Application for a Permit to Use

For Department Use: App. Number: _____

Surface Water



Oregon Water Resources Department 725 Summer Street NE, Suite A Salem, Oregon 97301-1266 503-986-0900

www.oregon.gov/OWRD

SECTION 1: APPLICANT INFORMATION AND SIGNATURE

Applicant			^	
NAME				PHONE (HM)
DAVID AND STACIE FAIRBAIRN				
PHONE (WK)	541-	643-7101		FAX
ADDRESS				
14123 GARDEN VALLEY ROAD		T		
CITY	OR STATE	ZIP	E-MAIL * DREW7FAIRBAIRN	ACMAIL COM
UMPQUA	OR	97486	DREW / FAIRBAIRN	@GMAIL.COM
Organization	diam.			
NAME			PHONE	FAX
ADDRESS				CELL
CITY	STATE	ZIP	E-MAIL*	
Agent – The agent is authorized to rep	resent the appl	icant in all i	matters relating to th	is application.
AGENT / BUSINESS NAME			PHONE	FAX
ADDRESS	,			CELL
CITY	STATE	ZIP	E-MAIL *	
Note: Attach multiple copies as nee	eded			RECEIVE
* By providing an e-mail address, co	onsent is given	to receive	e all correspondenc	te from the Department RECEIVE
electronically. (Paper copies of th	ie proposed ar	nd final ord	der documents will	JAN 17 202
By my signature below I confirm tl	nat I understar	nd:		
 I am asking to use water spec 				OWRD
 Evaluation of this application 				•
 I cannot legally use water unt 				
				efore beginning construction of any
proposed diversion. Acceptan				
 If I begin construction prior to If I receive a permit. I must no 		a permit, i	assume an risks asso	ciated with my actions.
 If I receive a permit, I must no If development of the water u 		ing to the t	orms of the normit t	he normit can be cancelled
The water use must be compa				ne permit can be cancelled.
		-		ow senior water right holders to
receive water to which they a		nave to ste	op using water to une	w sellior water right holders to
				1
(we) affirm that the information	on contained in	this appli	ication is true and	accurate
	Q.	A Lor	tarbain	1-10-2023
Applicant Signature	Print Na	me and Tit	le if applicable	Date
Lauf Jambain	STEAR	IE GNA	bound	1/10/2022
Applicant Signature	Print N	ame and Tit	tle if applicable	Date

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SECTION 2: PROPERTY OWNERSHIP

Please indicate if you own all the lands associated with to conveyed, and used.	he project from which the water is to be div	verted,
YES, there are no encumbrances. YES, the land is encumbered by easements, rights of	way, roads or other encumbrances.	RECEIVED
NO, I have a recorded easement or written authorization or NO, I do not currently have written authorization or NO, written authorization or an easement is not necestate-owned submersible lands, and this application NO, because water is to be diverted, conveyed, and/	easement permitting access. essary, because the only affected lands I do is for irrigation and/or domestic use only (C	JAN 17 2023
Affected Landowners: List the names and mailing address the applicant and that are crossed by the proposed ditch written authorization or an easement from the owner. (, canal or other work, even if the applicant	
Legal Description: You must provide the legal description diverted, 2. Any property crossed by the proposed ditch, water is to be used as depicted on the map.		
SECTION 3: SOURCE OF WATER		
A. Proposed Source of Water		
Provide the commonly used name of the water body frostream or lake it flows into (if unnamed, say so), and the		me of the
Source 1: Galesville Reservoir	Tributary to: Cow Creek>South Umpqua F > Umpqua River	River
TRSQQ of POD: T.31S R.4W SWNE Sec. 28 Re-Div	version T.25S R.6W SWSW Sec. 30	
Source 2:	Tributary to:	
TRSQQ of POD:		
		1

If any source listed above is stored water that is authorized under a water right permit, certificate, or decree, attach a copy of the document or list the document number (for decrees, list the volume, page and/or decree name).

R-9964, Galesville Reservoir, Contract attached.

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B. Applications to Use Stored Water

Oo you, or will you, own the reservoir(s) described in Section 3A above?
Yes. No. (Enclose a copy of your written notification to the operator of the reservoir of your intent to file this application, which should have been mailed or delivered to the operator.)
f all sources listed in Section 3A are stored water, the Department will review your application using the expedited process provided in ORS 537.147, unless you check the box below. Please see the instruction booklet for more information.
By checking this box, you are requesting that the Department process your application under the standard process outlined in ORS 537.150 and 537.153, rather than the expedited process provided by ORS 537.147. To file an application under the standard process, you must enclose the following:
 A copy of a signed non-expired contract or other agreement with the owner of the reservoir (if not you) to impound the volume of water you propose to use in this application.
 A copy of your written agreement with the party (if any) delivering the water from the reservoir to you.
SECTION 4: SENSITIVE, THREATENED OR ENDANGERED FISH SPECIES PUBLIC INTEREST NFORMATION
This information must be provided for your application to be accepted as complete. The Water Resources Department will determine whether the proposed use will impair or be detrimental to the public interest with regard to sensitive, threatened or endangered fish species.
To answer the following questions, use the map provided in <u>Attachment 3</u> or the link below to determine whether the proposed point of diversion (POD) is located in an area where the Upper Columbia, the Lower Columbia, and/or the Statewide public interest rules apply.
For more detailed information, click on the following link and enter the T,R,S,QQ or the Lat/Long of a POD and click on "Submit" to retrieve a report that will show which section, if any, of the rules apply: https://apps.wrd.state.or.us/apps/misc/lkp trsqq features/
If you need help to determine in which area the proposed POD is located, please call the customer service desk at (503) 986-0900.
Jpper Columbia - OAR 690-033-0115 thru -0130
s the POD located in an area where the Upper Columbia Rules apply?
Yes No
f yes, you are notified that the Water Resources Department will consult with numerous federal, state, local and tribal governmental entities so it may determine whether the proposed use is consistent with the "Columbia River Basin Fish and Wildlife Program" adopted by the Northwest Power Planning Council in 1994 for the protection and recovery of listed fish species. The application may be denied, heavily conditioned, or if appropriate, mitigation for impacts may be needed to obtain approval for the proposed use.

If yes,

- I understand that the proposed use does not involve appropriation of direct streamflow during the time period April 15 to September 30, except as provided in OAR 690-033-0140.
- I understand that I will install, operate and maintain a fish screen and fish passage as listed in ORS 498.301 through 498.346, and 509.580 through 509.910, to the specifications and extent required by Oregon Department of Fish and Wildlife, prior to diversion of water under any permit issued pursuant to this application.
- I understand that the Oregon Department of Environmental Quality will review my application to determine if the proposed use complies with existing state and federal water quality standards.
- I understand that I will install and maintain water use measurement and recording devices as required by the Water Resources Department, and comply with recording and reporting permit condition requirements.

Lower Columbia - OAR 690-033-0220 thru -0230	
Is the POD located in an area where the Lower Columbia rules apply?	
☐ Yes ⊠ No	
If yes, you are notified that that the Water Resources Department will determine, by the Columbia River Basin Fish and Wildlife Program, and regional restoration program or endangered fish species, in coordination with state and federal agencies, as approp proposed use is detrimental to the protection or recovery of a threatened or endange whether the use can be conditioned or mitigated to avoid the detriment.	s applicable to threatened riate, whether the
If a permit is issued, it will likely contain conditions to ensure the water use complies of federal water quality standards; and water use measurement, recording and reporting Resources Department. The application may be denied, or if appropriate, mitigation for to obtain approval of the proposed use.	required by the Water
If yes, provide the following information (the information must be provided with the considered complete).	application to be
\square Yes \boxtimes No The proposed use is for more than one cubic foot per second (448.8 g the requirements of OAR 690, Division 86 (Water Management and Conservation Plan	
If yes , provide a description of the measures to be taken to assure reasonably use:	efficient water
Statewide - OAR 690-033-0330 thru -0340	RECEIVED
Is the POD located in an area where the Statewide rules apply?	JAN 17 2023
⊠ Yes □ No	OWRD
If yes, the Water Resources Department will determine whether the proposed use wil	

endangered, threatened or sensitive fish species are located. If so, the Water Resources Department, Department of Fish and Wildlife, Department of Environmental Quality, and the Department of Agriculture will recommend conditions required to achieve "no loss of essential habitat of threatened and endangered (T&E) fish species," or "no net loss of essential habitat of sensitive (S) fish species." If conditions cannot be identified that meet the standards of no loss of essential T & E fish habitat or no net loss of essential S fish habitat, the agencies will recommend denial of the application unless they conclude that the proposed use would not harm the species.

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SECTION 5: WATER USE

Provide the amount of water you propose to use from each source, for each use, in cubic feet-per-second (cfs) or gallons-per-minute (gpm). If the proposed use is from storage, provide the amount in acre-feet (af):

(1 cfs equals 448.8 gpm. 1 acre-foot equals 325,851 gallons or 43,560 cubic feet)

SOURCE	USE	PERIOD OF USE	AMOUNT
Galesville Reservoir	Irrigation	March 1-Oct 31	43.48 ☐ cfs ☐ gpm ☒ af
			cfs gpm af
			cfs gpm af
			cfs gpm af
	1		20

Please indicate the number of primary, supplemental and/or nursery acres to be irrigated.							
Primary: 19.5 Acres	Supplemental:	_ Acres	Nursery Use:	_ Acres			
If supplemental acres are listed, provide the Permit or Certificate number of the underlying primary water							
right(s):							
Indicate the maximum total nu	mber of acre-feet you	expect to use in a	n irrigation season: _				
If supplemental acres are listed right(s):	l, provide the Permit o	or Certificate numb	er of the underlying	primary water			

• If the use is municipal or quasi-municipal, attach Form M

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• If the use is **domestic**, indicate the number of households:

JAN 17 2023

• If the use is mining, describe what is being mined and the method(s) of extraction:

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SECTION 6: WATER MANAGEMENT

A. Diversion and Conveyance

What equipment will you use to pump water from your source?

Pump (give horsepower and type):	25	HP	Bank ment	(Franklin	pump	Systems	
Other means (describe):		•					

Provide a description of the proposed means of diversion, construction, and operation of the diversion works and conveyance of water.

Water will be pumped from existing POD (Certificate 93474) to the new irrigation area.

B. Application Method

What equipment and method of application will be used? (e.g., drip, wheel line, high-pressure sprinkler) Rain Bird and possible wheel line.

C. Conservation

Please describe why the amount of water requested is needed and measures you propose to: prevent waste; measure the amount of water diverted; prevent damage to public uses of affected surface waters.

Surface	Water	— P	age 5
		Dave	07/21

Water is needed for pasture hay production. Waste will be prevented by monitoring existing totalizing flow meter for any possible leaks in system.

SECTION 7: RESOURCE PROTECTION

In granting permission to use water from a stream or lake, the state encourages, and in some insta careful control of activities that may affect the waterway or streamside area. See instruction guide

In granting permission to use water from a stream or lab careful control of activities that may affect the waterwa possible permit requirements from other agencies. Plea protect water resources:	y or streamside area. See ins	truction guide for a list of
Diversion will be screened per ODFW specifications fish and other aquatic life. Describe planned actions: The Diversion indicated in Fish Screen under Certificate 93474		
Excavation or clearing of banks will be kept to a min Note: If disturbed area is more than one acre, applic Quality to determine if a 1200C permit is required. Describe planned actions and additional permits recommendations.	cant should contact the Depa	rtment of Environmental
Operating equipment in a water body will be managed Describe planned actions and additional permits recommendations.		
Water quality will be protected by preventing erosic Describe planned actions: Will use best management		
List other federal and state permits or contracts to be Contract with Douglas County for the purchase of 43		_
SECTION 8: PROJECT SCHEDULE		
 a) Date construction will begin: March, 2023 b) Date construction will be completed: June, 2023 c) Date beneficial water use will begin: Upon issua 		JAN 17 2023
SECTION 9: WITHIN A DISTRICT		OWRD
Check here if the point of diversion or place of use water district.	are located within or are serv	ved by an irrigation or other
Irrigation District Name	Address	
City	State	Zip
SECTION 10: REMARKS		
Use this space to clarify any information you have provide	ded in the application. (Attac	h additional sheets if

necessary).

For Department Use: App. Number: __

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Land Use Information Form



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

JAN 17 2023

NOTE TO APPLICANTS

OWRD

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

This form is NOT required if:

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

NOTE TO LOCAL GOVERNMENTS

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

Land Use Information Form



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

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Applicant(s): David and Stacie Fairbairn

JAN 17 2023

Mailing Address: 14123 Garden Valley Road

2-7101 OWRD

City: Umpqua

State: OR

Zip Code: 97486

Daytime Phone: <u>541-680-6244</u>

A. Land and Location

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

				Plan Designation (e.g., Rural Residential/RR-5)		Water to be:		Proposed Land Use:
<u>6W</u>	<u>30</u>	<u>SWSW</u>	<u>1200</u>		□ Diverted	□ Conveyed	□ Used	Irrigation
<u>6W</u>	- <u>30</u>	<u>SESW</u>	1300		☐ Diverted	□ Conveyed	☑ Used	Irrigation
<u>6W</u>	<u>30</u>	SWSE	1500		☐ Diverted	Conveyed	☑ Used	Irrigation
<u>6W</u>	<u>30</u>	SWSE	1600		☐ Diverted	Conveyed	☑ Used	Irrigation
!	6W 6W	6W -30 6W 30 6W 30	6W -30 SESW 6W 30 SWSE 6W 30 SWSE	6W -30 SESW 1300 6W 30 SWSE 1500 6W 30 SWSE 1600	6W -30 SESW 1300 6W 30 SWSE 1500 6W 30 SWSE 1600	6W 30 SESW 1300 □ Diverted 6W 30 SWSE 1500 □ Diverted 6W 30 SWSE 1600 □ Diverted	6W 30 SESW 1300 □ Diverted ☑ Conveyed 6W 30 SWSE 1500 □ Diverted □ Conveyed 6W 30 SWSE 1600 □ Diverted □ Conveyed	6W -30 SESW 1300 □ Diverted □ Conveyed □ Used 6W 30 SWSE 1500 □ Diverted □ Conveyed □ Used 6W 30 SWSE 1600 □ Diverted □ Conveyed □ Used

250	011	50	BWBE	1000				<u>IIIIgation</u>
List all cou	nties and ci	ities where	water is pro	posed to be o	diverted, conveyed, and	d/or used or develope	d:	
Douglas								
B. Descr	iption of	Propos	ed Use					
Permit	olication to to Use or St d Water Use	ore Water	☐ Water	r Resources I Right Transfer tion of Conser	Permi	t Amendment or Groun	d Water Registrat	ion Modification
Source of v	vater: 🛛 R	eservoir/Po	nd G	Fround Water	☐ Surface Water (name) Galesville R	eservoir	
Estimated of	quantity of	water need	led: 43.48 A	<u>AF</u> □ cub	ic feet per second	gallons per minute	□ acre-feet	
Intended us		_	ation	Commercial Quasi-Munic	☐ Industrial ipal ☐ Instream	Domestic for Other	househol	d(s)
Briefly des								
Water fr	om Gales	ville Re	servoir is r	needed for i	irrigation of 19.50	acres		
			9		· · · · · · · · · · · · · · · · · · ·		1 93	i i

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

See bottom of Page 3. \rightarrow

For Local Government Use Only

OWRD

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

Land uses to be served by the proposed water your comprehensive plan. Cite applicable or	r uses (including proposed construction) are a dinance section(s): 3,4,050,	llowed outright	or are not regulated by
	mentation of applicable land-use approvals whempanying findings are sufficient.) If approva	hich have alread	dy been obtained.
Type of Land-Use Approval Needed (e.g., plan amendments, rezones, conditional-use permits, etc.)	Cite Most Significant, Applicable Plan Policies & Ordinance Section References	Land-Use Approval:	
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
,		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
garding this proposed use of water below, or o	OUGLAS COUNTY PLANNING DEPARTMENT ROOM 106, JUSTICE BUILDING DOUGLAS COUNTY COURTHOUSE ROSEBURG, OR 97470		
ame: Andrew W. Blondell	Title: <u>{</u>	Planning 7	Technician
gnature:	Phone: 541-440-6	338 Date: [/10/23
overnment Entity: Douglas Count	01 1 0 1	1	
ote to local government representative: Ple gn the receipt, you will have 30 days from the orm or WRD may presume the land use associ	Water Resources Department's notice date to	return the compaible with local	pleted Land Use Inform comprehensive plans.
Receipt f	or Request for Land Use Informa	ation	
pplicant name:		1	
City or County:	Staff contact:		

Phone:_____ Date: _____



Land Use Planning | (541) 440-4289 | planning@co.douglas.or.us Code Enforcement | (541) 440-4289 | code.enforcement@co.douglas.or.us On-Site Wastewater Management | (541) 440-6183 | onsite@co.douglas.or.us

Date

Planning and Sanitation Worksheet					
Worksheet Number: 230031			Type: Other Action		
Applicant / Owner Applicant: David Fairbairn Address: 14123 Garden Valley Rd. City/State/Zip: Umpqua, OR, 97486 Phone: 541-643-7101 Email: drew7fairbairn@gmail.com		Owner: Address: City/State/Zip: Phone: Email:	FAIRBAIRN, DAVID A & STACIE 14123 GARDEN VALLEY RD UMPQUA, OR 97486,		
		14123 GARDEN VALLEY RD UMPQUA, OR 97486, Land Use Compatibility	Property ID No: MTL: Acreage: nent/Description:	25063001500 5	
	Zoning: F3 Overlays: FP Flood Plain: Yes Floor Height Ab Sanitation: Sept Water: Private Access: County Sign Code: No S Parking Spaces Conditions of A LUCS for OWRD	ove Ground: N/A ic - Existing Access Permit Not Req'd Sign Proposed Required: N/A		stablished er than 50' ctural developmen	RECEIVED JAN 1 7 2023 OWRD
	Refer To: None Approved By: Al Receipt #: 470	ndy Blondell	Approval Date: Expiration Date		
	Sanitation Info Remarks: Entity:	ormation	Signature/Date:		
	As, for, or on beh	alf of, all property owners		01/10/2023	

Applicant Signature

Douglas County Official Records Daniel J. Loomis, County Clerk 2022-018377

12/15/2022 08:26:02 AM

DEED-WD Cnt=1 Stn=40 JLGOODWI \$20.00 \$11.00 \$10.00 \$60.00

\$101.00

DOUGLAS COUNTY CLERK, OREGON



JAN 17 2023 OWRD

CERTIFICATE PAGE

IAW ORS 205.180

DO NOT REMOVE THIS PAGE FROM ORIGINAL DOCUMENT

THIS PAGE MUST BE INCLUDED IF DOCUMENT IS RE-RECORDED



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:	RECEIVED
David A. Fairbairn and Stacie Fairbairn	NECEIVED
14123 Garden Valley Rd	IAN 4 7 2022
Umpqua, OR 97486	JAN 17 2023
Until a change is requested all tax statements shall be sent to the following address:	OWRD
David A. Fairbairn and Stacie Fairbairn	
14123 Garden Valley Rd	
Umpqua, OR 97486	
File No. 570224AM	

STATUTORY WARRANTY DEED

William R. Miller and Elin D. Miller, Trustees of The Miller Family Revocable Trust dated May 8, 2019,

Grantor(s), hereby convey and warrant to

David A. Fairbairn and Stacie Fairbairn, as Tenants by the Entirety,

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

See Attached Exhibit 'A'

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

25-06W-30-01300 25-06W-30-01200

The true and actual consideration for this conveyance is \$1,068,250.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Page 2 Statutory Warranty Deed Escrow No. 570224AM

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

Dated this	9	day	of	December,	2022.
Dated this		uay	OI	December,	2022

The Miller Family Revocable Trust Dated May 8, 2019

William R. Miller, Trustee

Elin D. Miller, Trustee

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JAN 17 2023

OWRD

State of Oregon) ss. County of Douglas

On this day of December, 2022, before me, Trusta Evans a Notary Public in and for said state, personally appeared William R. Miller and Elin D. Miller known or identified to me to be the persons whose names are subscribed to the foregoing instrument as trustees of The Miller Family Revocable Trust dated May 8, 2019, and acknowledged to me that they executed the same as Trustees.

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

Notary Public for the State of Oregon»

Residing at: Roseburg, Oregon

Commission Expires: †

Lec 20, 2024

OFFICIAL STAMP
TRICIA LEANN EVANS
NOTARY PUBLIC-OREGON
COMMISSION NO. 1007245
MY COMMISSION EXPIRES DECEMBER 20, 2024

Page 3 Statutory Warranty Deed Escrow No. 570224AM

EXHIBIT 'A'

RECEIVED
JAN 17 2023

OWRD

File No. 570224AM

PARCEL 1

Beginning at the quarter corner between Sections 30 and 31, in Township 25 South, Range 6 West, Willamette Meridian, North 89° 41' West 26.20 chains along Section line to a Black Oak 10 inches in diameter from which a Black Oak 12 inches in diameter bears South 33° East 10 links and a Black Oak 8 inches in diameter bears North 27° 30' East 25 links; thence following the meanders of the right bank of the Umpqua River downstream, North 27° 30' West 20.25 chains, North 31° 45' West 17.40 chains to the middle of the Calapooia Creek; thence following the meanders of said creek upstream as follows: North 83° 51' East 5.25 chains, North 70° East 5.70 chains, North 82° 35' East 6.35 chains, South 85° 10' East 5.15 chains, South 65° East 5.20 chains, South 36° East 8.65 chains, South 25° 45' East 4.95 chains, South 12° East 10.80 chains; thence leaving creek, East 5.40 chains to middle of same; thence following meanders upstream, North 30° 15' East 4.90 chains; thence South 2.40 chains to a post on the left bank from which an Ash 15 inches in diameter bears North 43° 30' West 30 links; thence South 13.50 chains to the place of beginning, lying South of a line which is 669 feet South, measured perpendicular and parallel with, the South line of the John G. Bacon Tract as the same is described in Deed, Recorded in Volume 73, Page 426, Deed Records, Douglas County, Oregon, and North of a line measured perpendicular to and 1024 feet South of and parallel with the South line of said Bacon Tract.

EXCEPTING THEREFROM those portions as described in Deeds to Irene Murphy, Recorded July 30, 1965, in Book 354, Recorder's Nos. 65-9434 and 65-9435, Records of Douglas County, Oregon.

"FOR INFORMATIONAL PURPOSES ONLY, THE FOLLOWING IS INCLUDED"

25-06-30-01300 (portion)

PARCEL 2

All that portion of the following described tract, to-wit: Lying between the South boundary of that tract of ground conveyed to John G. Bacon by deed, Recorded in Volume 73, Page 426, Deed Records of Douglas County, Oregon, and North of a line running in an East and West direction which is 669 feet South of measured perpendicular to and parallel with the South line of the John G. Bacon tract of ground as described, in Volume 73, Page 426, Deed Records of Douglas County, Oregon.

Beginning at the quarter Section corner between Sections 30 and 31, in Township 25 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, North 89° 41' West 26.20 chains along Section line to a Black Oak 10 inches in diameter from which a Black Oak 12 inches in diameter bears South 33° East 10 links and a Black Oak 8 inches in diameter bears North 27-1/2° East 25 links; thence following meanders of the right bank of the Umpqua River downstream North 27-1/2° West 20.25 chains, North 31-3/4° West 17.40 chains to the middle of the Calapooia Creek; thence following the meanders of said creek upstream as follows: North 83° 51' East 5.25 chains, North 70° East 5.70 chains, North 82° 35' East 6.35 chains, South 85° 10' East 5.15 chains, South 65° East 5.20 chains, South 36° East 8.65 chains, South 25-3/4° East 4.59 chains, South 12° East 10.80 chains; thence leaving creek East 5.40 chains to middle of same; thence following meanders upstream North 30-1/4° East 4.90 chains; thence South 2.40 chains to post on the left bank from which an ash 15 inches in diameter bears North 43-1/2° West 30 links; thence South 13.50 chains to the place of beginning.

"FOR INFORMATIONAL PURPOSES ONLY, THE FOLLOWING IS INCLUDED"

25-06W-30-01200

PARCEL 3

A parcel of land lying in the Southwest quarter of Section 30, Township 25 South, Range 6 West,



CONTRACT FOR PURCHASE OF AGRICULTURAL WATER FROM GALESVILLE PROJECT

This contract is made on, 20_	_ between Douglas	
County, a political subdivision of the State of Oregon, ("County"), a	nd	
David A. and Stacie Fairbairn	_, ("Customer").	RECEIVED
COUNTY AND CUSTOMER AGREE:		JAN 17 2023
1. TERM AND RENEWAL:		OWRD

- 1.1. The initial term of this contract shall begin on ______ January 1 _____, 20 23 and end on December 31, 20 32, unless it is sooner terminated as provided herein.
- 1.2. As used in this contract, unless the context clearly indicates otherwise, "term" or "term of this contract" shall mean both the initial term and any extension.
- 1.3. Customer shall have the right to extend the term of this contract for two successive periods of ten years each upon the following conditions:
 - 1.3.1. Approximately ninety days prior to expiration of the contract term, County shall notify Customer in writing that Customer has the right to extend the term at the price set pursuant to section 11.
 - 1.3.2. Customer may elect to extend the contract term by written notice to County within thirty days after County gives notice of the right to extend. Concurrently with written notice of extension Customer may request the Board of Commissioners to review and reduce the price of water in accordance with subsection 11.5.
 - 1.3.3. No other act or agreement shall be required of the parties to effect the extension after Customer gives proper notice of election to extend the contract term.
 - 1.3.4. Each extension shall commence on the day following the termination date of the initial term or the preceding extension.
- 1.4. The provisions of this contract shall apply to any extension except for changes in the purchase price pursuant to section 11; modifications required to comply with federal or state statutes, regulations, or administrative rules; or modifications required to comply with any contract between County and the United States concerning the Galesville Project.
- 1.5. Customer shall not be entitled to extend the term of this contract if Customer is in default under this contract at the time extension is requested by Customer.

2. AUTHORITY OF PUBLIC WORKS DIRECTOR:

- 2.1. The Director of the Douglas County Public Works Department (the Director) has authority to administer this contract on behalf of County.
- 2.2. The Director may delegate authority to administer this contract to the Manager of the County Public Works Department, Natural Resources Division (the Division Manager), except for authority to establish the price of water under section 11 of this

^{1 –}AGRICULTURAL WATER PURCHASE AGREEMENT-GALESVILLE PROJECT (R:\PUBLIC WORKS\Purchase Agreements\Agricultural Water Purchase Agreement- Galesville Project 11-19 mse.docx) November 12, 2019

OWRD

contract. The Director shall retain the right to supersede any decision of the Division Manager in the administration and interpretation of this contract.

- 2.3. References to the Director in this contract shall be deemed to include the Division Manager, to the extent the Director has delegated authority to the Division Manager.
- 3. WATER ALLOCATION: Each year during the term of this contract, County shall allocate sufficient acre feet of storage capacity in the Galesville Reservoir for Customer to irrigate _____19.5 ____ acres. This allocation shall not exceed _____43.48 ____ acre feet per irrigation season as specified on the attached Exhibit A.

4. PERMITS AND CERTIFICATES OF WATER RIGHTS:

- 4.1. County shall file and maintain any reservoir water right permit and/or certificate to store water in the Galesville reservoir allocated for the Customer's use, as required by the State of Oregon Water Resources Department or its successor ("OWRD").
- 4.2. Customer, at Customer's expense, shall be responsible for obtaining any permit and/or certificate of water rights for use of the stored water allocated under this contract as required by the OWRD.
- 4.3. Within 6 months after the effective date of this contract, Customer shall provide County with a copy of the application map provided to the State.

5. RELEASE OF WATER:

- 5.1. Subject to the provisions of this contract, County will release into the natural channel of Cow Creek water comprising the allocation described in section 3. Water released for Customer's allocation shall be measured and delivered to Customer's point of diversion of record by County with equipment installed and maintained by County.
- 5.2. County shall report to the OWRD all allocated water stored and distributed to Customer's point of diversion of record, including reasonable losses. Customer shall report all water use as described on Customer's water right of record, or as otherwise may be required by the OWRD.
- 5.3. The obligations of County to allocate capacity may be restricted by any lawful order, regulation, or ruling of any governmental agency or provisions of a contract between County and the United States. Such legal restrictions may impair the County's ability to perform its obligations under this contract. In that event, County shall be relieved of its obligations to the extent necessary to comply with the legal restrictions. Customer's payments under this contract shall be reduced proportionally to any reduction in Customer's allocation resulting from such legal restrictions.
- 5.4. Notwithstanding any other provision of this contract, County may suspend release and delivery of water to Customer upon written notice to Customer if Customer fails to make any payment for such water when due.

6. DIVERSION AND USE OF WATER:

- 6.1. Customer shall be wholly responsible for taking, diverting, conveying, and utilizing its water and shall bear all losses from Customer's point of diversion.
- 6.2. Customer shall divert the water it is entitled to receive under this contract in accordance with schedules developed by the Customer and County.

^{2 –}AGRICULTURAL WATER PURCHASE AGREEMENT-GALESVILLE PROJECT (R:\PUBLIC WORKS\Purchase Agreements\Agricultural Water Purchase Agreement- Galesville Project 11-19 mse.docx) November 12, 2019

OWRD

- 6.3. The water diverted by Customer may be measured by County at the point of diversion. The point of diversion shall be accessible for inspection and measurement of water at all reasonable times by County. Any easement necessary for County to gain access to the point of diversion shall be provided by Customer when requested by County.
- 6.4. The water shall be utilized for agricultural use. Customer shall utilize the water only for the uses and only on the real property described in Customer's permit and certificate.
- 6.5. Customer shall be responsible for purchase and installation of a meter or other suitable measuring device if required by the OWRD. Once installed, it shall be the Customer's responsibility to maintain such device in good working order. If requested by the OWRD, Customer shall maintain a record of the amount of water used and report water use on such periodic schedule as may be established by the OWRD.
- 6.6. If required, Customer shall purchase, install, maintain, and operate fish screening equipment and by-pass devices to prevent fish from entering the diversion. Any required screens and/or by-pass devices shall be in place, functional, and approved prior to diversion of any water under this contract.

7. QUALITY OF WATER:

- 7.1. County shall operate and maintain the Galesville dam, reservoir, and related facilities in a reasonable and prudent manner, and shall endeavor in good faith to take adequate measures to maintain the quality of raw stored water at the facilities. County is under no obligation to construct or furnish water treatment facilities to maintain or improve the quality of water. COUNTY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE QUALITY OF WATER RELEASED AND DELIVERED FROM GALESVILLE DAM, RESERVOIR, AND RELATED FACILITIES.
- **8. WATER SHORTAGES:** In any year in which a water shortage in the Galesville reservoir occurs, County shall apportion the available water supply among Customer and other users who are entitled to receive water from the reservoir. The quantity of water to be furnished for irrigation shall first be reduced as necessary, but not greater than 15%. Any further reduction in the reservoir water supply shall be shared by Customer and all other users entitled to water from the reservoir in the same proportion that the entitlement of each user, including Customer's entitlement under this contract, bears to the total entitlements of all users.
- **9. WATER CONSERVATION:** Customer acknowledges the critical need for water conservation in the Umpqua River basin. Customer shall implement reasonable and prudent water conservation measures for agricultural activities.
- **10. COMPLIANCE WITH LAW:** This contract shall be governed by and construed in accordance with the laws of the State of Oregon. Each party shall perform its obligations in accordance with all applicable state, federal, and local laws, rules and regulations now or hereafter in effect.

11. PRICE OF WATER:

- 11.1. During the initial term, the price for the allocation stated in section 3 shall be 712.75 per year.
- 11.2. For each discrete ten year extension of the contract term, Customer shall pay the then current rate as established by County in accordance with this section. Notice of the right to extend under subsection 1.3.1 shall state the price of water during the extension.
- 11.3. The Director shall periodically review and adjust the price for water taking into account the following factors:
 - 11.3.1. The current cost of operating and maintaining the Galesville dam, reservoir, and related facilities;
 - 11.3.2. The projected costs for operating, maintaining, and replacing Galesville water storage and delivery facilities; and
 - 11.3.3. The price of water sold by similar facilities for similar uses.
- 11.4. The allocation price for each renewal term shall not be increased by more than 10% over the previous term.
- 11.5. Customer may request the Board of Commissioners to review and reduce the price of water established by the Director. Such request shall be in writing and shall be given with the notice of Customer's election to extend the contract term. After considering the factors listed in subsection 11.3, the Board of Commissioners may reduce or affirm the price established by the Director. If the Board of Commissioners fails to take any action on Customer's request to review and reduce the price of water within 30 days after Customer makes the request, the request shall be deemed denied. If Customer is not satisfied with the action of the Board of Commissioners, Customer may rescind their election to extend the contract term and cancel the contract by written notice to County within sixty days after Customer requests the Board of Commissioners to review and reduce the price.

12. PAYMENT:

- 12.1. Customer shall pay County the annual price established by section 11 for the allocation stated in section 3 regardless of whether Customer uses any or all of the water allocated. Except as provided in subsection 12.2, payment shall be made no later than March 31 of each year.
- 12.2. If this contract is dated after March 2 in the year for which water is first to be released, then the amount due for the first year only shall be payable within 30 days after the date the contract is signed by County.
- 12.3. Interest shall accrue on late payments at the rate of eighteen percent per annum commencing the day after the date payment is due. Customer shall pay all interest upon the request of County.

13. LIMITATIONS ON LIABILITY:

13.1. County shall not be liable for damages or other expenses sustained by Customer resulting from shortages in the quantity of water available for release, or interruptions in water deliveries to Customer, if such shortages or interruptions in

deliveries are caused partially or entirely by hostile diversion, accidental damage to County facilities, operational failure of County facilities, or any cause beyond County's control.

- 13.2. Notwithstanding any other provision of this contract, County shall not be liable to Customer for damages caused by failure to comply with any obligation of County under this contract, if such failure results from lack of appropriation of funds necessary to perform such obligation pursuant to ORS 294.305 et seq. (Local Budget Law).
- 13.3. In no event shall County be liable to Customer for any indirect, special, or consequential damages even if Customer previously advised County of the possibility of such damages.

14. DEFAULT:

- 14.1. There shall be a default under this contract if either party materially fails to comply with any provision of this contract within thirty days after the other party gives written notice specifying the breach. If the breach specified in the notice cannot be completely cured within the thirty day period, no default shall occur if the party receiving the notice begins curative action within the thirty day period and thereafter proceeds with reasonable diligence and in good faith to cure the breach as soon as practicable.
- 14.2. If a default occurs, the party injured by the default may elect to terminate this contract and pursue any equitable or legal rights and remedies available under Oregon law, except that Customer's remedies shall be subject to the limitations on damages stated in section 13.
- 14.3. Any litigation arising out of this contract shall be conducted in the Circuit Court of the State of Oregon for Douglas County.
- **15. SEVERABILITY:** If any provision of this contract is held to be invalid, that provision shall not affect the validity of any other provision of this contract. This contract shall be construed as if such invalid provision had never been included.
- **16. WAIVER:** No provision of this contract shall be waived unless the waiver is written and signed by the party waiving its rights. Any waiver of a breach, whether express or implied, shall not constitute waiver of any other breach.
- 17. SUCCESSORS: The successors, assigns, and legal representatives of Customer and County shall be subject to all provisions of this contract. Customer shall not assign Customer's rights or obligations under this contract without prior written consent of County.

18. NOTICES:

- 18.1. Notices required by this Contract must be given in writing by personal delivery or mail, unless some other means or method of notice is required by law.
- 18.2. Notices to County shall be directed to: Public Works Natural Resources Division, Douglas County Public Works Department, Room 306, Douglas County Courthouse, 1036 SE Douglas Street, Roseburg, OR 97470.

18.3. Notices to Customer shall be dire	ected to:	OWDD
David A. and Stacie Fairbairn		OWRD
14123 Garden Valley Road Umpqu	ıa, OR 97486	
19. ENTIRE AGREEMENT: This contract is parties and supersedes all prior and existing modification of this contract shall be valid unlessed.	written or oral understandings. No	
20. TERMINATION FOR CONVENIENCE: Objector determines in good faith that terminal Director will endeavor to give Customer notice under this section, but failure to give notice where Termination under this section will not affect the existing at the time of termination	ition is in the best interest of the public. The e thirty days prior to the date of termination ill not invalidate the decision to terminate.	
CUSTOMER	DOUGLAS COUNTY	
By Title Owner Print Name David A.and Stacie Fairbairn Date /-/O-7073	ByScott Adams, Director of Public Works Department. Authority to sign contract granted by order of Board of Commissioners dated February 21, 2018	8
	Date	
Physical Location _ Same	REVIEWED AS TO CONTENT	
	By	
	REVIEWED AS TO FORM	
	Ву	
	Office of County Counsel Date	

EXHIBIT A

JAN 17 2023

COMPUTATION OF RATE:

OWRD

PRIMARY IRRIGATION

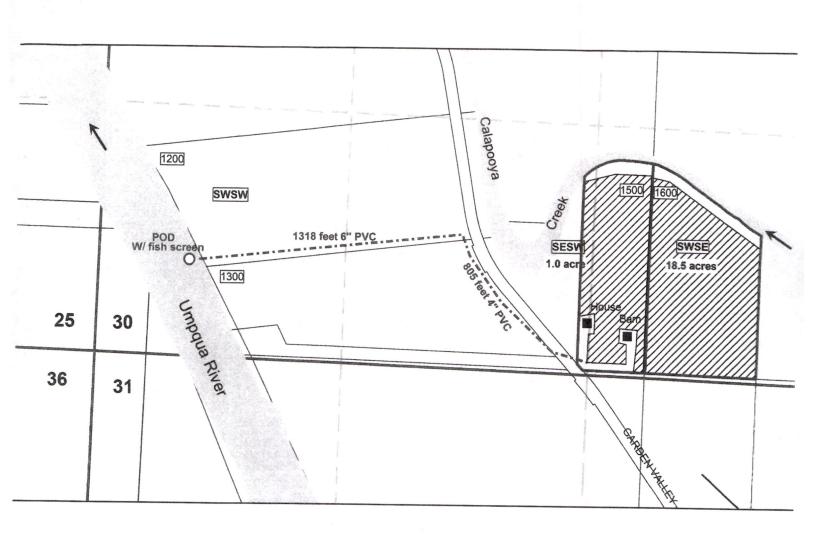
1.	acres of primary irrigation . This allocation shall not exceed 2.23 acres			shall not exceed 2.23 acre feet per		
	acre each irrigation					
	Acre Feet: 43.48	_	Annual Co	ost: \$_712.75		
		SUPPLEMEN	TAL IRRIGATION			
2.	Rights whose priorit	ty is between March 26	, 1974, and Novemb	per 3, 1983:		
	per acre each irriga		ith Umpqua River ar	ation shall not exceed 1.5 acre fee ad/or Cow Creek or 1.0 acre foot ver.		
	Acre Feet:		Annual Co	ost: \$		
3.	Rights whose priorit	y is between October 2	24, 1958, and March	26, 1974:		
	per acre each irriga		th Umpqua River ar	ation shall not exceed 1.0 acre fee ad/or Cow Creek or 0.6 acre foot ver.		
	Acre Feet:	· · · · · · · · · · · · · · · · · · ·	Annual Co	ost: \$		
4.	Rights whose priorit	Rights whose priority is prior to October 24, 1958:				
	per acre each irriga	acres of supplemental irrigation . This allocation shall not exceed 0.5 acre feet per acre each irrigation season on the South Umpqua River and/or Cow Creek or 0.3 acre foot per acre each irrigation season on the main stem, Umpqua River.				
	Acre Feet:		Annual Co	ost: \$		
	Note: Instream delivery losses are not included in the above allocations.					
	Summary:					
		Total Acres:	19.50	acres		
		Total Allocation:	43.48	acre feet		
		Total Cost:	\$_71 2.75			



Surface Water Application Map Fairbairn T.25S R6W Section 30 Douglas County

Scale 1"= 400'

JAN 17 2023 OWRD



Point of Diversion is 462 ft North and 560 ft East From the SW Corner of Section 30

The purpose of this map is to identify the location of a water right.

Not intended to show property ownership.

A Main O Help

Today's Date: Wednesday, January 4, 2023

Base Application Fee.		\$610.00
Acre feet of Stored Water to be diverted.	43.48	\$853.60
	Subtotal:	\$1,463.60
Permit Recording Fee. ***		\$610.00
*** the Permit Recording Fee is not required when the application is submitted but, must be paid before a permit will be issued. It is fully refundable if a permit is not issued. If the recording fee is not paid prior to issuance of the Final Order, permit issuance will be delayed.	Recalculate	
Estimated cost of Permit Application		\$2,073.60

RECEIVED JAN 17 2023 OWRD

Minimum Requirements Checklist

Minimum Requirements (OAR 690-310-0040, OAR 690-310-0050 & ORS 537.140)

Include this checklist with the application

Check that each of the following items is included. The application <u>will</u> be returned if all required items are not included. If you have questions, please call the Water Rights Customer Service Group at (503) 986-0900.

Please submit the original application and signatures to the Water Resources Department. Applicants are encouraged to keep a copy of the completed application.

	SECTION 1 SECTION 2					
T	SECTION 3	···				
K	SECTION 4		ormation			
X	SECTION 5					
X	SECTION 6		RECEIVED			
×	SECTION 7	: Resource Protection	JAN 17 2023			
Z	SECTION 8	: Project Schedule	OHIV I I LOLO			
Z	SECTION 9	: Within a District	OWRD			
Z	SECTION 1	0: Remarks	OVVIII			
		llowing additional items:	nt (must be an original)			
7	or signed r	nformation Form with approval and signature of local planning departme receipt.	mt (must be an original)			
Ø	Provide the legal description of: (1) the property from which the water is to be diverted, (2) any property crossed by the proposed ditch, canal or other work, and (3) any property on which the water is to be used as depicted on the map.					
	Fees - Amo	ount enclosed: \$				
	See the Department's Fee Schedule at www.oregon.gov/owrd or call (503) 986-0900.					
	Map that i	ncludes the following items:				
	X I	Permanent quality and drawn in ink				
	<i></i> ,	Even map scale not less than 4" = 1 mile (example: 1" = 400 ft, 1" = 1320 f	ft, etc.)			
	→ 1	North Directional Symbol				
	DX.	Township, Range, Section, Quarter/Quarter, Tax Lots				
	Ø 1	Reference corner on map				
	,	Location of each diversion, by reference to a recognized public land surve north/south and east/west)	y corner (distances			
	K ı	ndicate the area of use by Quarter/Quarter and tax lot identified clearly.				
	\ 	Number of acres per Quarter/Quarter and hatching to indicate area of usupplemental irrigation, or nursery	e if for primary irrigation,			
	Ø ı	ocation of main canals, ditches, pipelines or flumes (if well is outside of t	the area of use)			

Surface Water — Page 7 Rev. 07/21

Water-Use Permit Application Processing

1. Completeness Determination

The Department evaluates whether the application and accompanying map contain all of the information required under OAR 690-310-0040 and OAR 690-310-0050. The Department also determines whether the proposed use is prohibited by statute. If the Department determines that the application is incomplete, all fees have not been paid, or the use is prohibited by statute, the application and all fees submitted are returned to the applicant.

2. Initial Review

The Department reviews the application to determine whether water is available during the period requested, whether the proposed use is restricted or limited by rule or statute, and whether other issues may preclude approval of or restrict the proposed use. An Initial Review (IR) containing preliminary determinations is mailed to the applicant. The applicant has 14 days from the mailing date to withdraw the application from further processing and receive a refund of all fees paid minus \$310. The applicant may put the application on hold for up to 180 days and may request additional time if necessary.

3. Public Notice

Within 7 days of the mailing of the initial review, the Department gives <u>public notice</u> of the application in the weekly notice published by the Department at <u>www.oregon.gov/owrd</u>. The public comment period is 30 days from publication in the weekly notice.

4. Proposed Final Order Issued

The Department reviews any comments received, including comments from other state agencies related to the protection of sensitive, threatened or endangered fish species. Within 60 days of completion of the IR, the Department issues a Proposed Final Order (PFO) explaining the proposed decision to deny or approve the application. A PFO proposing approval of an application will include a draft permit, and may request additional information or outstanding fees required prior to permit issuance.

5. Public Notice

Within 7 days of issuing the PFO, the Department gives public notice in the weekly notice. Notice includes information about the application and the PFO. Protest must be received by the Department within 45 days after publication of the PFO in the weekly notice. Anyone may file a protest. The protest filing fee is \$480.00 for the applicant and \$950.00 for non-applicants. Protests are filed on approximately 10 percent of Proposed Final Orders. If a protest is filed the Department will attempt to settle the protest but will schedule a contested case hearing if necessary.

6. Final Order Issued

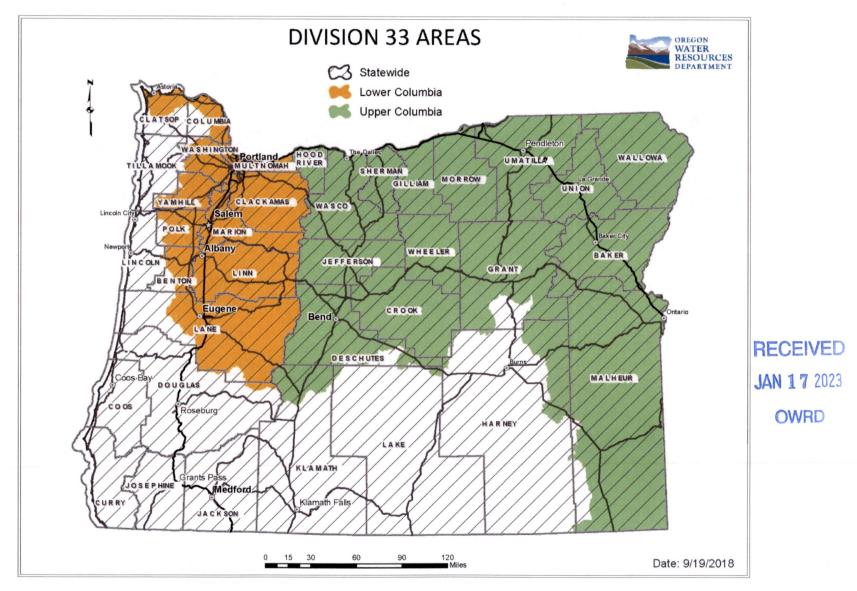
If no protests are filed, the Department can issue a Final Order within 60 days of the close of the period for receiving protest. If the application is approved, a permit is issued. The permit specifies the details of the authorized use and any terms, limitations or conditions that the Department deems appropriate

JAN 17 2023

Surface Water — Page 8

For Department Use: App. Number: _____

Figure 1: Map of Division 33 Areas



For more detailed information, click on the following link and enter the TRSQQ or the Lat/Long of a POD and click on "Submit" to retrieve a report that will show which section, if any, of the Division 33 rules apply: https://apps.wrd.state.or.us/apps/misc/lkp_trsqq_features/