

# Application for a Permit to Use 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)
PHONE (WK)	CELL	FAX	
ADDRESS			FEB 27 2023
CITY	STATE	ZIP	E-MAIL * OWRD

### Organization

NAME ADCOCK FAMILY TREE FARM		PHONE (503) 880-0465	FAX
ADDRESS PO Box 857, 14200 S. UNION MILLS RD			CELL
CITY MULINO	STATE OR	ZIP 97042	E-MAIL *

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

AGENT / BUSINESS NAME DOANN HAMILTON / PACIFIC HYDRO-GEOLOGY, INC.		PHONE (503) 632-5016	FAX (503) 632-5983
ADDRESS 18487 S. VALLEY VISTA ROAD			CELL (503) 349-6946
CITY MULINO	STATE OR	ZIP 97042	E-MAIL * PHGDMH@GMAIL.COM

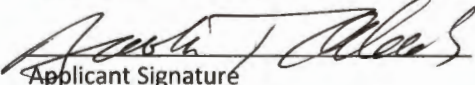

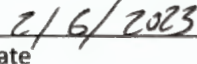
Note: Attach multiple copies as needed

\* By providing an e-mail address, consent is given to receive all correspondence from the Department electronically. (Paper copies of the proposed and final order documents will also be mailed.)

### By my signature below I confirm that I understand:

- I am asking to use water specifically as described in this application.
- Evaluation of this application will be based on information provided in the application.
- I cannot legally use water until the Water Resources Department issues a permit.
- The Department encourages all applicants to wait for a permit to be issued before beginning construction of any proposed diversion. Acceptance of this application does not guarantee a permit will be issued.
- If I begin construction prior to the issuance of a permit, I assume all risks associated with my actions.
- If I receive a permit, I must not waste water.
- If development of the water use is not according to the terms of the permit, the permit can be cancelled.
- The water use must be compatible with local comprehensive land use plans.
- Even if the Department issues a permit, I may have to stop using water to allow senior water right holders to receive water to which they are entitled.

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

		
Applicant Signature	Print Name and Title if applicable	Date
_____	_____	_____
Applicant Signature	Print Name and Title if applicable	Date

For Department Use: App. Number: \_\_\_\_\_

**SECTION 2: PROPERTY OWNERSHIP**

Please indicate if you own all the lands associated with the project from which the water is to be diverted, conveyed, and used.

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- YES, there are no encumbrances.
- YES, the land is encumbered by easements, rights of way, roads or other encumbrances.
- NO, I have a recorded easement or written authorization permitting access.
- NO, I do not currently have written authorization or easement permitting access.
- NO, written authorization or an easement is not necessary, because the only affected lands I do not own are state-owned submersible lands, and this application is for irrigation and/or domestic use only (ORS 274.040).
- NO, because water is to be diverted, conveyed, and/or used only on federal lands.

**Affected Landowners:** List the names and mailing addresses of all owners of any lands that are not owned by the applicant and that are crossed by the proposed ditch, canal or other work, even if the applicant has obtained written authorization or an easement from the owner. *(Attach additional sheets if necessary).*

NA

**Legal Description:** You must 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.

**SECTION 3: SOURCE OF WATER**

**A. Proposed Source of Water**

Provide the commonly used name of the water body from which water will be diverted, and the name of the stream or lake it flows into (if unnamed, say so), and the locations of the point of diversion (POD):

Source 1: River Bend Reservoir (Permit R-15550)	Tributary to: Willamette River
TRSQQ of POD: T.4S., R.2E., Section 28, NWNW, Lot 1, 920 feet south and 1,115 feet east from the NW corner Section 28.	
Source 2:	Tributary to:
TRSQQ of POD:	

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).

Permit R-15550

**B. Applications to Use Stored Water**

Do 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.)

If *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 INFORMATION

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 [Attachment 3](#) 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\\_trsqg\\_features/](https://apps.wrd.state.or.us/apps/misc/lkp_trsqg_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.

#### Upper Columbia - OAR 690-033-0115 thru -0130

Is the POD located in an area where the Upper Columbia Rules apply?

Yes  No

**If 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.

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**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 reviewing recovery plans, the Columbia River Basin Fish and Wildlife Program, and regional restoration programs applicable to threatened or endangered fish species, in coordination with state and federal agencies, as appropriate, whether the proposed use is detrimental to the protection or recovery of a threatened or endangered fish species and whether the use can be conditioned or mitigated to avoid the detriment.

If a permit is issued, it will likely contain conditions to ensure the water use complies with existing state and federal water quality standards; and water use measurement, recording and reporting required by the Water Resources Department. The application may be denied, or if appropriate, mitigation for impacts may be needed to obtain approval of the proposed use.

If yes, provide the following information (the information must be provided with the application to be considered complete).

Yes  No The proposed use is for more than **one** cubic foot per second (448.8 gpm) and is not subject to the requirements of OAR 690, Division 86 (Water Management and Conservation Plans).

If yes, provide a description of the measures to be taken to assure reasonably efficient water use:

NA

**Statewide - OAR 690-033-0330 thru -0340**

Is the POD located in an area where the Statewide rules apply?

Yes  No

If yes, the Water Resources Department will determine whether the proposed use will occur in an area where 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.

**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
River Bend Reservoir	Nursery	Year round	1.5 <input type="checkbox"/> cfs <input type="checkbox"/> gpm <input checked="" type="checkbox"/> af
			<input type="checkbox"/> cfs <input type="checkbox"/> gpm <input type="checkbox"/> af

Please indicate the number of primary, supplemental and/or nursery acres to be irrigated.

Primary: NA Acres                      Supplemental: NA Acres                      Nursery Use: 26.0 Acres

If supplemental acres are listed, provide the Permit or Certificate number of the underlying primary water right(s): NA

Indicate the maximum total number of acre-feet you expect to use in an irrigation season: 1.5 AF

- If the use is **municipal or quasi-municipal**, attach **Form M**
- If the use is **domestic**, indicate the number of households: NA
- If the use is **mining**, describe what is being mined and the method(s) of extraction: NA

**SECTION 6: WATER MANAGEMENT**

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**A. Diversion and Conveyance**

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

- Pump (give horsepower and type): Centrifugal 5 Hp pump running at 75 gpm
- 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 conveyed from the pond using a centrifugal 5 Hp pump through a mainline supplying drip lines.

**B. Application Method**

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

Drip lines

**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.

Irrigation of the nursery stock will be done using best management practices to prevent waste.



**SECTION 7: RESOURCE PROTECTION**

In granting permission to use water from a stream or lake, the state encourages, and in some instances requires, careful control of activities that may affect the waterway or streamside area. See instruction guide for a list of possible permit requirements from other agencies. Please indicate any of the practices you plan to undertake to protect water resources:

Diversion will be screened per ODFW specifications in ORS 498.301 through 498.346 to prevent uptake of fish and other aquatic life.  
Describe planned actions:  
If ODFW determines a fish screen is needed we will attach the screen to the pump(s) in the reservoir.

Excavation or clearing of banks will be kept to a minimum to protect riparian or streamside areas.  
**Note:** If disturbed area is more than one acre, applicant should contact the Department of Environmental Quality to determine if a 1200C permit is required.  
Describe planned actions and additional permits required for project implementation:  
Point of diversion will be constructed on a concrete pad alongside the reservoir disturbing less than one acre.

Operating equipment in a water body will be managed and timed to prevent damage to aquatic life.  
Describe planned actions and additional permits required for project implementation:  
No equipment will be operated in the stream.

Water quality will be protected by preventing erosion and run-off of waste or chemical products.  
Describe planned actions:  
Best management practices will be followed to prevent erosion and run-off of waste or chemical products.

List other federal and state permits or contracts to be obtained, if a water right permit is granted.  
NA

**SECTION 8: PROJECT SCHEDULE**

- a) Date construction will begin: within three years after the permit is issued
- b) Date construction will be completed: within five years after the permit is issued
- c) Date beneficial water use will begin: within five years after the permit is issued

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**SECTION 9: WITHIN A DISTRICT**

Check here if the point of diversion or place of use are located within or served by an irrigation or other water district.

Irrigation District Name NA	Address	
City	State	Zip

**SECTION 10: REMARKS**

Use this space to clarify any information you have provided in the application. (Attach additional sheets if necessary).

None

## 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 will 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: Applicant Information and Signature
- SECTION 2: Property Ownership
- SECTION 3: Source of Water
- SECTION 4: Sensitive, Threatened or Endangered Fish Species Public Interest Information
- SECTION 5: Water Use
- SECTION 6: Water Management
- SECTION 7: Resource Protection
- SECTION 8: Project Schedule
- SECTION 9: Within a District
- SECTION 10: Remarks

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#### Include the following additional items:

- Land Use Information Form with approval and signature of local planning department (*must be an original*) or signed receipt.
- 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 - Amount enclosed: \$ 692.00  
See the Department's Fee Schedule at [www.oregon.gov/owrd](http://www.oregon.gov/owrd) or call (503) 986-0900.
- Map that includes the following items:
  - Permanent quality and drawn in ink
  - Even map scale not less than 4" = 1 mile (example: 1" = 400 ft, 1" = 1320 ft, etc.)
  - North Directional Symbol
  - Township, Range, Section, Quarter/Quarter, Tax Lots
  - Reference corner on map
  - Location of each diversion, by reference to a recognized public land survey corner (distances north/south and east/west)
  - Indicate the area of use by Quarter/Quarter and tax lot identified clearly.
  - Number of acres per Quarter/Quarter and hatching to indicate area of use if for primary irrigation, supplemental irrigation, or nursery
  - Location of main canals, ditches, pipelines or flumes (if well is outside of the area of use)

# Land Use Information Form



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

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**Applicant**

NAME ADCOCK FAMILY TREE FARM		PHONE (HM) OWRD	
PHONE (WK) (503) 880-0465	CELL (503) 880-0465	FAX	
ADDRESS PO BOX 857, 14200 S. UNION MILLS RD			
CITY MULINO	STATE OR	ZIP 97042	E-MAIL*

**A. Land and Location**

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

Township	Range	Section	¼ ¼	Tax Lot #	Plan Designation (e.g., Rural Residential/RR-5)	Water to be:			Proposed Land Use:
4S	2E	28		402	EFU	<input checked="" type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Nursery
						<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	
						<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	
						<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	

List all counties and cities where water is proposed to be diverted, conveyed, and/or used or developed:

Clackamas County

**B. Description of Proposed Use**

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

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

Source of water:  Reservoir/Pond     Groundwater     Surface Water (name) \_\_\_\_\_

Estimated quantity of water needed: 1.5     cubic feet per second     gallons per minute     acre-feet

Intended use of water:  Irrigation     Commercial     Industrial     Domestic for \_\_\_\_\_ household(s)  
 Municipal     Quasi-Municipal     Instream     Other Nursery

Briefly describe:

A new surface water permit to use water from permitted pond, River Bend Reservoir, Permit R-15550, to apply water to nursery stock.



**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.



## For Local Government Use Only

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

**Please check the appropriate box below and provide the requested information**

- Land uses to be served by the proposed water uses (including proposed construction) are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): ZDO Section 401 "Farm Use"
- Land uses to be served by the proposed water uses (including proposed construction) involve discretionary land use approvals as listed in the table below. (Please attach documentation of applicable land use approvals which have already been obtained. Record of Action/land use decision and accompanying findings are sufficient.) **If approvals have been obtained but all appeal periods have not ended, check "Being pursued."**

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Type of Land Use Approval Needed (e.g., plan amendments, rezones, conditional-use permits, etc.)	Cite Most Significant, Applicable Plan Policies & Ordinance Section References	Land Use Approval:	
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued

Local governments are invited to express special land use concerns or make recommendations to the Water Resources Department regarding this proposed use of water below, or on a separate sheet.

Growing nursery stock is allowed outright as a farm use in the EFU zone. Defined in ORS 215.203.

NAME Melissa Lord	TITLE: Planner II
SIGNATURE 	PHONE: 503-742-4500
GOVERNMENT ENTITY Clackamas County	DATE: Feb 21, 2023



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



### Receipt for Request for Land Use Information

Applicant name: \_\_\_\_\_

City or County: \_\_\_\_\_ Staff contact: \_\_\_\_\_

Signature: \_\_\_\_\_ Phone: \_\_\_\_\_ Date: \_\_\_\_\_

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108

Clackamas County Official Records  
Sherry Hall, County Clerk

2021-078591

**"GRANTOR"**

Barbara Knudson as trustee of  
The Knudson Family Trust  
c/o Linda Butler 14604 NE 11th St.  
Vancouver WA, 98684



02495215202100785910040042

\$108.00

08/24/2021 10:54:28 AM

D-D Cnt=1 Stn=74 MELISSA  
\$20.00 \$16.00 \$62.00 \$10.00

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**"GRANTEE"**

Debra K. Adcock and Brooks T. Adcock  
14200 S Union Mills Rd,  
Mulino, OR 967042

**RECORDATION REQUESTED BY AND  
AFTER RECORDATION MAIL TO:**

C. Jeffrey Abbott  
Abbott & Munns, LLC  
1754 Willamette Falls Dr.,  
West Linn, OR 97068

**MAIL TAX STATEMENTS TO:**

Debra K. Adcock and Brooks T. Adcock  
14200 S Union Mills Rd,  
Mulino, OR 967042

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**STATUTORY SPECIAL WARRANTY DEED**

The Grantor, Barbara Knudson as trustee of The Knudson Family Trust conveys and specially warrants to Debra K. Adcock and Brooks T. Adcock, Grantee, all of Grantor's interest in the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein in the County of Clackamas, State of Oregon, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

**Subject to all encumbrances of record.**

More commonly known as: 14210 S Union Mills Rd., Mulino, OR 97042

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

The true and actual consideration for this conveyance is \$272,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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

IN WITNESS WHEREOF, the Grantor has executed this instrument this 3rd day of Aug., 2021.

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GRANTOR:

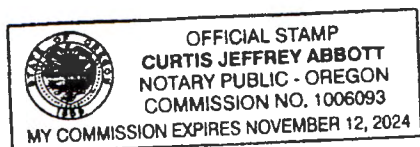
By: Barbara Knudson  
Barbara Knudson as trustee of  
The Knudson Family Trust

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.

STATE OF OREGON                    )  
  )ss.  
COUNTY OF CLACKAMAS        )

Personally appeared before me this 3rd day of Aug., 2021, Barbara Knudson as trustee of The Knudson Family Trust and acknowledged the foregoing instrument to be her voluntary act and deed.

By: [Signature]  
Notary Public for Oregon  
My Commission Expires:





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**Exhibit "A"**

Real property in the County of Clackamas, State of Oregon, described as follows:  
A one half undivided interest in the following:

TRACT A:

PARCEL 3, PARTITION PLAT NO. 2012-044, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON.

TOGETHER WITH A PRIVATE, COMMON, NON-EXCLUSIVE RECIPROCAL ACCESS EASEMENT AS  
DELINEATED ON THE RECORDED MAP.

TRACT B:

BEGINNING 1000.4 FEET WEST OF THE ONE-QUARTER CORNER ON THE NORTH LINE OF SAID SECTION 28; THENCE SOUTH ALONG THE WEST LINE OF PARCEL II AS DESCRIBED IN DEED TO RICHARD T. KNUDSON AND WIFE RECORDED DECEMBER 28, 1962, IN BOOK 615, PAGE 573, TO AN INTERSECTION OF SAID WEST LINE WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF GOVERNMENT LOT 2; THENCE WEST ALONG THE NORTH LINE OF GOVERNMENT LOT 2 AND EXTENSIONS THEREOF TO THE CENTER LINE OF THE MOLALLA RIVER AS LOCATED IN CLACKAMAS COUNTY SURVEY NO. 687, MADE IN AUGUST 1929, BY O.G. PORTER; THENCE DOWNSTREAM IN A NORTHWESTERLY DIRECTION, FOLLOWING SAID RIVER CENTER LINE, TO AN INTERSECTION WITH THE EASTERLY LINE OF THE HARRISON WRIGHT D.L.C.; THENCE NORTH  $17^{\circ} 55'$  WEST 264 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 2 EAST, THENCE EAST ALONG THE SECTION LINE 1650 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT TRACT CONVEYED TO J.D. FRENCH AND WIFE BY DEED RECORDED MAY 3, 1912 IN BOOK 124, PAGE 200, DEED RECORDS.

A PART OF THE HARRISON WRIGHT D.L.C. NO. 38 AND PART OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 2 IN SECTION 28, TOWNSHIP 4 SOUTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE EAST ALONG THE NORTH LINE OF SAID LOT AND SAID LINE EXTENDED TO AN INTERSECTION WITH THE WEST LINE OF THAT TRACT CONVEYED TO RICHARD KNUDSON AND WIFE BY DEED RECORDED IN BOOK 485, PAGE 30, RECORDS OF CLACKAMAS COUNTY, OREGON; THENCE SOUTH ALONG THE WEST LINE OF SAID KNUDSON TRACT TO AN ANGLE CORNER ON THE WEST LINE THEREOF WHICH IS SOUTH 1799.16 FEET FROM THE NORTH LINE OF SECTION 28; THENCE SOUTH  $10^{\circ}$  WEST ALONG THE WESTERLY LINE OF THE KNUDSON PROPERTY 1254 FEET, MORE OR LESS, TO THE MOST NORTHERLY NORTHEAST CORNER OF THAT TRACT DESCRIBED IN CONTRACT OF SALE TO JOE JANUZZI AND WIFE, RECORDED JULY 29, 1947, IN MISCELLANEOUS RECORDS BOOK 20, PAGE 261; THENCE WEST 1500 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID JANUZZI TRACT; THENCE NORTH  $34^{\circ}$  EAST 669.9 FEET; THENCE NORTH  $23^{\circ} 45'$  EAST TO THE OLD CHANNEL OF THE MOLALLA RIVER AS LOCATED IN CLACKAMAS COUNTY SURVEY DTM NO. 687, MADE IN AUGUST, 1929, BY O.G. PORTER; THENCE DOWNSTREAM IN A NORTHERLY DIRECTION FOLLOWING SAID CHANNEL TO AN INTERSECTION WITH THE WEST LINE OF GOVERNMENT LOT 2, THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING.

A PART OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THAT TRACT CONVEYED TO RICHARD THEODORE KNUDSON AND WIFE BY DEED RECORDED AUGUST 13, 1954, IN BOOK 485, PAGE 30, DEED RECORDS,

WHICH SAID POINT IS 950.40 FEET WEST FROM THE ONE-QUARTER CORNER BETWEEN SECTIONS 21 AND 28, TOWNSHIP 4 SOUTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN; THENCE RUNNING SOUTH ALONG THE WEST LINE OF SAID KNUDSON PROPERTY TO AN INTERSECTION WITH AN EASTERLY PROJECTION OF THE NORTH LINE OF GOVERNMENT LOT 2 IN SECTION 28, TOWNSHIP 4 SOUTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN; THENCE WEST 33.5 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF THE KNUDSON TRACT TO A POINT ON THE NORTH LINE OF SAID SECTION 28; THENCE EAST 33.5 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM: THAT PORTION CONVEYED TO HANS ZENTHOEFER AND MALWINEA ZENTHOEFER, BY DOCUMENT RECORDED FEBRUARY 2, 1999 AS FEE NO: 99-010922 AND FURTHER EXCEPTING THEREFROM: THAT PORTION CONVEYED TO JEWETT WAYNE SMITH AND DIANE R. SMITH, BY DOCUMENT RECORDED FEBRUARY 2, 1999, AS FEE NO. 99-010924.

FURTHER EXCEPTING THAT ANY PORTION LYING WITHIN PARTITION PLAT NO. 2012-044, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON.

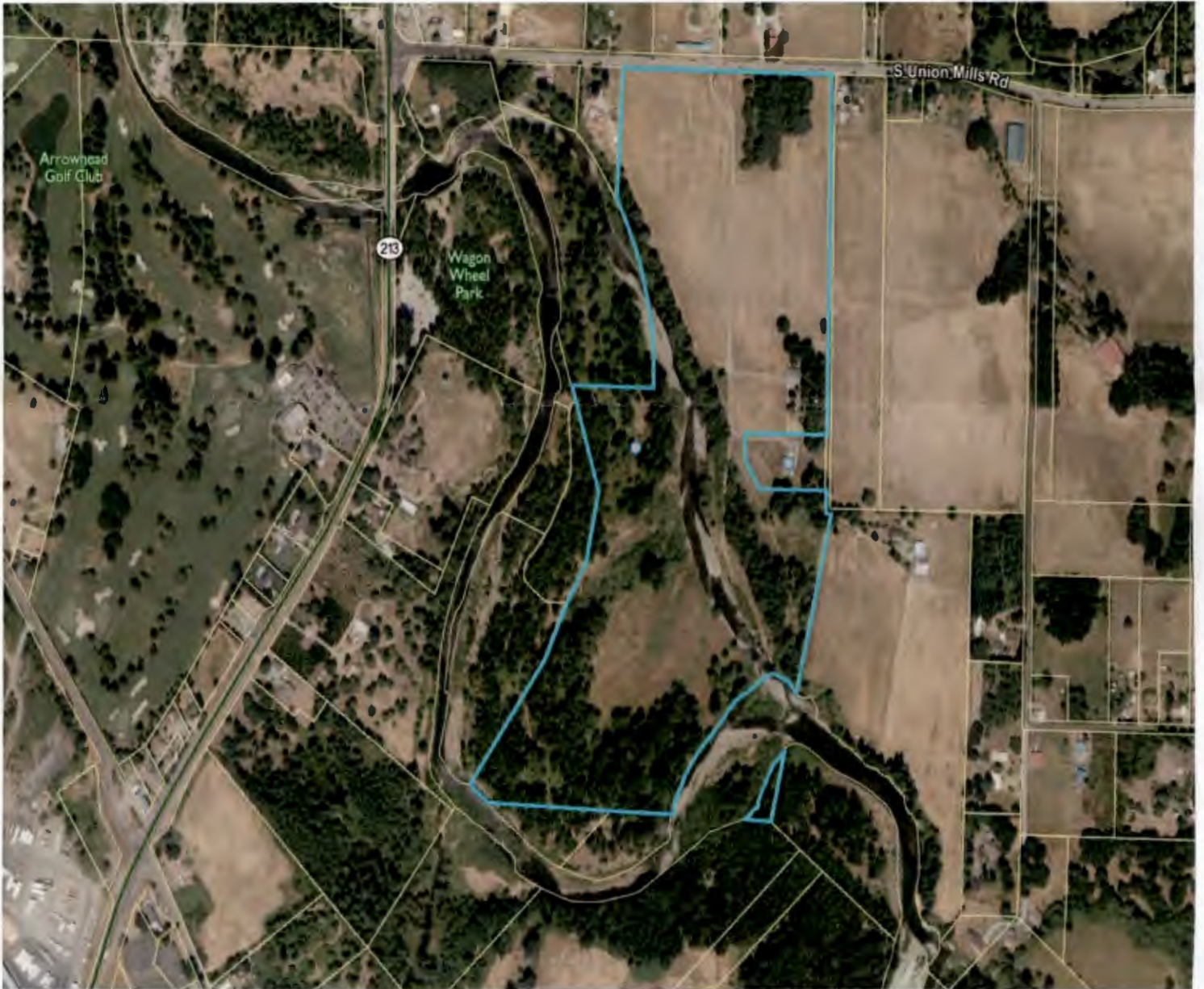
NOTE: This legal description was created prior to January 1, 2008.

RECEIVED  
FEB 27 2023  
OWRD

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2021-078591





**Objectid:** 54283

**Primary Address:** 14210 S Union Mills Rd, Mulino, 97042

**Jurisdiction:** Clackamas County (<http://www.clackamas.us/>)

**Map Number:** 42E28

**Taxlot Number:** 42E28 00402

**Parcel Number:** 05024753

**Document Number:** 2021-078591

**Census Tract:** 023700

**Landclass:** 551

RECEIVED

FEB 27 2023

OWRD

## Assessment

**Estimated Acres:** 70.93

**Current Year Assessed Value:** \$47,670.00

**Market Building Value:** \$84,460.00

**Market Land Value:** \$1,044,282.00