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MAR 31 2023

Application for a Permit to Use
Groundwater

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MAR 22 2023

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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			
CITY	STATE	ZIP	E-MAIL*

Organization

NAME BAKER VALLEY FARMS HOLDINGS, LLC ATTN: ADAM DOLSEN			PHONE (509) 961-6468	FAX
ADDRESS P.O. Box 1726			CELL	
CITY YAKIMA	STATE WA	ZIP 98907	E-MAIL* ADAM@DOLSENCO.COM	

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

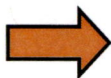
AGENT / BUSINESS NAME SHONEE LANGFORD SCHWABE, WILLIAMSON & WYATT			PHONE (503) 540-4261	FAX
ADDRESS 530 CENTER STREET, SUITE 730			CELL	
CITY SALEM	STATE OR	ZIP 97301	E-MAIL* SLANGFORD@SCHWABE.COM	

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 use water legally until the Water Resources Department issues a permit.
- Oregon law requires that a permit be issued before beginning construction of any proposed well, unless the use is exempt. Acceptance of this application does not guarantee a permit will be issued.
- If I get 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 get water to which they are entitled.



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

	Adam Dolsen, President Baker Valley Farms Holdings LLC	3-13-23
Applicant Signature	Print Name and Title if applicable	Date



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.

- 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).*

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: WELL DEVELOPMENT

WELL NO.	NAME OF NEAREST SURFACE WATER	IF LESS THAN 1 MILE:	
		DISTANCE TO NEAREST SURFACE WATER	ELEVATION CHANGE BETWEEN NEAREST SURFACE WATER AND WELL HEAD
WELL 1	SMITH RESERVOIR	3,875 FEET (APPROX.)	85 FEET (APPROX.)
WELL 2	SMITH RESERVOIR	1,875 FEET (APPROX.)	60 FEET (APPROX.)
WELL 3	SMITH RESERVOIR	260 FEET (APPROX.)	30 FEET (APPROX.)

Please provide any information for your existing or proposed well(s) that you believe may be helpful in evaluating your application. For existing wells, describe any previous alteration(s) or repair(s) not documented in the attached well log or other materials *(attach additional sheets if necessary).*

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SECTION 3: WELL DEVELOPMENT, continued

Total maximum rate requested: 0.88 cfs (each well will be evaluated at the maximum rate unless you indicate well-specific rates and annual volumes in the table below).

The table below must be completed for each source to be evaluated or the application will be returned. If this is an existing well, the information may be found on the applicable well log. *(If a well log is available, please submit it in addition to completing the table.)* If this is a proposed well, or well-modification, consider consulting with a licensed well driller, geologist, or certified water right examiner to obtain the necessary information.

OWNER'S WELL NAME OR NO.	PROPOSED	EXISTING	WELL ID (WELL TAG) NO.* OR WELL LOG ID**	FLOWING ARTESIAN	CASING DIAMETER	CASING INTERVALS (IN FEET)	PERFORATED OR SCREENED INTERVALS (IN FEET)	SEAL INTERVALS (IN FEET)	MOST RECENT STATIC WATER LEVEL & DATE (IN FEET)	PROPOSED USE			
										SOURCE AQUIFER***	TOTAL WELL DEPTH	WELL-SPECIFIC RATE (GPM)	ANNUAL VOLUME (ACRE-FEET)
WELL 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAKE 52513	<input type="checkbox"/>	16 IN	+2 TO 528	528 TO 705	0 TO 528	126 4/21/2016	VOLCANIC ROCK (BASALT)	705 FT		
WELL 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	<input type="checkbox"/>	16 IN	+2 TO 530 +/-	550 TO 700 +/-	0 TO 550 +/-	--	VOLCANIC ROCK (BASALT)	700 FT +/-		
WELL 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--	<input type="checkbox"/>	16 IN	+2 TO 530 +/-	550 TO 700 +/-	0 TO 550 +/-	--	VOLCANIC ROCK (BASALT)	700 FT +/-		

* Licensed drillers are required to attach a Department-supplied Well Tag, with a unique Well ID or Well Tag Number to all new or newly altered wells. Landowners can request a Well ID for existing wells that do not have one. The Well ID is intended to serve as a unique identification number for each well.
 ** A well log ID (e.g. MARI 1234) is assigned by the Department to each log in the agency's well log database. A separate well log is required for each subsequent alteration of the well.
 *** Source aquifer examples: Troutdale Formation, gravel and sand, alluvium, basalt, bedrock, etc.

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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 if your proposed groundwater use is determined to have the potential for substantial interference with nearby surface waters.

To answer the following questions, use the map provided in [Attachment 3](#) or the link below to determine whether the proposed point of appropriation (POA) 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 TRSQQ or the Lat/Long of a POA 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 POA is located, please call the customer service desk at (503) 986-0801.

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

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Is the well or proposed well 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, and if the Department determines that proposed groundwater use has the potential for substantial interference with nearby surface waters:

- I understand that the permit, if issued, will not allow use during the time period April 15 to September 30, except as provided in OAR 690-033-0140.
- I understand that the 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 well or proposed well located in an area where the Lower Columbia rules apply?

Yes No

If yes, and the proposed groundwater use is determined to have the potential for substantial interference with nearby surface waters you are notified 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, you will be required to provide the following information, if applicable.

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

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Statewide - OAR 690-033-0330 thru -0340

Is the well or proposed well located in an area where the Statewide rules apply?

Yes No

If yes, and the proposed groundwater use is determined to have the potential for substantial interference with nearby surface waters you are notified that 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

USE	PERIOD OF USE	ANNUAL VOLUME (ACRE-FEET)
Primary Irrigation	MARCH 1 THROUGH OCTOBER 31	211.5

For irrigation use only:

Please indicate the number of primary, supplemental and/or nursery acres to be irrigated (*must match map*).

Primary: 70.5 Acres Supplemental: NA Acres Nursery Use: NA Acres

If you listed supplemental acres, list 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: 211.5

- If the use is **municipal or quasi-municipal**, attach **Form M**
- If the use is **domestic**, indicate the number of households: NA (**Exempt Uses:** Please note that 15,000 gallons per day for single or group **domestic** purposes and 5,000 gallons per day for a single **industrial or commercial** purpose are exempt from permitting requirements.)

- If the use is **mining**, describe what is being mined and the method(s) of extraction (*attach additional sheets if necessary*): NA

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SECTION 6: WATER MANAGEMENT

A. Diversion and Conveyance

What equipment will you use to pump water from your well(s)?

- Pump (give horsepower and type): Well 1 - 200 hp turbine; Wells 2 and 3 – to be determined
 Other means (describe):

Provide a description of the proposed means of diversion, construction, and operation of the diversion works and conveyance of water. Groundwater will be pumped from any combination of the three wells. The pumps will be electrically powered, and the water will be conveyed via buried mainlines to the proposed place of use. Only limited excavation will be needed because most of the mainlines and irrigation infrastructure already exists.

B. Application Method

What equipment and method of application will be used? (e.g., drip, wheel line, high-pressure sprinkler) (*attach additional sheets if necessary*)

Water will be applied using pivots, wheel lines and/or high-pressure sprinklers.

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 aquatic life and riparian habitat; prevent the discharge of contaminated water to a surface stream; prevent adverse impact to public uses of affected surface waters (*attach additional sheets if necessary*).

The amount of water requested is consistent with other groundwater permits and certificates issued in the area. Flowmeters will be installed at each well to measure the amount of water diverted each month.

There are no natural surface-water bodies near the proposed place of use. A portion of Smith Ditch, operated by the Baker Valley Irrigation District, is located near the northern side of the irrigated area.

Water will be applied at agronomic rates to limit runoff.

SECTION 7: PROJECT SCHEDULE

- Date construction will begin: As soon as a permit is issued.
- Date construction will be completed: Within 5 years from date of permit issuance.
- Date beneficial water use will begin: Within 5 years from date of permit issuance.

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SECTION 8: RESOURCE PROTECTION

In granting permission to use water the state encourages, and in some instances requires, careful control of activities that may affect adjacent 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.

- Water quality will be protected by preventing erosion and run-off of waste or chemical products.
Describe: Water will be applied at agronomic rates and there are no natural surface-water bodies near the proposed place of use.
- Excavation or clearing of banks will be kept to a minimum to protect riparian or streamside areas.
Note: If disturbed area is greater than one acre, applicant should contact the Oregon Department of Environmental Quality to determine if a 1200C permit is required.

Describe planned actions and additional permits required for project implementation: Limited excavation is needed to connect the wells to the mainlines and power sources.

- Other state and federal permits or contracts required and to be obtained, if a water right permit is granted:
List: None

SECTION 9: WITHIN A DISTRICT

- Check here if the point of appropriation (POA) or place of use (POU) are located within or served by an irrigation or other water district.

Irrigation District Name Baker Valley Irrigation District	Address 3895 10 th Street		
City Baker City	State OR	Zip 97814	

SECTION 10: REMARKS

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

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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.oregon.gov/OWRD

Applicant

NAME BAKER VALLEY FARMS HOLDINGS, LLC ATTN: ADAM DOLSEN			PHONE (HM)		
PHONE (WK) (509) 961-6468		CELL		FAX	
ADDRESS P.O. Box 1726					
CITY YAKIMA		STATE WA	ZIP 98907	E-MAIL* ADAM@DOLSENCO.COM	

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:
See						<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	
Attached						<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	
List						<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:

Baker County

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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: 0.88 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 _____

Briefly describe:

We are applying for a permit to use groundwater to irrigate 70.5 acres of our farm.



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.

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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): BCZD sections 420.02.A.1
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."

Table with 3 columns: Type of Land Use Approval Needed, Cite Most Significant, Applicable Plan Policies & Ordinance Section References, and Land Use Approval (Obtained, Denied, Being Pursued, 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.

Empty rectangular box for local government comments.

Signature block containing fields for NAME (Paul J King), TITLE (Planning Tech), SIGNATURE, PHONE (541-523-8219), DATE (3/14/2023), and GOVERNMENT ENTITY (Baker Co Planning Dept).

Note to local government representative: 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: _____

ATTACHMENT TO:

Oregon Water Resources Department

Land Use Information Form

Applicant Name: Baker Valley Farms Holdings, LLC

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A. Land and Location

Please include the following information for all tax lots where water will be diverted (taken from its source), conveyed (transported), or used. 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	Water to be:	Proposed Land Use:
9 S	40 E	14	SW NW	600		<input type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input type="checkbox"/> Used	No Change
9 S	40 E	14	NE SW	600		<input checked="" type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input type="checkbox"/> Used	No Change
9 S	40 E	14	NW SW	600		<input type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input type="checkbox"/> Used	No Change
9 S	40 E	14	SW SW	600		<input type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input type="checkbox"/> Used	No Change
9 S	40 E	15	SE NE	202		<input checked="" type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input type="checkbox"/> Used	No Change
9 S	40 E	15	NE SE	202		<input type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input type="checkbox"/> Used	No Change
9 S	40 E	15	SE SE	202		<input type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input type="checkbox"/> Used	No Change
9 S	40 E	22	NE NE	400		<input type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used	No Change
9 S	40 E	22	SE NE	400		<input type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used	No Change
9 S	40 E	23	NE NW	400		<input checked="" type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used	No Change
9 S	40 E	23	NW NW	400		<input type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used	No Change
9 S	40 E	23	SW NW	400		<input type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used	No Change

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After recording return to Grantee at:
BAKER VALLEY FARMS HOLDINGS, LLC
c/o STOKES LAWRENCE
VELIKANJE, MOORE & SHORE
Attention: Dustin E. Yeager
120 N. Naches Avenue
Yakima, Washington 98901-2757

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Mail all tax statements to:
BAKER VALLEY FARMS HOLDINGS, LLC
PO Box 1726
Yakima, WA 98907

THIS SPACE RESERVED FOR RECORDER'S USE

WARRANTY DEED

AMT 568457AM

Grantor(s): WILLIAMS LAND LLC

Grantee(s): BAKER VALLEY FARMS HOLDINGS, LLC

The true consideration for this other property or value was either part or the whole consideration. conveyance is:

THE GRANTOR, WILLIAMS LAND LLC, an Oregon limited liability company, conveys and warrants to BAKER VALLEY FARMS HOLDINGS, LLC, a Washington limited liability company, the Baker County, Oregon, real estate described on attached Exhibit A.

TOGETHER WITH all appurtenances belonging thereto, including water, water rights and matters appertaining thereto.

SUBJECT TO all non-delinquent future taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

SUBJECT TO easements, or claims of easement, not shown by the Public Records that are not known of by Grantor; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

SUBJECT TO any encroachment (of existing improvements located on said premises onto adjoining land or of existing improvements located on adjoining land onto said premises) encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the premises.

SUBJECT TO future real property taxes for the assessment year 2023.

SUBJECT TO deferred taxes as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use the property will be subject to additional taxes or penalties and interest.

SUBJECT TO regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Baker Valley Irrigation District.

SUBJECT TO regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Smith Ditch District Improvement Company.

SUBJECT TO the rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.

SUBJECT TO an easement in favor of Eastern Oregon Light and Power Company, a corporation, its successors and assigns, recorded September 7, 1929, in Book 113, page 50.

SUBJECT TO an easement in favor of Eastern Oregon Light and Power Company, a corporation, its successors and assigns, recorded February 19, 1931, in Book 115, page 193.

SUBJECT TO an easement in favor of Pacific Telephone and Telegraph Company, a California corporation, its successors and assigns, recorded April 27, 1939, in Book 127, page 58.

SUBJECT TO an easement in favor of Eastern Oregon Light and Power Company, a corporation, its successors and assigns, recorded October 20, 1945, in Book 137, page 585.

SUBJECT TO the reservation of 50% of all minerals, oil and gas, including the terms and provisions contained therein, in deed from The Federal Land Bank of Spokane, a corporation, recorded June 7, 1951, in Book 156, page 526.

SUBJECT TO an easement in favor of Idaho Power Company, a corporation, its successors and assigns, recorded August 20, 1955, in Book 164, page 846 and re-recorded August 24, 1955, in Book 164, page 868.

SUBJECT TO an easement as disclosed by instrument recorded August 7, 1959, in Book 169, page 1043.

SUBJECT TO an easement in favor of California-Pacific Utilities Company, a corporation, recorded April 16, 1962, in Book 172, page 863.

SUBJECT TO an easement in favor of Conrad Allen and Madeline Allen, husband and wife, recorded July 16, 1964, in Book 174, page 996.

SUBJECT TO an easement in favor of California-Pacific Utilities Company, a corporation, recorded August 14, 1972, as Instrument No. 72 33 019.

SUBJECT TO an easement in favor of John Conrad Allen, Sr. and Madeline J. Allen, husband and wife, their heirs and assigns, recorded October 31, 1972, as Instrument No. 72 44 021.

SUBJECT TO an easement in favor of California-Pacific Utilities Company, a corporation recorded April 7, 1975, as Instrument No. 75 15 010.

SUBJECT TO an easement in favor of California-Pacific Utilities Company, a corporation recorded April 12, 1976, as Instrument No. 76 16 025.

SUBJECT TO an easement in favor of California-Pacific Utilities Company, a corporation recorded April 22, 1976, as Instrument No. 76 17 067.

SUBJECT TO an easement as disclosed by instrument recorded April 11, 1980, as Instrument No. 80 16 009 and re-recorded November 7, 1980, as Instrument No. 80 45 103.

SUBJECT TO an easement in favor of C P National Corporation, a corporation, its successors and assigns recorded May 1, 1980 as Instrument No. 80 18 087.

SUBJECT TO an easement or easements, as disclosed by instrument recorded May 16, 1980, as Instrument No. 80 20 097.

SUBJECT TO an easement in favor of California-Pacific Utilities Company, a corporation recorded June 26, 1980, as Instrument No. 80 26 068.

SUBJECT TO an easement or easements, as disclosed by instrument recorded October 17, 1980, as Instrument No. 80 42 119.

SUBJECT TO an easement in favor of RuthAnn Heaton, her heirs and assigns recorded April 24, 1981, as Instrument No. 81 16 143.

SUBJECT TO an easement in favor of Pacific Northwest Bell Telephone Company, a Washington corporation, its successors and assigns recorded July 14, 1988, as Instrument No. 88 28 071.

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SUBJECT TO a roadway easement agreement as disclosed by instrument recorded July 16, 1990, as Instrument No. 90 29 027.
 SUBJECT TO an easement in favor of John Conrad Allen, Sr., aka Conrad Allen, Trustee of the Conrad Allen Trust, under agreement dated January 17, 1990, recorded July 14, 1992 as Instrument No. 92 28 049.
 SUBJECT TO an easement in favor of Oregon Trail Electric Consumers Cooperative, a corporation, its successors and assigns recorded May 1, 1997, as Instrument No. 97 17 207.
 SUBJECT TO an easement in favor of Cascade Natural Gas Corporation, a Washington corporation, its successors and assigns recorded January 5, 1998, as Instrument No. 98 01 059.
 SUBJECT TO Roadway Easement and Maintenance Agreement, including the terms and provisions thereof, recorded October 17, 2003, as Instrument No. 03420120.
 SUBJECT TO Reciprocal Grant of Easements and Covenants for Irrigation Works, including the terms and provisions thereof, recorded March 30, 2004, as Instrument No. 04130263.
 SUBJECT TO an easement in favor of Ken Tew and Julia Barnes, husband and wife, their heirs and assigns recorded June 8, 2011, as Instrument No. 11230183.
 SUBJECT TO an easement in favor of Umatilla Electric Cooperative Association recorded November 5, 2021, as Instrument No. 21450093.

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.

EFFECTIVE as of the 2nd day of January 2023.

GRANTOR:

WILLIAMS LAND LLC

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By: [Signature]
 Jason M. Williams, Member

By: [Signature]
 RoseMarie B. Williams, Member

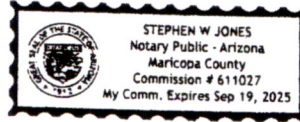
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STATE OF ~~OREGON~~ ^{Arizona}) SWJ
) ss.
COUNTY OF ~~Maricopa~~

On January 2, 2023, JASON M. WILLIAMS ("Signer"), who is personally known to me or proved by satisfactory evidence to be the Signer, personally appeared before me and acknowledged that Signer executed the above-stated **WARRANTY DEED** ("Instrument") as Signer's free and voluntary act and deed for the uses and purposes stated in the Instrument and that Signer is authorized to execute the Instrument in the following capacity:

As MEMBER for WILLIAMS LAND LLC, an Oregon limited liability company.

Stephen W. Jones
(print name) Stephen W. Jones
NOTARY PUBLIC in and for the state of ~~Oregon~~ Arizona
My appointment expires 09-19-2025

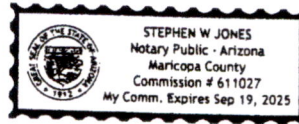


STATE OF ~~OREGON~~ ^{Arizona}) SWJ
) ss.
COUNTY OF ~~Maricopa~~

On January 2, 2023, ROSEMARIE B. WILLIAMS ("Signer"), who is personally known to me or proved by satisfactory evidence to be the Signer, personally appeared before me and acknowledged that Signer executed the above-stated **WARRANTY DEED** ("Instrument") as Signer's free and voluntary act and deed for the uses and purposes stated in the Instrument and that Signer is authorized to execute the Instrument in the following capacity:

As MEMBER for WILLIAMS LAND LLC, an Oregon limited liability company.

Stephen W. Jones
(print name) Stephen W. Jones
NOTARY PUBLIC in and for the state of ~~Oregon~~ Arizona
My appointment expires 09-19-2025



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EXHIBIT A

Legal Description

TRACT ONE:

The West half of the Northeast quarter, the Northwest quarter of the Southeast quarter, the Southwest quarter, the South half of the Northwest quarter, and the Northeast quarter of the Northwest quarter of Section 11, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon.

EXCEPTING THEREFROM all that portion of Section 11, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, conveyed to the State of Oregon, by and through its State Highway Commission, by instrument recorded December 16, 1938, in Book 126, Page 312, Baker County Deed Records.

ALSO EXCEPTING THEREFROM all that portion of Section 11, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, conveyed to the State of Oregon, by and through its Department of Transportation, by instrument recorded June 27, 1994, as Deed No. 94 26 052, and rerecorded October 21, 2002, as Deed No. 0243 0137, Baker County Deed Records.

ALSO EXCEPTING THEREFROM a parcel in the Southwest quarter of the Southeast quarter of Section 2 and in the Northwest quarter of the Northeast quarter of Section 11, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, more particularly described as follows:

COMMENCING at the corner between Sections 1, 2, 11 and 12, said township and range, which is a 2 1/2" Aluminum Cap on a 1" Galvanized Pipe; thence North 85°35'40" West 1318.98 feet to a No. 5 Rebar with a yellow plastic cap marked PLS699, being a point on the Southerly right of way line of the Oregon State Baker-Homestead Highway No. 86, being the true point of beginning; thence South 82°29'00" West 1342.70 feet along said Southerly right of way line to a No. 5 Rebar with a yellow plastic cap marked PLS699, from which the quarter corner between Sections 2 and 11 bears South 01°43'00" East 14.04 feet; thence South 01°43'00" East 277.17 feet to a No. 5 Rebar with a yellow plastic cap marked PLS699; thence North 88°17'00" East 1335.83 feet to a No. 5 Rebar with a yellow plastic cap marked PLS699; thence North 01°43'00" West 412.85 feet to a No. 5 Rebar with a yellow plastic cap marked PLS699 which is the true point of beginning.

ALSO the North 392.6 feet of the Northeast quarter of the Northwest quarter of Section 14, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon.

ALSO a parcel in the Northeast quarter of the Northwest quarter of Section 14, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, more particularly described as follows:

BEGINNING at a point in the irrigation ditch, as said ditch was described in instrument recorded August 7, 1959, in Book 169, Page 1043, Baker County Deed Records, said point being on the section line and East 162 feet from the West 1/16th corner of Sections 11 and 14, said township and range; thence East 603.4 feet along said section line to a point in said ditch; thence South 1110.91 feet parallel with the West 1/16th line of said Section 14; thence West 765.4 feet parallel with the North line of said Section 14 to the West 1/16th line of said Section 14; thence North 749 feet along the West 1/16th line of said Section 14 to a point in said ditch; thence following the meander line of said ditch downstream to the point of beginning.

TRACT TWO:

The Northwest quarter, the West half of the Southwest quarter, and the West half of the West half of the East half of the Southwest quarter of Section 14, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon.

EXCEPTING THEREFROM a parcel in the Northwest quarter of the Northwest quarter of Section 14 and the Northeast quarter of the Northeast quarter of Section 15, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, more particularly described as follows:

Beginning at a point on the North line of Section 14, said township and range, said point being East 330 feet from the Northwest corner of said Section 14; thence South 330 feet; thence West 660 feet; thence North 330 feet to the North line of Section 15, said township and range; thence East 660 feet along the North line of said Sections 15 and 14 to the point of beginning.

ALSO EXCEPTING THEREFROM the North 392.6 feet of the Northeast quarter of the Northwest quarter of

Statutory Warranty Deed (Williams Land LLC to Baker Valley Farms Holdings, LLC)

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Section 14, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon.

ALSO EXCEPTING THEREFROM a parcel in the Northeast quarter of the Northwest quarter of Section 14, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, more particularly described as follows:

Beginning at a point in the irrigation ditch, as said ditch was described in instrument recorded August 7, 1959, in Book 169, Page 1043, Baker County Deed Records, said point being on the section line and East 162 feet from the West 1/16th corner of Sections 11 and 14, said township and range; thence East 603.4 feet along said section line to a point in said ditch; thence South 1110.91 feet parallel with the West 1/16th line of said Section 14; thence West 765.4 feet parallel with the North line of said Section 14 to the West 1/16th line of said Section 14; thence North 749 feet along the West 1/16th line of said Section 14 to a point in said ditch; thence following the meander line of said ditch downstream to the point of beginning.

ALSO all that portion of the West half of the Northeast quarter of Section 14, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, lying Westerly and Northerly of the following described line:

BEGINNING at a point on the South line of the West half of the Northeast quarter of Section 14, said township and range, said point being North 88°21'31" East 544.60 feet from the Southwest corner of the West half of the Northeast quarter of said Section 14; thence North 03°49'18" East 1022.43 feet; thence South 85°02'07" East 453.22 feet; thence North 01°35'45" West 1695.67 feet to intersect the North line of the West half of the Northeast quarter of said Section 14, being the point of termination of said line, said point of intersection being South 88°05'15" West 254.52 feet from the Northeast corner of the West half of the Northeast quarter of said Section 14.

ALSO a parcel in the East half of the West half of the East half of the Southwest quarter of Section 14, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, more particularly described as follows:

BEGINNING at the Northwest corner of the East half of the West half of the East half of the Southwest quarter of Section 14, said township and range; thence North 88°21'31" East 156.02 feet along the North line of the East half of the West half of the East half of the Southwest quarter of said Section 14; thence South 21°11'19" West 406.26 feet to intersect the West line of the East half of the West half of the East half of the Southwest quarter of said Section 14; thence North 01°23'41" West 374.43 feet along the West line of the East half of the West half of the East half of the Southwest quarter of said Section 14 to the point of beginning.

ALSO the East half, the East half of the Southwest quarter, and the Southeast quarter of the Northwest quarter of Section 15, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon.

EXCEPTING THEREFROM a parcel in the Northwest quarter of the Northwest quarter of Section 14 and the Northeast quarter of the Northeast quarter of Section 15, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, more particularly described as follows:

Beginning at a point on the North line of Section 14, said township and range, said point being East 330 feet from the Northwest corner of said Section 14; thence South 330 feet; thence West 660 feet; thence North 330 feet to the North line of Section 15, said township and range; thence East 660 feet along the North line of said Sections 15 and 14 to the point of beginning.

ALSO EXCEPTING THEREFROM a parcel in the West half of the Northeast quarter of Section 15, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, more particularly described as follows:

Beginning at a point which is South 01°49'35" East 30 feet from the Northwest corner of the West half of the Northeast quarter of Section 15, said township and range; thence South 01°49'35" East 585.4 feet to the center line of an abandoned irrigation ditch; thence following said ditch the following courses and distances: South 80°32'10" East 294.5 feet; South 41°37'45" East 224.7 feet; South 07°39'10" West 150.1 feet; South 24°31'15" East 267.6 feet; and South 04°06'25" West 467.3 feet to intersect the Westerly extension of the downstream Smith Reservoir dam toe line; thence North 78°47'50" East 670 feet along said extended toe line and the toe line to a point which is West 200 feet from the East line of the Southwest quarter of the Northeast quarter of said Section 15; thence North 02° West 140 feet; thence North 88° East 150 feet, more or less, to a point which is West 50 feet from the East line of the Southwest quarter of the Northeast quarter of said Section 15; thence

Statutory Warranty Deed (Williams Land LLC to Baker Valley Farms Holdings, LLC)

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Northerly along a line which is parallel to and 50 feet West of the East line of the West half of the Northeast quarter of said Section 15 to the South right of way line of a County Road; thence Westerly along the South right of way line of a County Road to the point of beginning.

ALSO EXCEPTING THEREFROM all that portion of the Southeast quarter of the Northwest quarter of Section 15, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, conveyed to Ernest W. Hutton and Leona Hutton, husband and wife, by instrument recorded October 17, 2003, as Deed No. 03420099, Baker County Deed Records.

ALSO EXCEPTING THEREFROM all that portion of the West half of Section 15, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, lying within the exterior boundaries of unsurveyed Parcel 1 of Partition Plat No. P2005-011, recorded October 25, 2005, as Deed No. 05430223, Baker County Deed Records.

ALSO all that portion of the Northwest quarter of Section 22, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, lying Easterly of the Relocated Old Oregon Trail Highway, U.S. Highway No. I-84 right of way conveyed to the State of Oregon, by and through its State Highway Commission, by instrument recorded May 13, 1973, as Deed No. 73 22 039, Baker County Deed Records, and Northerly of the following described line:

Beginning at a point on the East line of the Northwest quarter of Section 22, said township and range, said point being South 02°15'45" East 738.95 feet from the Northeast corner of the Northwest quarter of said Section 22; thence North 82°18'48" West 367.83 feet; thence South 03°02'19" West 148.10 feet; thence South 87°50'17" West 623.64 feet; thence South 86°44'20" West 1474.71 feet to intersect the East right of way line of said U.S. Highway No. I-84, being the point of termination of said line.

EXCEPTING THEREFROM all that portion of the Northwest quarter of Section 22, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, lying within the exterior boundaries of unsurveyed Parcel 1 of Partition Plat No. P2005-011, recorded October 25, 2005, as Deed No. 05430223, Baker County Deed Records.

ALSO all that portion of the Northeast quarter of Section 22, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, lying Northeasterly of the following described line:

BEGINNING at a point on the West line of the Northeast quarter of Section 22, said township and range, said point being South 02°15'45" East 738.95 feet from the Northwest corner of the Northeast quarter of said Section 22; thence South 82°18'48" East 366.54 feet; thence South 74°04'24" East 356.32 feet; thence South 58°03'36" East 435.42 feet; thence North 77°08'05" East 408.54 feet; thence South 03°24'17" West 536.18 feet; thence South 61°23'52" East 347.53 feet; thence South 49°17'08" East 1179.07 feet; thence South 11°09'54" East 70.86 feet to intersect the South line of the Northeast quarter of said Section 22, said intersection being South 88°20'38" West 68.38 feet from the Southeast corner of the Northeast quarter of said Section 22, being the point of termination of said line.

ALSO a parcel in the Southeast quarter of Section 22, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, more particularly described as follows:

BEGINNING at the Northeast corner of the Southeast quarter of Section 22, said township and range; thence South 88°20'38" West 68.38 feet along the North line of the Southeast quarter of said Section 22; thence South 11°09'54" East 223.41 feet; thence South 21°57'52" East 102.99 feet to intersect the East line of the Southeast quarter of said Section 22; thence North 02°25'46" West 316.96 feet along the East line of the Southeast quarter of said Section 22 to the point of beginning.

ALSO all that portion of the Northwest quarter of Section 23, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, lying Westerly of the following described line:

BEGINNING at the Northwest corner of the East half of the West half of the East half of the Northwest quarter of Section 23, said township and range; thence South 02°09'00" East 463.74 feet along the West line of the East half of the West half of the East half of the Northwest quarter of said Section 23; thence North 87°48'09" East 184.45 feet; thence South 02°33'22" East 749.01 feet; thence South 52°36'07" East 342.61 feet; thence South 32°38'46" East 366.03 feet; thence South 29°42'43" East 325.28 feet; thence South 27°28'47" East 449.43 feet; thence South 05°54'00" East 13.00 feet to intersect the East line of the Northwest quarter of said Section 23, being the point of termination of said line.

ALSO a parcel in the Northeast quarter of Section 23, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, more particularly described as follows:

Statutory Warranty Deed (Williams Land LLC to Baker Valley Farms Holdings, LLC)

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BEGINNING at the Southwest corner of the Northeast quarter of Section 23, said township and range; thence North 01°58'57" West 198.50 feet along the West line of the Northeast quarter of said Section 23; thence South 05°54'00" East 198.99 feet to intersect the South line of the Northeast quarter of said Section 23; thence South 88°07'41" West 13.59 feet, more or less, along the South line of the Northeast quarter of said Section 23 to the point of beginning.

ALSO a parcel in the Southeast quarter of Section 23, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, more particularly described as follows:

BEGINNING at the Northwest corner of the Southeast quarter of Section 23, said township and range; thence South 01°58'57" East 248.14 feet along the West line of the Southeast quarter of said Section 23; thence North 21°53'06" East 65.46 feet; thence North 05°54'00" West 188.69 feet to intersect the North line of the Southeast quarter of said Section 23; thence South 88°07'41" West 13.59 feet, more or less, along the North line of the Southeast quarter of said Section 23 to the point of beginning.

ALSO all that portion of the Southwest quarter of Section 23, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, lying Northerly of the following described line:

BEGINNING at a point on the East line of the Southwest quarter of Section 23, said township and range, said point being South 01°58'57" East 248.14 feet from the Northeast corner of the Southwest quarter of said Section 23; thence South 21°53'06" West 260.08 feet; thence South 26°31'05" West 432.17 feet; thence South 49°56'27" West 678.78 feet; thence South 82°14'41" West 517.06 feet; thence North 88°31'20" West 172.98 feet; thence North 78°19'37" West 193.77 feet; thence North 70°22'39" West 368.94 feet; thence North 46°30'45" West 299.77 feet; thence North 39°37'47" West 216.17 feet; thence North 28°14'14" West 296.69 feet; thence North 21°57'52" West 155.23 feet to intersect the West line of the Southwest quarter of said Section 23, being the point of termination of said line.

(The totality of the land herein described as Tract Two is shown as unsurveyed Parcel 2 of Partition Plat No. P2005-011, recorded October 25, 2005, as Deed No. 05430223, Baker County Deed Records.)

TRACT THREE:

A parcel in the West half of the Northeast quarter of Section 15, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, more particularly described as follows:

BEGINNING at a point which is South 01°49'35" East 30 feet from the Northwest corner of the West half of the Northeast quarter of Section 15, said township and range; thence South 01°49'35" East 585.4 feet to the center line of an abandoned irrigation ditch; thence following said ditch the following courses and distances: South 80°32'10" East 294.5 feet; South 41°37'45" East 224.7 feet; South 07°39'10" West 150.1 feet; South 24°31'15" East 267.6 feet; and South 04°06'25" West 467.3 feet to intersect the Westerly extension of the downstream Smith Reservoir dam toe line; thence North 78°47'50" East 670 feet along said extended toe line and the toe line to a point which is West 200 feet from the East line of the Southwest quarter of the Northeast quarter of said Section 15; thence North 02° West 140 feet; thence North 88° East 150 feet, more or less, to a point which is West 50 feet from the East line of the Southwest quarter of the Northeast quarter of said Section 15; thence Northerly along a line which is parallel to and 50 feet West of the East line of the West half of the Northeast quarter of said Section 15 to the South right of way line of a County Road; thence Westerly along the South right of way line of a County Road to the point of beginning.

EXCEPTING THEREFROM a parcel in the Northwest quarter of the Northeast quarter of Section 15, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon, more particularly described as follows:

Beginning at a point which is South 01°49'35" East 30 feet from the Northwest corner of the Northwest quarter of the Northeast quarter of Section 15, said township and range; thence North 88°05'15" East 220.8 feet along the South line of a County Road; thence South 34°24'30" East 134.7 feet along the center line of an access road; thence South 46°52' East 209.0 feet along said center line; thence South 20°29'30" East 292.4 feet along said center line; thence South 88°05'15" West 534.8 feet to the West line of the Northwest quarter of the Northeast quarter of said Section 15; thence North 01°49'35" West 538.7 feet along the West line of the Northwest quarter of the Northeast quarter of said Section 15 to the point of beginning.

All situated in Baker County, Oregon.

Statutory Warranty Deed (Williams Land LLC to Baker Valley Farms Holdings, LLC)

Exhibit A

STATE OF OREGON }
County of Baker } SS

I certify that this instrument was received and recorded in the book of records of said county.

Stefanie Kirby
Baker County Clerk

by: *Karen Phillippe* Deputy.

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SKOOKUM
WATER ASSOCIATES INC

Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, OR 97301-1271

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Via UPS

**Application for a Permit to Use Groundwater
Baker Valley Farms Holdings, LLC
Baker County, Oregon**

To Whom It May Concern:

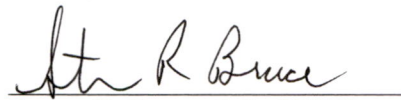
On behalf of Baker Valley Farms Holdings, LLC, we are submitting the enclosed Application for a Permit to Use Groundwater. The application documents include:

- A signed Application for a Permit to Use Groundwater;
- A supporting Skookum Water Associates Inc. map dated March 13, 2023;
- A Land Use Information Form signed by a Baker County Planning Department official;
- A legal description of the property (Warranty Deed recorded January 2, 2023); and
- Baker Valley Farms Holdings, LLC Check Number 000109 for \$3,410.00 to pay the application fee.

As indicated on the application, Shonee Langford of Schwabe, Williamson & Wyatt will serve as the applicant's agent. Please call or email me if you need additional information.

Thank you for your assistance.

SKOOKUM WATER ASSOCIATES INC.


Steven R. Bruce, RG, CWRE
Principal

Enclosures

cc. Adam Dolsen; Baker Valley Farms Holdings, LLC (via email)
Collin Gerratt; Baker Valley Farms Holdings, LLC (via email)
Shonee Langford; Schwabe, Williamson & Wyatt (via email)

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: Well Development
- SECTION 4: Sensitive, Threatened or Endangered Fish Species Public Interest Information
- SECTION 5: Water Use
- SECTION 6: Water Management
- SECTION 7: Project Schedule
- SECTION 8: Resource Protection
- SECTION 9: Within a District
- SECTION 10: Remarks

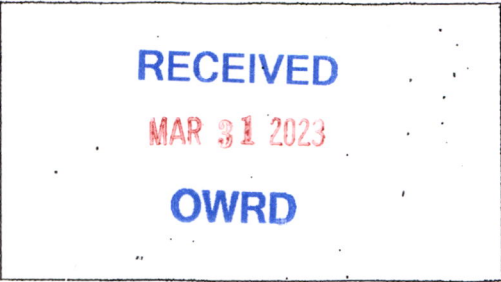
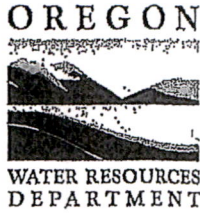
Include the following additional items:

- 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: \$3,410
See the Department's Fee Schedule at 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)

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For Department Use: App. Number: _____



Date Received (Date Stamp Here)

OWRD Over-the-Counter Submission Receipt

Applicant Name(s) & Address: Baker Valley Farms Holdings LLC
ATTN: Adam Dolson P.O. Box 1726 Yakima, OR 98907

Transaction Type: Ground water

Fees Received: \$ 3410⁰⁰

Cash Check: Check No. 000109

Name(s) on Check: Baker Valley Farms Holding LLC

Thank you for your submission. Oregon Water Resources Department (Department) staff will review your submittal as soon as possible.

If your submission is determined to be complete, you will receive a receipt for the fees paid and an acknowledgement letter stating your submittal is complete.

If determined to be incomplete, your submission and the accompanying fees will be returned with an explanation of deficiencies that must be addressed in order for the submittal to be accepted.

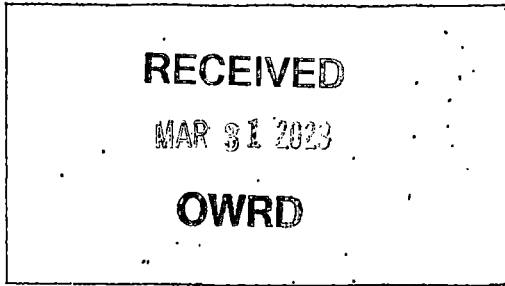
If you have any questions, please feel free to contact the Department's Customer Service staff at 503-986-0801 or 503-986-0810.

Sincerely,
OWRD Customer Service Staff

Submission received by: Nick Reece
(Name of OWRD staff)

Instructions for OWRD staff:

- Complete this Submission Receipt and make two (2) copies. Place one copy with the check/cash; and place the other copy with the submission (i.e., the application or other document).
- Date-stamp all pages. (NOTE: Do not stamp check.)
- Give this original Submission Receipt to the applicant.
- Record Submission Receipt information on the "RECEIVED OVER THE COUNTER" log sheet.
- Fold and put one copy of the Submission Receipt with check/cash into the Safe slot. Place the other copy of the Submission Receipt with submission (application/other document) in the top drawer of filing cabinet.



Date Received (Date Stamp Here)

OWRD Over-the-Counter Submission Receipt

Applicant Name(s) & Address: Baker Valley Farms Holdings LLC
Attn: Adam Dolsen P.O. Box 1726 Yukima, OR 98907

Transaction Type: Ground Water

Fees Received: \$ 3410⁰⁰

Cash Check; Check No. 000109

Name(s) on Check: Baker Valley Farms Holding LLC

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