

# Application for a Permit to Use Groundwater



**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 SOKOL BLOSSER WINERY (ALEX SOKOL BLOSSER)			PHONE (HM)
PHONE (WK) 503.864.2282	CELL 503-341-9498	FAX	
ADDRESS 5000 NE SOKOL BLOSSER LANE			
CITY DAYTON	STATE OR	ZIP 97114	E-MAIL* ALEX@SOKOLBLOSSER.COM

**Organization**

NAME SOKOL BLOSSER WINERY			PHONE 503-864-2282	FAX
ADDRESS 5000 NE SOKOL BLOSSER LANE			CELL	
CITY DAYTON	STATE OR	ZIP 97114	E-MAIL* ALEX@SOKOLBLOSSER.COM	

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

AGENT / BUSINESS NAME MALIA R. KUPILLAS / PACIFIC HYDRO-GEOLOGY, INC.			PHONE	FAX (503) 632-5983
ADDRESS 18487 S. Valley Vista Road			CELL (503) 310-5553	
CITY Mulino	STATE OR	ZIP 97042	E-MAIL* PHG@BCTONLINE.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.)

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**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.**

*Alex Sokol Blosser*  
Applicant Signature

Alex Sokol Blosser, President  
Print Name and Title if applicable

8/1/2023  
Date

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).*

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: 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	UNNAMED STREAM TO THE EAST NORTH-EAST	1,500 FEET	~ 155 FEET
WELL 2	UNNAMED STREAM TO THE SOUTHWEST	1,375 FEET	~175 FEET
WELL 3	UNNAMED STREAM TO THE EAST NORTH-EAST	1,150 FEET	~ 10 FEET
WELL 4	UNNAMED STREAM TO THE SOUTHWEST	900 FEET	~ 75 FEET

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).*

See Well Log or well specifications provided in the table below are estimates and subject to change based on actual conditions encountered in the field. The objective will be to construct the well to develop water from the alluvial aquifer.

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Groundwater Application — Page 2

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

Rev. 07/21

**SECTION 3: WELL DEVELOPMENT, continued**

**Total maximum rate requested: 0.67 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"/>	YAMH 5157	<input type="checkbox"/>	6 INCH	+1 - 19	186 - 202	0 - 19	130 FEET (PER WELL LOG: 3-9-1987)	BASALT	204		
WELL 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NA	<input type="checkbox"/>	6 INCH	20 FEET	TBD	20 FEET	NA	BASALT	350		
WELL 3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YAMH 5168	<input type="checkbox"/>	6 INCH	0 - 63	NONE	0 - 63	100 FEET (PER WELL LOG: 8-30-1972)	BASALT	182		
WELL 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NA	<input type="checkbox"/>	6 INCH	20 FEET	TBD	20 FEET	NA	BASALT	350		
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>						TOTAL:		300 GPM	164.7 AF
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									

\* 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\\_trsqg\\_features/](https://apps.wrd.state.or.us/apps/misc/lkp_trsqg_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?

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Yes  No

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**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.

**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

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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)
Agricultural	Year round	91.00 AF
Irrigation	March 1 through October 31	73.7 AF

**For irrigation use only:**

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

Primary: 73.7 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: **73.7 AF**

- 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

## 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): Submersible and horsepower varies with the well  
 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 wells through mainline to supply drip lines

### 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*)

Drip

### 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*).

Water will be used only when needed.

## SECTION 7: PROJECT SCHEDULE

- Date construction will begin: Within three years after the permit is issued
- Date construction will be completed: Within five years after the permit has been issued
- Date beneficial water use will begin: Within five years after the permit has been issued

## 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 the appropriate rate and duration to avoid excess watering
- 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:

There are no streams located near the proposed wells or any other location requiring ground disturbance; therefore, no banks will need clearing.

Other state and federal permits or contracts required and to be obtained, if a water right permit is granted:  
List: NA

**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 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*).

The agricultural right will be primarily used for frost or freeze protection and to apply chemicals to the plants several times a year.

The irrigation right will be primarily used to provide water to new vines when an area is first planted or re-planted until the plants are established. The irrigation right will also be used to provide water to the plants during a drought or extreme heat events when the plants are stressed.

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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

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**Applicant**

NAME SOKOL BLOSSER WINERY			PHONE (HM)		
PHONE (WK)		CELL		FAX	
ADDRESS PO BOX 399					
CITY DUNDEE		STATE OR	ZIP 97115	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	3W	3		2902	EF20	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	AG & IR
4S	3W	3		2903	EF20	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	AG & IR
4S	3W	3		2904	RI	<input checked="" type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	AG & IR
4S	3W	3		3201	EF20	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	AG & IR
4S	3W	3		3700	EF20	<input checked="" type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	AG & IR
4S	3W	3		3600	EF20	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	AG & IR
4S	3W	4		301	EF20	<input checked="" type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	AG
4S	3W	4		1401	EF40	<input checked="" type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	AG & IR
4S	3W	4		1800	EF20	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	AG & IR

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

Yamhill 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: 0.67     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 Agricultural use

Briefly describe:

New groundwater permit to drip irrigate grapes with frost protection (Agricultural use)



## For Local Government Use Only

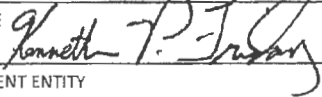
The following section must be completed by a planning official from each county and city listed unless the project will be located entirely within the city limits. In that case, only the city planning agency must complete this form. This deals only with the local land use plan. Do not include approval 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): 402 and 701 of the Yamhill County Zoning Ordinance
- 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."**

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.

NAME	Kenneth P. Friday	TITLE:	P.D
SIGNATURE		PHONE:	503 474-9041
GOVERNMENT ENTITY		DATE:	8/29/2023

**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: \_\_\_\_\_

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

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

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45/3W-30b

STATE OF OREGON  
WATER WELL REPORT  
(as required by ORS 537.765)

MAR 31 1987

(1) OWNER: WATER RESOURCES DEPT. 01  
Name Sokol Blosser  
Address P.O. Box 199  
City Dundee State Oregon Zip 97115

(2) TYPE OF WORK:  
 New Well  Deepen  Recondition  Abandon

(3) DRILL METHOD  
 Rotary Air  Rotary Mud  Cable  
 Other

(4) PROPOSED USE:  
 Domestic  Community  Industrial  Irrigation  
 Thermal  Injection  Other

BORE HOLE CONSTRUCTION:  
Special Construction approval Yes No Depth of Completed Well 204 ft.  
Explosives used  Yes  No Type Amount

HOLE SEAL Amount  
meter From To Material From To sacks or pounds

10	0	19	Cem/5% Ben.	0	19	5 Sacks
6	19	204				

How was seal placed: Method  A  B  C  D  E  
Backfill placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Material \_\_\_\_\_  
Gravel placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Size of gravel \_\_\_\_\_

(6) CASING/LINER:

	Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:	6	+1	19	.250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner:	4	2	204		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

location of shoe(s) \_\_\_\_\_

(7) PERFORATIONS/SCREENS:  
 Perforations Method Saw  
 Screens Type Material

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
186	202	1/8	210			<input type="checkbox"/>	<input checked="" type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour

Yield gal/min	Drawdown	Drill stem at	Time
50		200	1 hr.
35		174	1/2 hr.

Temperature of water 53° Depth Artesian Flow Found \_\_\_\_\_  
Was a water analysis done?  Yes By whom \_\_\_\_\_  
Did any strata contain water not suitable for intended use?  Too little  
 Salty  Muddy  Odor  Colored  Other \_\_\_\_\_  
Depth of strata: \_\_\_\_\_

(9) LOCATION OF WELL by legal description:  
County Yamhill Latitude \_\_\_\_\_ Longitude \_\_\_\_\_  
Township 4 South Nor S, Range 3 West E or W, WM.  
Section 3 N.W. 1/4 S.W. 1/4  
Tax Lot \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
Street Address of Well (or nearest address) 5000 Sokol Blosser Ln.  
Dundee, OR 97115

(10) STATIC WATER LEVEL:  
130 ft. below land surface. Date 3-9-87  
Artesian pressure \_\_\_\_\_ lb. per square inch. Date \_\_\_\_\_

(11) WATER BEARING ZONES:  
Depth at which water was first found 180'

From	To	Estimated Flow Rate	SWL
180	184	10 gpm	
186	200	50 gpm	

(12) WELL LOG: Ground elevation \_\_\_\_\_

Material	From	To	SWL
Clay brown	0	3	
Basalt brown soft	3	6	
Basalt brown medium	6	12	
Basalt brown soft	12	16	
Basalt gray medium	16	98	
Basalt black medium	98	120	
Basalt brown	120	172	
Basalt brown broken	172	180	
Basalt brown loose	180	184	
Clay tan	184	186	
Basalt black broken	186	200	130
Basalt black	200	204	

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Date started 3-6-87 Completed 3-9-87

(unbonded) Water Well Constructor Certification:  
I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to my best knowledge and belief.  
Signed \_\_\_\_\_ Date \_\_\_\_\_ WWC Number \_\_\_\_\_

(bonded) Water Well Constructor Certification:  
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. all work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.  
Signed *Norman S. Taylor* Date 9 Mar 1987 WWC Number 553

NOTICE TO WATER WELL CONTRACTOR: The original and first copy of this report are to be filed with the STATE ENGINEER, SALEM, OREGON, within 30 days from the date of well completion.

**RECEIVED DAMH 5168**  
**WATER WELL REPORT**  
 SEP 5 - 1972  
**STATE ENGINEER**  
 SALEM, OREGON

(Please type or print)  
 (Do not write above this line)

YAMH 5168  
 State Well No. 4S/3W-3 cd  
 State Permit No. \_\_\_\_\_

**(1) OWNER:**  
 Name Jordy Wells  
 Address Depoe Bay, Oregon

**(2) TYPE OF WORK (check):**  
 New Well  Deepening  Reconditioning  Abandon   
 If abandonment, describe material and procedure in Item 12.

**(3) TYPE OF WELL:** Rotary  Driven  Cable  Jetted  Dug  Bored   
**(4) PROPOSED USE (check):** Domestic  Industrial  Municipal  Irrigation  Test Well  Other

**(5) CASING INSTALLED:** Threaded  Welded   
6 " Diam. from 0 ft. to 63 ft. Gage .250  
 " Diam. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Gage \_\_\_\_\_  
 " Diam. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Gage \_\_\_\_\_

**(6) PERFORATIONS:** Perforated?  Yes  No.  
 Type of perforator used \_\_\_\_\_  
 Size of perforations \_\_\_\_\_ in. by \_\_\_\_\_ in.  
 \_\_\_\_\_ perforations from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
 \_\_\_\_\_ perforations from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
 \_\_\_\_\_ perforations from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

**(7) SCREENS:** Well screen installed?  Yes  No  
 Manufacturer's Name \_\_\_\_\_  
 Type \_\_\_\_\_ Model No. \_\_\_\_\_  
 Diam. \_\_\_\_\_ Slot size \_\_\_\_\_ Set from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
 Diam. \_\_\_\_\_ Slot size \_\_\_\_\_ Set from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

**(8) WELL TESTS:** Drawdown is amount water level is lowered below static level  
 Was a pump test made?  Yes  No If yes, by whom?  
 Yield: \_\_\_\_\_ gal./min. with \_\_\_\_\_ ft. drawdown after \_\_\_\_\_ hrs.  
 " \_\_\_\_\_ " \_\_\_\_\_ " \_\_\_\_\_ " \_\_\_\_\_  
 " \_\_\_\_\_ " \_\_\_\_\_ " \_\_\_\_\_ " \_\_\_\_\_  
 Comp. Baller test 15 gal./min. with 62 ft. drawdown after 1 hrs.  
 Artesian flow \_\_\_\_\_ g.p.m.  
 Temperature of water 53 Depth artesian flow encountered \_\_\_\_\_ ft.

**(9) CONSTRUCTION:** Well seal—Material used Cement Grout & Drill Cut-tings  
 Well sealed from land surface to 63 ft.  
 Diameter of well bore to bottom of seal 9 in.  
 Diameter of well bore below seal 6 in.  
 Number of sacks of cement used in well seal 2 sacks  
 Number of sacks of bentonite used in well seal 0 sacks  
 Brand name of bentonite \_\_\_\_\_  
 Number of pounds of bentonite per 100 gallons of water \_\_\_\_\_ lbs./100 gals.  
 Was a drive shoe used?  Yes  No Plugs \_\_\_\_\_ Size: location \_\_\_\_\_ ft.  
 Did any strata contain unusable water?  Yes  No  
 Type of water? \_\_\_\_\_ depth of strata \_\_\_\_\_  
 Method of sealing strata off \_\_\_\_\_  
 Was well gravel packed?  Yes  No Size of gravel: \_\_\_\_\_  
 Gravel placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

**(10) LOCATION OF WELL:**  
 County Yamhill Driller's well number \_\_\_\_\_  
SE ¼ SW ¼ Section 3 T. 4S R. 3W W.M.  
 Bearing and distance from section or subdivision corner \_\_\_\_\_

**(11) WATER LEVEL: Completed well.**  
 Depth at which water was first found 100 ft. 1 gpm ft.  
 Static level 100 ft. below land surface. Date Aug. 30-72  
 Artesian pressure \_\_\_\_\_ lbs. per square inch. Date \_\_\_\_\_

**(12) WELL LOG:** Diameter of well below casing 6 in.  
 Depth drilled 182 ft. Depth of completed well 180 ft.

Formation: Describe color, texture, grain size and structure of materials; and show thickness and nature of each stratum and aquifer penetrated, with at least one entry for each change of formation. Report each change in position of Static Water Level and indicate principal water-bearing strata.

MATERIAL	From	To	SWL
Topsoil	0	1	
Red Clay	1	11	
Decomposed Clay Red, Brown & Yellow	11	15	
Decomposed Clay with streaks of weathered rock, red	15	59	
Coarse Grained Basalt, Black	59	141	
Basalt, Black, with streaks of red cinders	141	166	
Coarse Grained basalt, black	166	182	
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Work started Aug. 24 1972 Completed Aug. 30 1972  
 Date well drilling machine moved off of well Aug. 30 1972

**Drilling Machine Operator's Certification:**  
 This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief.  
 [Signed] Ernest Shuman Date Sept. 1, 1972  
 (Drilling Machine Operator)  
 Drilling Machine Operator's License No. 604

**Water Well Contractor's Certification:**  
 This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.  
 Name Wilcox Drilling & Pump Co.  
 (Person, firm or corporation) (Type or print)  
 Address P. O. Box 569, McMinnville, Oregon  
 [Signed] James H. Wilcox  
 (Water Well Contractor)  
 Contractor's License No. 428 Date Sept. 1, 1972

**After recording, return to:**

Walter R. Gowell, Attorney  
P.O. Box 4.80  
McMinnville, OR 97128

OFFICIAL YAMHILL COUNTY RECORDS  
BRIAN VAN BERGEN, COUNTY CLERK

202007539

**Send Tax Statements to:**

- NO. CHANGE-



\$116.00

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05/12/2020 02:23:04 PM

DMR-DDMR Cnt=1 Stn=8 MILLSA  
\$40.00 \$5.00 \$11.00 \$80.00

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**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, **SB VINEYARDS, LLC**, an Oregon limited liability company, as Grantor, does hereby grant, bargain, sell and convey unto **SB VINEYARDS, LLC**, an Oregon limited liability company, called Grantee, and unto Grantee's heirs, successors and assigns, all of Grantor's interest in and to the property situated in the County of Yamhill, State of Oregon, more fully described on Exhibits A, Exhibit B and Exhibit C attached hereto and made a part hereof.

To Have and to Hold the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. The actual consideration is other than dollars.

***THIS CONVEYANCE IS MADE TO MAKE AN ADJUSTMENT OF COMMON BOUNDARY LINES BETWEEN ADJOINING PARCELS AND DOES NOT CREATE A SEPARATE PARCEL THAT CAN BE CONVEYED INDEPENDENTLY OF ADJACENT LAND.***

The purpose of this deed is to convey and adjust the boundary lines between three parcels which comprise Yamhill County Tax Lots R4303-2601, R4303-2602, and R4303-2902 in order to implement the approval granted by the Yamhill County Planning Department in Docket No. L-40-19, dated November 5, 2019. In compliance with ORS 92.190, the following information is furnished: the deed by which Grantor acquired title to its adjusted property was recorded as Fee No. 201815802 in the Deed and Mortgage Records of Yamhill County, Oregon.

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The resulting legal descriptions for the three parcels comprising Yamhill County Tax Lots R4303-2601, R4303-2602, and R4303-2902 are set forth on Exhibit A, Exhibit B and Exhibit C attached hereto.

County Survey 13599 delineating the revised parcel boundaries is attached hereto as Exhibit D.

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

**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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

IN WITNESS WHEREOF, the Grantor has executed this instrument this 2 day of May, 2020.

SB VINEYARDS, LLC. An  
Oregon Limited liability company

By   
Alexander Sokol Blosser, Manager

STATE OF OREGON, County of Yamhill ) ss.  
2020

May 2

Page 2 of 8

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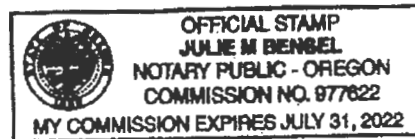
Personally appeared the above named Alexander Sokol Blosser, as the duly authorized Manager of SB Vineyards, LLC, an Oregon limited liability company and acknowledged the foregoing instrument to be said company's voluntary act and deed.

Before me:



Notary Public for Oregon

My Commission Expires: July 31, 2022



**EXHIBIT A**  
**ADJUSTED TAX LOT R4303-02602**

A portion of Adjusted Tax Lot 4303-2602 surveyed by County Survey 12984 and located in a portion of Parcel 3 of Partition 2011-15 being described to implement the Lot Line Adjustment approved by Yamhill County Lot Line Adjustment Docket L-40-19 for Tax Lots 4303-2601, 4303-2602, and 4303-2902, and located in the Southeast Quarter of the Northwest Quarter of Section 3, Township 4 South, Range 3 West of the Willamette Meridian, Yamhill County,

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Oregon, and more fully described based on County Survey 13599 by Leonard A. Rydell, P.L.S. 1437 as follows:

Beginning at a 5/8" iron rebar at the Northeast corner of the adjusted Tax Lot 4303-2602 shown by County Survey 12954, thence South 1° 43' 32" West 625.95 feet along the East line of said Parcel 3 of Partition 2011-15 to a 5/8" iron rebar set by County Survey 13599 at the Southeast corner of said Parcel 3; thence South 89° 15' 15" West along the said South line of said Parcel 3 of Partition 2011-15 231.64 feet to a 5/8" iron rebar set by County Survey 13599; thence North 31° 36' 45" East 183.48 feet to a 5/8" iron rebar set by County Survey 13599; thence North 01° 43' 32" East 475.11 feet to a 5/8" iron rebar set by said County Survey 13599 on the North line of the adjusted Tax Lot 2601 per County Survey 12954; thence South 88° 59' 28" East 140.01 feet along the North line of said adjusted Tax Lot 2602 to the Point of Beginning.

**TOGETHER WITH:**

A 30 foot wide road and utility easement appurtenant to Adjusted Tax Lot 2602 per Yamhill County Lot Line Adjustment approved by Yamhill County Lot Line Adjustment Docket L-40-19 for Tax Lots 4303-2601, 4303-2602, and 4303-2902, and located in in the Southeast Quarter of the Northwest Quarter of Section 3, Township 4 South, Range 3 West of the Willamette Meridian, Yamhill County, Oregon, and more fully described based on County Survey 13599 by Leonard A. Rydell, P.L.S. 1437 as follows:

Beginning at a 1/2-inch iron pipe at the Southwest corner of Tax Lot 4303-2602 as shown by County Survey 12954, thence North 89°15'15"East 136.07 feet along the South line of said Tax Lot 2602 to a 5/8" iron rebar set by Partition 2011-15, said rebar being the True Point of Beginning of the 30.00 foot wide access and utility easement; thence North 89°15'15" East 282.44 feet along the South line of said Tax Lot 2602 to a 5/8" iron rebar set by County Survey Lot Line Adjustment 13599 at the Southwest corner of Adjusted Tax Lot 2602; thence North 31°36' 45" East 35.51 feet along the West line of said Adjusted Tax Lot 2602; thence South 89°15'15" West 301.45 feet; thence South 00° 44' 45" East 30.00 feet to the Point of Beginning.

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**EXHIBIT B**  
**ADJUSTED TAX LOT R4303-02601**

A portion of the Adjusted Tax Lot 4303-2601 surveyed by County Survey 12984 to implement the Lot Line Adjustment approved by Yamhill County Lot Line Adjustment Docket L-40-19 for Tax Lots 4303-2601, 4303-2602, and 4303-2902, and located in the East Half of the Northwest Quarter of Section 3, Township 4 South, Range 3 West of the Willamette Meridian, Yamhill County, Oregon, and more fully described based on County Survey 13599 by Leonard A. Rydell, P.L.S. 1437 as follows:

Beginning at a 5/8" iron rebar at the Southeast corner of Parcel 1, Partition 2011-15, thence North 1° 22' 24" East 347.09 feet along the East line of said Parcel 1 to a 5/8" iron rebar set by County Survey 13599 on the South right-of-way line of a 40' right-of-way of Archery Summit Road; thence North 87° 27' 24" West along the said South right-of-way line of Archery Summit Road 18.60 feet to a 5/8" iron rebar set by County Survey 13599; thence North 55° 45' 43" West along the said South 40 foot right-of-way line of Archery Summit Road 102.34 feet to a 5/8" iron rebar set by County Survey 12954; thence South 60° 38' 30" West 227.74 feet along the Northwesterly line of the adjusted Tax Lot 2601 per County Survey 12954 to a 5/8" iron rebar set by said County Survey 12954; thence South 03° 00' 00" East 165.55 feet along the West line of the adjusted Tax Lot 2601 per County Survey 12954 to a 5/8" iron rebar set by said County Survey 12954; thence North 88° 26' 06" East 48.78 feet to a 5/8" iron rebar on the West line of Parcel 1 shown by Partition 2011-15; thence South 01° 22' 45" West 124.06 feet along the West line of said Parcel 1 of Partition 2011-15, thence South 88° 37' 36" East 238.98 feet to the Point of Beginning.

**SUBJECT TO** and hereby conveyed to and for the benefit of that parcel described in Bargain and Sale Deed conveyed to Norman B. Flenming and Patricia A. Fleming, recorded November 1, 2013 as Instrument No. 201316809, an irregularly shaped sanitary septic drain field easement disclosed on Yamhill County Partition Plat 2011-15, across a tract of land in

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the Northwest Quarter of Section 3, Township 4 South, Range 3 West, Willamette Meridian, being a portion of Parcel 1 and Parcel 3 of Yamhill County Partition Plat 2011-15, and the perimeter of which is more particularly described as follows:

COMMENCING at the northeast corner of said Parcel 1 and the centerline of Archery Summit Road; thence North 87°27'24" West 12.51 feet along said north line of Parcel 1 and centerline of Archery Summit Road; thence North 55°45'43" West 86.73 feet to a point in the north line of said Parcel 3 and centerline of Archery Summit Road; thence South 60°38'30" West 22.33 feet to an iron rod with plastic cap marked "Magness PLS 60087"; thence continuing South 60°38'30" West 227.74 feet to an iron rod with plastic cap marked "Magness PLS 60087" and the POINT OF BEGINNING of described easement perimeter; thence North 60°38'30" East 12.03 feet along a property boundary line; thence South 50°40'52" East 69.22 feet; thence South 66°13'59" East 8.55 feet; thence South 34°38'55" West 36.57 feet; thence South 77°45'20" West 16.40 feet; thence South 69°01'30" East 83.82 feet; thence South 00°54'35" West 56.58 feet; thence North 70°35'47" West 112.28 feet to a property boundary line; thence North 03°00'00" West 124.42 feet along said property boundary line to the POINT OF BEGINNING

**EXHIBIT C**  
**ADJUSTED TAX LOT R4303-02902**

To implement the Lot Line Adjustment approved by Yamhill County Lot Line Adjustment Docket L-40-19 and described as follows:

SITUATED in Section 3, Township 4 South, Range 3 West, Yamhill County, Oregon; being further described as follows:

Beginning on the North line of the Edward Cluff Donation Land Claim in said Section and Township, at an iron pipe set South 89° 15' West, 1238.6 feet from the Northeast corner of said Claim; thence South 89° 15' West, 468.54 feet to an iron rod at the Southwest corner of Tract II as described in conveyance to Wirfs by Deed of Record in Book 165, Page 669, Yamhill County Deed Records; thence North 8° 05' East, 1054.68 feet to an iron pipe on the West line of said conveyance; thence North 89° 49-72' East, 457.50 feet to an iron pipe; thence North 8° 48' East, 485.10 feet to an iron pipe on the North line of said conveyance; thence South 89° 11' East, 209.04 feet to an iron pipe at the Northeast corner of said Tract II; thence South 23° 16' East, 492.7 feet; thence South 8° 02' West, 380.6 feet; thence South 22° 21' East, 115.4 feet; thence South 1°

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49' West, 152.7 feet to an iron pipe; thence South 89° 15' West, 542.5 feet to an iron pipe; thence South 8° 00' West, 423.08 feet to the PONT OF BEGINNING.

EXCEPTING THEREFROM that tract conveyed to William Roy Blosser and Susan Sokol Blosser, doing business as S.B. Vineyards-Oreg. LTD, by Deed recorded April 22, 1977 in Film Volume 119 page 1263, Deed Records.

**TOGETHER WITH** the following described real premises more fully described based on County Survey 13599 by Leonard A. Rydell, P.L.S as follows, to-wit:

Beginning at a 3/4" iron pipe at the Northwest corner of the adjusted Tax Lot 4303-2601 shown by County Survey 12954, thence South 89° 09' 51" East 212.93 feet along the North line of said Tax Lot 2601 to a 5/8" iron rebar set by Partition 2011-15; thence on a 54.39 foot radius curve right (long chord bears North 59°43' 34" East 60.66 feet) an arc distance of 64.35 feet to a 5/8" iron rebar set by Partition 2011-15; thence on a 52.35 foot radius curve right (long chord bears South 47° 29' 40" East 65.74 feet) an arc distance of 71.07 feet to a 2.5-inch magnetic nail set in a maple tree by Partition 2011-15; thence on a 55.00 foot radius curve left (long chord bears South 22° 55' 57" East 27.22 feet) an arc distance of 27.50 feet to a 5/8" iron rebar set by Partition 2011-15; thence South 37° 15' 31" East 27.09 feet to a 5/8" iron rebar set by Partition 2011-15; thence on a 75.00 foot radius curve left (long chord bears South 64° 24' 42" East 68.46 feet) an arc distance of 71.09 feet to a 5/8" iron rebar set by Partition 2011-15; thence North 88° 26' 06" East 14.83 feet to a 5/8" iron rebar set by County Survey 12954; thence South 88° 26' 06" East 48.78 feet to a 5/8" iron rebar set by County Survey 13599; thence South 01° 22' 45" West 124.06 feet to a 5/8" iron rebar set by Partition 2011-15 at the Southwest corner of Parcel 1, Partition 2011-15; thence South 88° 37' 36" East 238.98 feet to a 5/8" iron rebar set at the Southeast Corner of Parcel 1 of Partition 2011-15; thence South 01° 22' 24" West 119.19 feet to a 5/8" iron rebar set by Partition 2011-15; thence South 88° 13' East 153.43 feet to a 5/8" iron rebar set by Partition 2011-15; thence South 01° 43' 32" West 110.88 feet to a 5/8" iron rebar set by Partition 2011-15; thence North 88° 59' 28" West 140.01 feet to a 5/8" iron rebar set by County Survey 13599; thence North 88° 59' 28" West 86.39 feet to a 5/8" iron rebar set by Partition 2011-15; thence North 88° 59' 28" West 165.36 feet to a 5/8" iron rebar set by Partition 2011-15; thence North 88° 59' 28" West 129.80 feet to a 5/8" iron rebar set by Partition 2011-15; thence South 86° 47' 39" West 133.39 feet to a 3/4" iron pipe set by County Survey-8294; thence North 23° 16' 00" West 492.54 feet to the Point of Beginning.

**ALSO TOGETHER WITH** the following described real premises more fully described based on County Survey 13599 by Leonard A. Rydell, P.L.S as follows, to-wit:

Beginning at a 1/2" iron pipe at the Southwest corner of Parcel 3 of Partition 2011-15, said point being also the Southwest corner of the adjusted Tax Lot 4303-2602 shown by County Survey 12954; thence North 01° 57' 36" East 152.54 feet along a West line of County Survey P-8294 to a 1/2" iron pipe set by County Survey P-8294; thence North 22° 27' 47" West 115.42 feet along a West line of County Survey P-8294 feet to a 1/2 inch iron pipe set by County Survey P-8294; thence North 08° 02' 00" East 380.48 feet along a West line of County Survey P-8294 to a 3/4 inch iron pipe set by said County Survey P-8294; thence North 86° 47' 39" East 133.39 feet to a 5/8" iron rebar set by Partition 2011-15; thence South 88° 59' 28" East 129.80 feet to a 5/8" iron rebar set by Partition 2011-15; thence South 88° 59' 28" East 165.36 feet to a 5/8" iron rebar set by Partition 2011-15; thence South 88° 59' 28" East 86.39 feet to a 5/8" iron rebar set by Partition 2011-15; thence South 01° 43' 32" West 475.11 feet to a 5/8-inch iron rebar set by County Survey 13599; thence South 31° 36' 45" West 183.48 feet to a 5/8-inch iron rebar set by County Survey 13599 on the South line of said Tax Lot 2601; thence South 89° 15' 15" West 418.52 feet to the Point of Beginning.

**SUBJECT TO:**

A 30 foot wide road and utility easement appurtenant to Adjusted Tax Lot 2602 per Yamhill County Lot Line Adjustment approved by Yamhill County Lot Line Adjustment Docket L-40-19 for Tax Lots 4303-2601, 4303-2602, and 4303-2902, and located in in the Southeast Quarter of the Northwest Quarter of Section 3, Township 4 South, Range 3 West of the Willamette Meridian, Yamhill County, Oregon, and more fully described based on County Survey 13599 by Leonard A. Rydell, P.L.S. 1437 as follows:

Beginning at a 1/2-inch iron pipe at the Southwest corner of Tax Lot 4303-2602 as shown by County Survey 12954, thence North 89°15'15"East 136.07 feet along the South line of said Tax Lot 2602 to a 5/8" iron rebar set by Partition 2011-15, said rebar being the True Point of Beginning of the 30.00 foot wide access and utility easement; thence North 89°15'15" East 282.44 feet along the South line of said Tax Lot 2602 to a 5/8" iron rebar set by County Survey Lot Line Adjustment 13599 at the Southwest corner of Adjusted Tax Lot 2602; thence North 31°36' 45" East 35.51 feet along the West line of said Adjusted Tax Lot 2602; thence South 89°15'15" West 301.45 feet; thence South 00° 44' 45" East 30.00 feet to the Point of Beginning.

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After recording, return to:  
John A. Hirschy, Esq.  
Black Helderline LLP  
1900 Fox Tower  
805 S.W. Broadway  
Portland, OR 97205

Until requested otherwise  
send all tax statements to:  
SB Vineyards, LLC  
P.O. Box 399  
Dundee, OR 97115

OFFICIAL YAMHILL COUNTY RECORDS  
JAN COLEMAN, COUNTY CLERK



\$31.00

200414806

1:51:58 PM 7/20/2004

DMR-DDMR Cnt=1 Str=3 SUSAN  
\$10.00 \$10.00 \$11.00

**BARGAIN AND SALE DEED**

William Roy Blosser and Susan Sokol Blosser, dba S B Vineyards—Oreg. Ltd., Grantor, conveys to SB Vineyards, LLC, an Oregon limited liability company, Grantee, all of Grantor's right, title, and interest in the real property situated in Yamhill County, Oregon, and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

The true consideration for this conveyance is -0-.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED the 16<sup>th</sup> day of July, 2004.

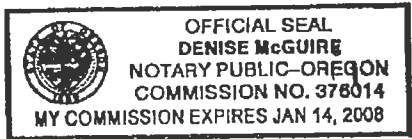
William Roy Sokol Blosser

Susan Sokol Blosser

STATE OF OREGON/County of Multnomah ) ss.

This instrument was acknowledged before me on July 16, 2004, by William Roy Sokol Blosser and Susan Sokol Blosser, d.b.a. S B Vineyards—~~Oreg. Ltd.~~

Notary Public for Oregon



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**EXHIBIT A**

PARCEL 2: Situated in Section 3 of Township 4 South, Range 3 West of the Willamette Meridian in Yamhill County, Oregon, being further described as follows:

Beginning on the North line of the Edward Cluff Donation Land Claim in said Township and Range, at a point South 89° 15' West 485.67 feet from the Northeast corner of said claim; thence North 2° 18' East 419.67 feet to an iron pipe set on the North line of an 11.76 acre tract as shown in County Survey No. P-5935; thence South 89° 15' West 712.5 feet to the Northeast corner of said tract; thence South 7° 46' West along the West line of said 11.76 acre tract, 423.81 feet to an iron pipe on the North line of said Cluff claim; thence South 89° 15' West along said claim line, 268.18 feet to an iron pipe; thence South 00° 52' West parallel with the East line of said Cluff claim, a distance of 580.8 feet thence East along the South line of land conveyed to Wirf by prior deed, a distance of 1006.28 feet to an iron pipe set 500.5 feet West of the East line of said Cluff claim; thence North 2° 18' East 603.19 feet to the point of beginning.

Including a non-exclusive 30 feet roadway over the following described real premises:

Parcel A: Part of the Edward Cluff Donation Land Claim in Section 3, Township 4 South, Range 3 West of the Willamette Meridian in Yamhill County, Oregon, being further described as follows:

Beginning on the East line of said claim, at a point on the North end of a 60 foot wide strip of land conveyed to Yamhill County by instrument recorded in Film Volume 92, Page 337, of Yamhill County Deed Records; said beginning point being 970 feet North of Highway 99W; thence North along the East line of said claim, to a point South 614.13 feet from the Northeast corner of said claim; thence West 30 feet; thence South parallel with the East line of said claim to the North end of said conveyance to Yamhill County; thence East 30 feet to the point of beginning.

Parcel B: A strip of land 30 feet in width lying 15 feet each side of the following described centerline:

Beginning on the East line of the Edward Cluff Donation Land Claim in Section 3, Township 4 South, Range 3 West of the Willamette Meridian in Yamhill County, Oregon, said beginning point being South 00° 52' West 630.96 feet from the Northeast corner of said claim; thence North 63° 24' 30" West 247.11 feet; thence Northwesterly along a 168.5 feet radius curve to the right, a distance of 189.04 feet; thence North 00° 52' East 136.73 feet; thence Northwesterly along a 114.6 feet radius curve to the left, a distance of 89.03 feet; thence North 43° 39' West 191.5 feet to an iron pipe.

EXCEPTING THEREFROM that tract conveyed to William Roy Blosser and Susan Sokol Blosser, doing business as S.B. Vineyards—Oreg. LTD, by Deed recorded April 22, 1977 in Film Volume 119, Page 1263, Deed and Mortgage Records.

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2/2

RECORDING REQUESTED BY:



105 NE 4th St  
McMinnville, OR 97128

**GRANTOR'S NAME:**  
David L. Conner, Sr. and Timothy H. Conner

**GRANTEE'S NAME:**  
SB Vineyards LLC

**AFTER RECORDING RETURN TO:**  
Order No.: 471817066019-CW  
Alexander Sokol Blosser  
SB Vineyards LLC  
P.O. Box 339  
Dundee, OR 97115

**SEND TAX STATEMENTS TO:**  
SB Vineyards LLC  
P.O. Box 339  
Dundee, OR 97115

APN: 108207  
Map: R4303 03500  
18625 Highway 99W, Dundee, OR 97115

TICOR TITLE 471817066019

Yamhill County Official Records	<b>201719925</b>
DMR-DDMR	12/15/2017 09:09:00 AM
Str=2 MILLSA	
2Pgs \$10.00 \$11.00 \$5.00 \$20.00	<b>\$46.00</b>
I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Brian Van Bergen - County Clerk	

### STATUTORY WARRANTY DEED

David L. Conner, Sr. and Timothy H. Conner, Grantor, conveys and warrants to SB Vineyards LLC, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Yamhill, State of Oregon:

A tract of land in the Edward Cluff Donation Land Claim No. 61, Notification No. 1189, in the Northwest Quarter of Section 10 and the Southwest Quarter of Section 3, Township 4 South, Range 3 West, of the Willamette Meridian, County of Yamhill, State of Oregon, described as follows:

BEGINNING at an iron rod set on the Northwesterly right-of-way line of the Pacific Highway 99W, said rod being South 2408.25 feet more or less and West 772.25 feet more or less from the Northeast corner of said claim, and being also North 33°45' West 80 feet from the centerline of said Highway at Engineer's Station 272 + 37.51; thence North 56°15' East along said right-of-way line 237.51 feet to an iron rod set by Oregon Department of Highways opposite Engineer's Station 270 + 00; thence continuing along said right-of-way line North 56°15' East 134.70 feet to an iron rod set; thence North 29°56'53" West 427.80 feet to an iron rod; thence South 83°25'18" West 100.58 feet to an iron rod; thence South 00°24'19" East 565.96 feet to the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED THOUSAND AND NO/100 DOLLARS (\$400,000.00). (See ORS 93.030).

**Subject to:**

Rights of the public to any portion of the Land lying within the area commonly known as Highway 99W.

Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Executed by: State of Oregon, by and through its State Highway Commission  
Recording Date: November 10, 1949  
Recording No.: Book 155, Page 244

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.

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**STATUTORY WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 12/11/17

David L. Conner Sr.  
David L. Conner, Sr.

Timothy H. Conner  
Timothy H. Conner

State of Oregon  
County of Yamhill

This instrument was acknowledged before me on December 11, 2017 by David L. Conner, Sr. and Timothy H. Conner.

Karen F. Christiansen  
Notary Public - State of Oregon

My Commission Expires: April 10, 2020



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Grantor: SB Vineyards, LLC  
Grantee: SB Vineyards, LLC

After Recording Return to:  
Remi A. Baptiste, Esq.  
Black Helterline LLP  
805 S.W. Broadway, Suite 1900  
Portland, OR 97205

Until Further Notice, Send Tax Statements to:  
Sokol Blosser Winery  
P.O. Box 399  
Dundee, OR 97115

OFFICIAL YAMHILL COUNTY RECORDS  
JAN COLEMAN, COUNTY CLERK



\$36.00

200522751 1:46:18 PM 10/14/2005  
DMR-DDMR Cnt=1 Stn=3 KENTV  
\$15.00 \$10.00 \$11.00

BARGAIN & SALE DEED

SB VINEYARDS, LLC, an Oregon limited liability company, Grantor, conveys to SB VINEYARDS, LLC, an Oregon limited liability company, Grantees, the following described real property situated in Yamhill, County, Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

The true and actual consideration paid for this conveyance is: OTHER VALUE GIVEN.

This conveyance is made solely to effect that certain Lot-Line Adjustment, Docket L-32-05, as approved by Yamhill County July 22, 2005.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

EXECUTED this 11 day of October, 2005.

GRANTOR:

SB VINEYARDS, LLC, an Oregon limited liability company

Susan Sokol Blosser

By: Susan Sokol Blosser

Its: Manager

RECEIVED  
SEP 01 2023  
OWRD

STATE OF OREGON/ County of Yamhill ss.

This instrument was acknowledged before me, a notary public in and for said County and State, this 11<sup>th</sup> day of October, 2005, by Susan Sokol Blosser as Manager of SB Vineyards, LLC.

Barbara a Barks

NOTARY PUBLIC FOR OREGON



**EXHIBIT "A"**

A tract of land in Section 3, Township 4 South, Range 3 West, Yamhill County, Oregon; being more particularly described as follows:

Beginning on the east line of that tract of land described in deed from SUSAN SOKOL BLOSSER and WILLIAM R. BLOSSER, CO-TRUSTEES OF THE ALEXANDER AVERY SOKOL BLOSSER TRUST to ALEXANDER AVERY SOKOL BLOSSER and recorded in Instrument #200006632, Yamhill County Deed Records, at a point that is 793.98 feet west and 580.80 feet South of the northeast corner the Edward Cluff Donation Land Claim No. 61; said point being on the south line of that tract of land described in deed from THEODORE WIRFS and VERNICE WIRFS to SUSAN SOKOL BLOSSER and WILLIAM ROY BLOSSER, dba SB VINEYARDS-OREG. LTD. and recorded in Film Volume 223 Page 719; thence West 712.80 feet along said south line to a point that is 1506.78 feet (22.83 chains) West and 580.80 feet South of the northeast corner the Edward Cluff Donation Land Claim No. 61; thence South 888.33 feet; thence East 409.00 feet; thence East 343.80 feet; thence South 253.40 feet; thence West 40.00 feet to a point on the east line of said BLOSSER tract; thence South 82.59 feet, more or less, to the southwest corner of that tract of land described by deed to SB VINEYARDS, L.L.C. and recorded in Instrument No. 2004-14803; thence North 83°25'18" East 100.58 to the southeast corner of said tract recorded in Instrument No. 2004-14803; thence North 0°24'19" West 1213.18 feet to the northeast corner of tract recorded in Instrument No. 2004-14803; thence South 89°46'49" West 100.00 feet to the northwest corner of that tract recorded in Instrument No. 2004-14803 and the TRUE POINT OF BEGINNING as shown by Exhibit "A-1".

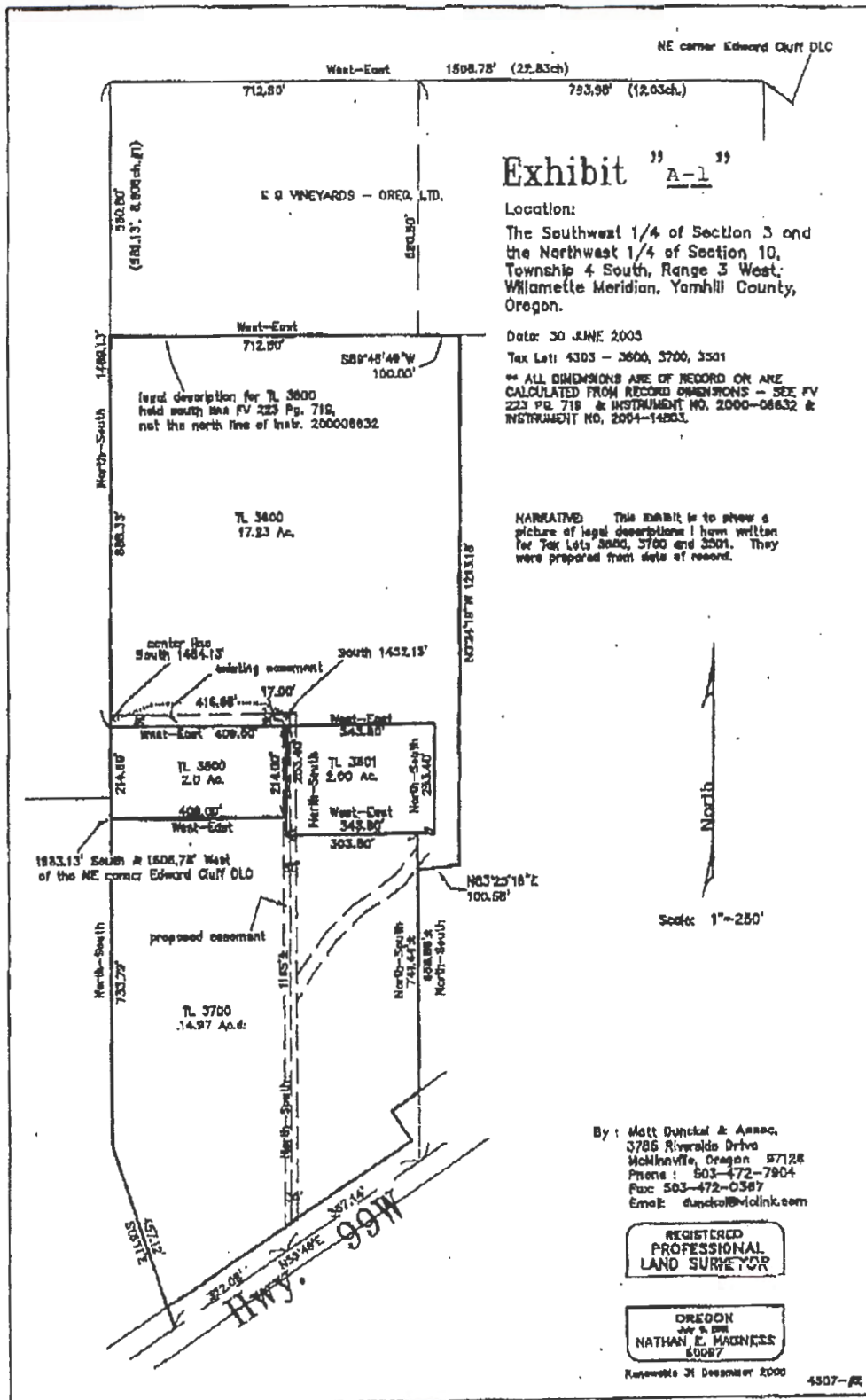
TOGETHER WITH and SUBJECT TO A 30 foot wide access and utilities easement the center line of which is described as follows: Beginning on the west line of said SOKOL BLOSSER tract at a point that is 1506.78 feet West and 1452.13 feet South of the northeast corner of the Edward Cluff Donation Land Claim No. 61, thence East 416.88 feet to the TRUE POINT OF BEGINNING; thence South 1165 feet more or less to the northerly Margin of Hwy. 99W.

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Page 3 - BARGAIN AND SALE DEED  
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3/3

Grantor: SB Vineyards, LLC  
Grantee: SB Vineyards, LLC

After Recording Return to:  
Remi A. Baptiste, Esq.  
Black Helterline LLP  
805 S.W. Broadway, Suite 1900  
Portland, OR 97205

Until Further Notice, Send Tax Statements to:  
Sokol Blosser Winery  
P.O. Box 399  
Dundee, OR 97115

OFFICIAL YAMHILL COUNTY RECORDS  
JAN COLEMAN, COUNTY CLERK



\$36.00

200522750 1:45:51 PM 10/14/2005

DMR-DDMR Cnt=1 Stn=3 KENTV  
\$15.00 \$10.00 \$11.00

**BARGAIN & SALE DEED**

SB VINEYARDS, LLC, an Oregon limited liability company, Grantor, conveys to SB VINEYARDS, LLC, an Oregon limited liability company, Grantees, the following described real property situated in Yamhill, County, Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

The true and actual consideration paid for this conveyance is: OTHER VALUE GIVEN.

This conveyance is made solely to effect that certain Lot-Line Adjustment, Docket L-32-05, as approved by Yamhill County July 22, 2005.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

EXECUTED this 11<sup>th</sup> day of October, 2005.

GRANTOR:

SB VINEYARDS, LLC, an Oregon limited liability company

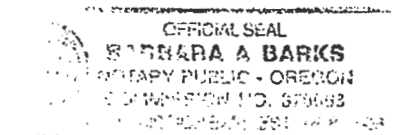
Susan Sokol Blosser  
By: Susan Sokol Blosser  
Its: Manager

RECEIVED  
SEP 01 2023  
OWRD

STATE OF OREGON/ County of Yamhill ) ss.

This instrument was acknowledged before me, a notary public in and for said County and State, this 11<sup>th</sup> day of October, 2005, by Susan Sokol Blosser as Manager of SB Vineyards, LLC.

Barbara A Barks  
NOTARY PUBLIC FOR OREGON



**EXHIBIT "A"**

A tract of land in Section 3 and Section 10, Township 4 South, Range 3 West, Yamhill County, Oregon; being part of that tract of land described in deed from SUSAN SOKOL BLOSSER and WILLIAM R. BLOSSER, CO-TRUSTEES OF THE ALEXANDER AVERY SOKOL BLOSSER TRUST to ALEXANDER AVERY SOKOL BLOSSER and recorded in Instrument # 200006632, Yamhill County Deed Records, and part of that tract described by deed from SB VINEYARDS-OREG. CO. A GENERAL PARTNERSHIP to SB VINEYARDS, L.L.C., AN OREGON LIMITED LIABILITY COMPANY and recorded in Instrument No. 2004-14803, and being more particularly described as follows:

Beginning on the west line of said SOKOL BLOSSER tract at a point that is 1506.78 feet West and 1683.13 feet South of the northeast corner of the Edward Cluff Donation Land Claim No. 61; thence continuing South 733.79 feet to an angle point in said west line which is also the west line of the FRANK and ELIZABETH WIRFS lands; thence South 18°11' East 457.12 feet along said west line to an iron pipe in the center of the county road leading from Dayton to Dundee, and the southwest corner said WIRFS tract; thence North 55°49' East 322.08 feet along the center line of said county road; thence continuing North 55°49' East 367.14 feet to an iron pipe in the center of the county road at the southeast corner of said BLOSSER tract; thence North 741.44 feet, more or less, along the east line of said tract to a point that is East 409.00 feet and South 39.40 feet and East 303.80 feet from the Point of Beginning; thence West 303.80 feet; thence North 39.40 feet; thence West 409.00 feet to POINT OF BEGINNING as shown by Exhibit "A-1".

TOGETHER WITH and SUBJECT TO A 30 foot wide access and utilities easement the center line of which is described as follows: Beginning on the west line of said SOKOL BLOSSER tract at a point that is 1506.78 feet West and 1452.13 feet South of the northeast corner of the Edward Cluff Donation Land Claim No. 61, thence East 416.88 feet to the TRUE POINT OF BEGINNING; thence South 1165 feet more or less to the northerly margin of Hwy. 99W.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon by deed recorded June 16, 1933 in Book 107, Page 735.

ALSO EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its State Highway Commission by deed recorded July 28, 1949 in Book 153, Page 719, Yamhill County Deed Records.

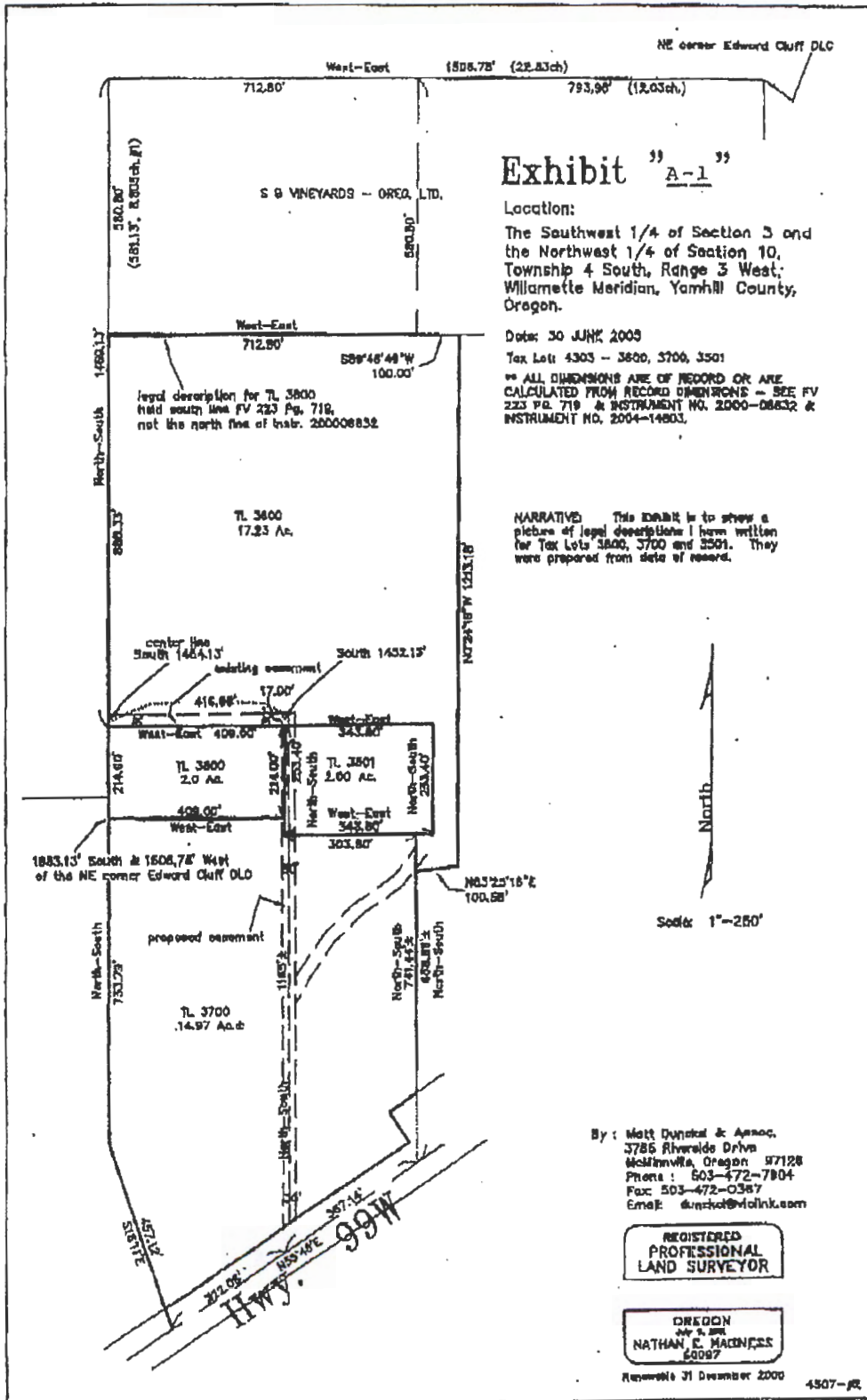
Also EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its State Highway Commission by deed recorded July 24, 1949 in Book 153, Page 123, Yamhill County Deed Records, and that portion conveyed to the State of Oregon by deed recorded June 3, 1933 in Book 107, Page 714.

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# Exhibit "A-1"

Location:  
The Southwest 1/4 of Section 3 and the Northwest 1/4 of Section 10, Township 4 South, Range 3 West, Willamette Meridian, Yamhill County, Oregon.

Date: 30 JUN 2005  
Tax Lots 3303 - 3800, 3700, 3501  
ALL DIMENSIONS ARE OF RECORD OR ARE CALCULATED FROM RECORD DIMENSIONS - SEE FV 223 Pg. 719 & INSTRUMENT NO. 2000-08832 & INSTRUMENT NO. 2004-14803.

NARRATIVE: This exhibit is to show a picture of legal descriptions I have written for Tax Lots 3800, 3700 and 3501. They were prepared from data of record.

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313

After recording, return to:  
John A. Hirschy, Esq.  
Black Helterline LLP  
1900 Fox Tower  
805 S.W. Broadway  
Portland, OR 97205

Until requested otherwise  
send all tax statements to:  
SB Vineyards, LLC  
P.O. Box 399  
Dundee, OR 97115

OFFICIAL YAMHILL COUNTY RECORDS  
JAN COLEMAN, COUNTY CLERK



\$26.00

200414809

1:57:57 PM 7/20/2004

DMR-DDMR Cnt=1 Stn=3 SUSAN  
\$5.00 \$10.00 \$11.00

**BARGAIN AND SALE DEED**

**S. B. Vineyards—Oreg. Co., a General Partnership, Grantor, conveys to SB Vineyards, LLC, an Oregon limited liability company, Grantee, all of Grantor's right, title, and interest in the real property situated in Yamhill County, Oregon, and described as follows:**

That parcel conveyed by William R. Blosser and Susan S. Blosser to S. B. Vineyards – Oreg. Ltd. on 27 January 1975, recorded Yamhill County Deed Records at film 104, page 1086.

[Tax Lot 301]

The true consideration for this conveyance is -0-.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

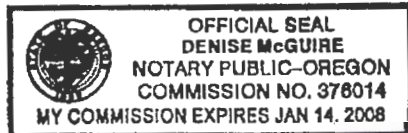
DATED the 16<sup>th</sup> day of July, 2004.

S B VINEYARDS—OREG. CO.

Susan Sukol Blosser  
By: Susan Sukol Blosser  
Its: Partner

STATE OF OREGON/County of Multnomah ) ss.

This instrument was acknowledged before me on July 16, 2004, by Susan Sukol Blosser as Partner of S B Vineyards—Oreg. Co



Denise McGuire  
Notary Public for Oregon

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SEP 01 2023

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STATUTORY WARRANTY DEED

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor: Stark Family Living Trust, dated March 13, 1997
Grantee: SB Vineyards, LLC

Until a change is requested, all tax statements shall be sent to the following address:
SB Vineyards, LLC
P.O. Box 399
Dundee OR 97115

After Recording return to:
SB Vineyards, LLC
P.O. Box 399
Dundee OR 97115

Escrow No. 898380 LLF
Title No. 898380

OFFICIAL YAMHILL COUNTY RECORDS
JAN COLEMAN, COUNTY CLERK

200712027



\$31.00

05/31/2007 03:19:23 PM

DMR-DDMR Cnt=1 Stn=2 ANITA
\$10.00 \$10.00 \$11.00

Ticor Title Insurance Company

LF 898380

TERRENCE J. STARK TRUSTEE and SANDRA L. STARK TRUSTEE of the STARK FAMILY LIVING TRUST, DATED MARCH 13, 1997, Grantor, conveys and warrants to SB VINEYARDS, LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Yamhill County, Oregon, to wit:

Part of the Donation Land Claim of Edward Cluff No. 61 in Township 4 South, Range 3 West of the Willamette Meridian, in Yamhill County, Oregon, described as follows:

BEGINNING at the Northwest corner of said Cluff Donation Land Claim; thence South along the West line of said Claim 11.5372 chains; thence East 18.2317 chains to the center of the County Road; thence North 8 degrees 13' East along the center of said County Road 12.0374 chains to the North line of said Cluff Donation Land Claim; thence South 88 degrees 35' West along the North line of said Claim 16.49 chains to the PLACE OF BEGINNING.

The said property is free from encumbrances except: Rights of the public in and to that portion lying within streets, roads and highways.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

The true consideration for this conveyance is \$587,935.00. (Here comply with the requirements of ORS 93.030).

Dated this 21 day of May, 2007.

Stark Family Living Trust, dated March 13, 1997

Terrence J. Stark, Trustee

Stark Family Living Trust, dated March 13, 1997

Sandra L. Stark, Trustee (with signature)

State: OR
County: Yamhill

The foregoing instrument was acknowledged before me this 21st day of May, 2007 by:

Terrence J. Stark and Sandra L. Stark, Trustees of Stark Family Living Trust, dated March 13, 1997, on behalf of said Corporation.



Linda L. Finn
Notary Public
My Commission Expires: 2/6/2008

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SEP 01 2023
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**STATUTORY WARRANTY DEED**

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor: Stark Family Living Trust, dated March 13, 1997

Grantee: SB Vineyards, LLC

Until a change is requested, all tax statements shall be sent to the following address:  
SB Vineyards, LLC  
P.O. Box 399  
Dundee OR 97115

After Recording return to:  
SB Vineyards, LLC  
P.O. Box 399  
Dundee OR 97115

Escrow No. 688360 LLF  
Title No. 888360

TERRENCE J. STARK TRUSTEE and SANDRA L. STARK TRUSTEE of the STARK FAMILY LIVING TRUST, DATED MARCH 13, 1997, Grantor, conveys and warrants to SB VINEYARDS, LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Yamhill County, Oregon, to wit:

Part of the Donation Land Claim of Edward Cluff No. 61 in Township 4 South, Range 3 West of the Willamette Meridian, in Yamhill County, Oregon, described as follows:

BEGINNING at the Northwest corner of said Cluff Donation Land Claim; thence South along the West line of said Claim 11.5372 chains; thence East 18.2317 chains to the center of the County Road; thence North 8 degrees 13' East along the center of said County Road 12.0374 chains to the North line of said Cluff Donation Land Claim; thence South 88 degrees 35' West along the North line of said Claim 16.49 chains to the PLACE OF BEGINNING.

The said property is free from encumbrances except: Rights of the public in and to that portion lying within streets, roads and highways.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 187.362. 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 APPROVED USES, 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 187.382.

The true consideration for this conveyance is \$887,936.88. (Here comply with the requirements of ORS 93.030).

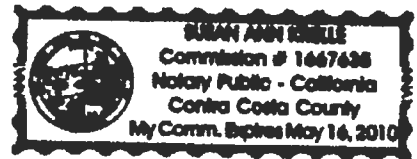
Dated this 21 day of May, 2007.

Stark Family Living Trust, dated March 13, 1997

*Terrence J. Stark*  
Terrence J. Stark, Trustee

Stark Family Living Trust, dated March 13, 1997

Sandra L. Stark, Trustee



State: ~~OR~~ CA  
County: ~~Yamhill~~ Contra Costa

The foregoing instrument was acknowledged before me this 21 day of May, 2007 by:

Terrence J. Stark and Sandra L. Stark, Trustees of Stark Family Living Trust, dated March 13, 1997, on behalf of said Corporation.

*Susan Ann Kreile*  
Notary Public  
My Commission Expires: May 14, 2010

RECEIVED  
SEP 01 2023  
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2/2



After recording, return to:  
John A. Hirschy, Esq.  
Black Helterline LLP  
1900 Fox Tower  
805 S.W. Broadway  
Portland, OR 97205

Until requested otherwise  
send all tax statements to:  
SB Vineyards, LLC  
P.O. Box 399  
Dundee, OR 97115

OFFICIAL YAMHILL COUNTY RECORDS  
JAN COLEMAN, COUNTY CLERK



\$26.00

200414808

1:53:15 PM 7/20/2004

DMR-DDMR Cnt=1 Stn=3 SUSAN  
\$5.00 \$10.00 \$11.00

### BARGAIN AND SALE DEED

S. B. Vineyards—Oreg. Co., a General Partnership, Grantor, conveys to SB Vineyards, LLC, an Oregon limited liability company, Grantee, all of Grantor's right, title, and interest in the real property situated in Yamhill County, Oregon, and described as follows:

That parcel conveyed by Vernon J. Wood et al to S. B. Vineyards – Oreg. Ltd. on 11 January 1979, recorded Yamhill County Deed Records at film 137, page 653, save and except those portions conveyed by S. B. Vineyards – Oreg. Ltd. to the City of Dayton 16 April 1979, recorded at film 140 page 111 and film 140, page 110.

[Tax Lot 1800]

The true consideration for this conveyance is -0-.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

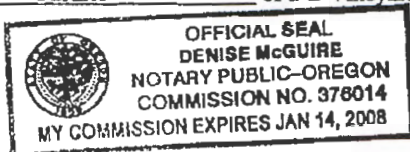
DATED the 16<sup>th</sup> day of July, 2004.

S B VINEYARDS—OREG. CO.

Susan Sokol Blasse  
By: Susan Sokol Blasse  
Its: Partner

STATE OF OREGON/County of Multnomah ) ss.

This instrument was acknowledged before me on July 16, 2004, by Susan Sokol Blasse as  
Partner of S B Vineyards—Oreg. Co.



Denise McGuire  
Notary Public for Oregon

## 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

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SEP 01 2023

OWRD

#### 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: \$ 3,620.00  
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)