of the instream use being created. If possible list the reach by river mile, if no reach is identified, the lease may be processed to be protected at the point of diversion): SE 1/4 NE 1/4, Section 20, T2N, R23E, WM; 1756ft South and 1115 ft West, from the NE Corner Section 20.

Total volume in acre-feet: N/A

Rate in cfs: 0.14 cfs

Conditions to prevent injury, if any:

- None
- The instream flow will be allocated on a daily average basis up to the described rate from  
Jan 1st \_\_\_\_\_ through Dec. 31st \_\_\_\_\_.
- Other (describe): \_\_\_\_\_

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~I~ Ownership and Water Right Information

Section 1.5 continued from Standard Application for Short-Term Instream Lease.

Subject Water Rights. Lessor proposes to lease the water rights listed in 1.3.

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

Certificate No.: 76583

Priority date: 1894 Type of use: Irrigation

Legal Season of Use (if not listed on the certificate): All Year

Is the entire water right certificate being leased? [ ] Yes [X] No

If no, list the acres to be leased by legal description of township, range, section, and 1/4 1/4, which will be dried up as part of this lease. Include a map (Attachment 3) showing the lands that will not receive water.

Place of use: T N, R W, Section, 1/4 1/4 - acres to be leased

Enter additional places of use here, using format above:

SW1/4 SE 1/4 1.1 Acres

Section 17

NE 1/4 NE 1/4 3.1 Acres

NW1/4 NE 1/4 1.2 Acres

Section 20

T2N, R23E, WM

Page 0 (Identify page number of certificate, if certificate is greater than 10 pages.)

Number of acres, if for irrigation: 5.4

Acre-feet of storage, if applicable: N/A

Rate associated with leased rights (cfs): 0.090 cfs

(Use additional lines if there is more than one rate associated with the water right.)

Duty associated with leased rights (AF): N/A

(Use additional lines if there is more than one duty associated with the water right.)

Conditions or other limitations, if any: N/A

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~II~ Instream Water Right Information

Section 2.2 continued from Standard Application for Short-Term Instream Lease.

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

Willow Creek Creek

Tributary to Columbia River in the Umatilla Basin.

Describe the point of diversion and any associated reach(es) of the instream use being created. If possible list the reach by river mile, if no reach is identified, the lease may be processed to be protected at the point of diversion): SE 1/4 NE 1/4, Section 20, T2N, R23E, WM; 1756ft South and 1115 ft West, from the NE Corner Section 20.

Total volume in acre-feet: N/A





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## ~I~ Ownership and Water Right Information

**Section 1.5 continued from Standard Application for Short-Term Instream Lease.**

**Subject Water Rights.** Lessor proposes to lease the water rights listed in 1.3.

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

Certificate No.: 53378

Priority date: 1892 & 1906 Type of use: Irrigation

Legal Season of Use (if not listed on the certificate): All Year

Is the entire water right certificate being leased?  Yes  No

If no, list the acres to be leased by legal description of township, range, section, and 1/4 1/4, which will be dried up as part of this lease. Include a map (Attachment 3) showing the lands that will not receive water.

Place of use: T      N, R      W, Section     ,      1/4      1/4 -      acres to be leased

Enter additional places of use here, using format above:

NW 1/4 NE 1/4 0.2 Acres (1906)

SW 1/4 NE 1/4 7.0 Acres (1892)

NE 1/4 NW 1/4 5.7 Acres (1892)

Section 17

T2N, R23E, WM

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Number of acres, if for irrigation: 12.7 ac (1892) & 0.2 ac (1906)

Acre-feet of storage, if applicable: N/A

Rate associated with leased rights (cfs): 0.21 cfs (1982) & .01 cfs (1906)

(Use additional lines if there is more than one rate associated with the water right.)

Duty associated with leased rights (AF): N/A

(Use additional lines if there is more than one duty associated with the water right.)

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Conditions or other limitations, if any: N/A

## ~II~ Instream Water Right Information

**Section 2.2 continued from Standard Application for Short-Term Instream Lease.**

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

Willow Creek Creek

Tributary to Columbia River in the Umatilla Basin.

Describe the point of diversion and any associated reach(es) of the instream use being created. If possible list the reach by river mile, if no reach is identified, the lease may be processed to be protected at the point of diversion): NE 1/4 NE 1/4, Section 20; NE 1/4 SE 1/4, Section 29; SW 1/4 NE 1/4, Section 17; NE 1/4 SE 1/4, Section 7; NE 1/4 NE 1/4, Section 7 (Additional Point of Diversion), T2N, R23E, WM; 1160 ft South and 1000 ft West from NE Corner, Section 20; 3800 South and 40 ft West from NE Corner, Section 29; 2600 ft South and 1980 ft West from the NE Corner, Section 17; 2920 ft South and 560 ft West from NE Corner, Section 7; 930 ft South and 450 ft West from NE Corner, Section 7, T2N R23E, WM

Total volume in acre-feet: N/A

Rate in cfs: 0.21 cfs (1892) & 0.01 cfs (1906)

**Conditions to prevent injury, if any:**

- None
- The instream flow will be allocated on a daily average basis up to the described rate from Jan 1st through Dec. 31st.
- Other (describe): \_\_\_\_\_

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~I~ Ownership and Water Right Information

Section 1.5 continued from Standard Application for Short-Term Instream Lease.

Subject Water Rights. Lessor proposes to lease the water rights listed in 1.3.

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

Certificate No.: 76582

Priority date: 1903 Type of use: Irrigation

Legal Season of Use (if not listed on the certificate): All Year

Is the entire water right certificate being leased? [ ] Yes [X] No

If no, list the acres to be leased by legal description of township, range, section, and 1/4 1/4, which will be dried up as part of this lease. Include a map (Attachment 3) showing the lands that will not receive water.

Place of use: T N, R W, Section , 1/4 1/4 - acres to be leased

Enter additional places of use here, using format above:

SE 1/4 NE 1/4 1.4 Acres

NE 1/4 SE 1/4 0.7 Acres

Section 20

T2N, R23E, WM

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Number of acres, if for irrigation: 2.1

Acre-feet of storage, if applicable: N/A

Rate associated with leased rights (cfs): 0.04 cfs

(Use additional lines if there is more than one rate associated with the water right.)

Duty associated with leased rights (AF): N/A

(Use additional lines if there is more than one duty associated with the water right.)

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Conditions or other limitations, if any: N/A

~II~ Instream Water Right Information

Section 2.2 continued from Standard Application for Short-Term Instream Lease.

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

Willow Creek Creek

Tributary to Columbia River in the Umatilla Basin.

Describe the point of diversion and any associated reach(es) of the instream use being created. If possible list the reach by river mile, if no reach is identified, the lease may be processed to be protected at the point of diversion): SE 1/4 NE 1/4 , Section 20, T2N, R23E, WM; 1756ft South and 1115 ft West, from the NE Corner Section 20.

Total volume in acre-feet: N/A

Rate in cfs: 0.04 cfs

Conditions to prevent injury, if any:

- None
- The instream flow will be allocated on a daily average basis up to the described rate from Jan 1st through Dec. 31st.
- Other (describe): \_\_\_\_\_

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