

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 REX SNOW			PHONE (HM)
PHONE (WK)	CELL 503-312-3819		FAX
ADDRESS 30520 NE BELL RD			
CITY NEWBERG	STATE OR	ZIP 97132	E-MAIL* REXSNOW@COMCAST.NET

Organization

NAME		PHONE	FAX
ADDRESS		CELL	
CITY	STATE	ZIP	E-MAIL*

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

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

Note: Attach multiple copies as needed

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

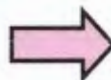
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By my signature below I confirm that I understand:

- 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.

Rex A. Snow
Applicant Signature

Rex A. Snow
Print Name and Title if applicable

12-7-2023
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.

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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	TRIBUTARY TO SPRING BROOK	~1,350 FEET	~ 380 FEET
WELL	EAST LITTLE HELLS CANYON	~3,400 FEET	~ 190 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 YAMH 57939

SECTION 3: WELL DEVELOPMENT, continued

Total maximum rate requested: 0.067 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	☐	☒	YAMH 57939	☐	6 INCH	0 TO 332	555 TO 580	0 TO 332	296 (MAY 1, 2018 PER WELL LOG)	BASALT	582		
	☐	☐		☐									
	☐	☐		☐							TOTAL:	30.0	32.5 AF
	☐	☐		☐									
	☐	☐		☐									
	☐	☐		☐									
	☐	☐		☐									
	☐	☐		☐									

* 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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For Department Use: App. Number: _____

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

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.

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

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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

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)
Irrigation	March 1 through October 31	32.5 AF

For irrigation use only:

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

Primary: 16.4 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: 32.5 AF

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

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- If the use is **domestic**, indicate the number of households: 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 5 Hp
☐ Other means (describe):

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

Water will be pumped from the well using a submersible 5 Hp pump to convey water into a storage tank, then pumped from the tank into buried mainlines that supply a drip irrigation system.

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 irrigation

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 applied to the vineyards as needed with drip irrigation system using best management practices to prevent waste.

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 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:

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There are no streams located near the proposed well 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*).

None

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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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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: **\$1,980.00**
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)

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 REX SNOW			PHONE (HM)		
PHONE (WK)		CELL 503-312-3819		FAX	
ADDRESS 30520 NE BELL RD					
CITY NEWBERG	STATE OR	ZIP 97132	E-MAIL* REXSNOW@COMCAST.NET		

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:
3S	2W	10		1000		☒ Diverted	☒ Conveyed	☒ Used	Irrigation
						☐ Diverted	☐ Conveyed	☐ Used	
						☐ Diverted	☐ Conveyed	☐ Used	
						☐ Diverted	☐ Conveyed	☐ Used	

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: 0.067 ☒ 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:

New groundwater permit to irrigate a vineyard.

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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): 402 of the YCZO
- ☐ 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:	
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued

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 <u>Ken Frisley</u>		TITLE: <u>P.D.</u>
SIGNATURE <u>[Signature]</u>	PHONE:	DATE: <u>12/7/2023</u>
GOVERNMENT ENTITY <u>Yamhill Co.</u>		

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: _____

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WFG National Title Insurance Company
a Williston Financial Group company

5885 Meadows Road, Suite 150
Lake Oswego, OR 97035
Phone: (503) 624-4900
Fax:

November 20, 2020

Rex A. Snow and Angela Strike Snow
30520 NE Bell Road
Newberg, OR 97132

Escrow Number: 20-345954
Property Address: 30520 NE Bell Road, Newberg, OR 97132

Congratulations on the closing of the above referenced escrow. Enclosed please find:

- Refund, if any, as shown on your final settlement statement.
- Final Settlement Statement. **(PLEASE RETAIN FOR TAX PURPOSES)**
- Qualified Substitute Statement

Your Policy of Title Insurance together with recorded documents to which you are entitled will be sent to you in the near future.

Thank you for the opportunity to be of service to you in this transaction. We look forward to working with you again.

Sincerely,

Zach Bay

Zach Bay, Escrow Officer
teambay@wfgnationaltitle.com
(503) 444-7067

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American Land Title Association

Certified True and Correct Copy

Zach Bay
WFG National Title Insurance Company

FINAL ALTA Settlement Statement - Buyer

Adopted 05-01-2015

File No./Escrow No.: 20-345954

Officer/Escrow Officer: Zach Bay

**WFG National Title Insurance
Company
5885 Meadows Road
Suite 150
Lake Oswego, OR 97035**

Property Address: 30520 NE BELL ROAD
NEWBERG, OR 97132 (YAMHILL)
(R3210 01000, 27170)

Buyer: REX A. SNOW AND ANGELA STRIKE SNOW

Seller: BRET ANTHONY MORGAN AND MARIE MARTINI MORGAN
30520 NE Bell Road
Newberg, OR 97132

Lender:

Settlement Date: 11/20/2020

Disbursement Date: 11/20/2020

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Description	Buyer		
	P.O.C.	Debit	Credit
Deposits, Credits, Debits			
Sale Price of Property		\$2,500,000.00	
Deposit			\$50,000.00
Funds to Close from Rex A. Snow and Angela Strike Snow			\$1,300,000.00
Funds to Close from Rex A. Snow and Angela Strike Snow			\$1,000,000.00
Funds to Close from Rex A. Snow and Angela Strike Snow			\$158,166.23
Prorations			
County Taxes 11/20/2020 to 7/1/2021 @ \$9,936.33/Year		\$6,054.10	
Assessments 11/20/2020 to 1/1/2021 @ \$500.00/Six Months		\$114.13	
Title Charges			
Title - Government Service Fee to AmeriTitle, Inc.		\$20.00	
Recording Service to WFG National Title Insurance Company		\$3.00	
Title - Settlement or closing fee to WFG National Title Insurance Company		\$1,850.00	
Government Recording and Transfer Charges			
Recording fees: Deed \$91.00		\$91.00	
	P.O.C.	Debit	Credit
Subtotals	\$0.00	\$2,508,132.23	\$2,508,166.23
Due To Buyer		\$34.00	
Totals	\$0.00	\$2,508,166.23	\$2,508,166.23

QUALIFIED SUBSTITUTE STATEMENT
Foreign Investment in Real Property Tax Act

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Escrow No.: 20-345954
Buyer: Rex A. Snow and Angela Strike Snow
Seller: Bret Anthony Morgan and Marie Martini Morgan
Property Address: 30520 NE Bell Road, Newberg, OR 97132

NOTE FOR INFORMATIONAL PURPOSES ONLY: The Foreign Investment in Real Property Tax Act of 1980 ("FIRPTA"), Internal Revenue Code ("I.R.C.") Section 1445(b)(9), authorizes the United States to tax foreign persons on dispositions of U.S. real property interests. Under FIRPTA, a person buying a U.S. real property interest (transferee or "Buyer") from a foreign person (transferor or "Seller") is generally required to withhold and remit to the IRS a percentage of the sale price. If Seller is a foreign person and Buyer fails to so withhold and remit to the IRS, Buyer may be held personally liable for the tax.

The IRS allows an exception from FIRPTA withholding if Seller furnishes Buyer with a written Certification of Non-Foreign Status ("CNFS") stating, under penalties of perjury, that the Seller is not a foreign person and containing the Seller's name, U.S. taxpayer identification number, and home address, or office address, in the case of an entity.

The CNFS may be provided directly to Buyer but, because the certificate must include the Seller's taxpayer identification number, the IRS authorizes the Seller to deliver Seller's CNFS to a "Qualified Substitute" instead of the Buyer. A Qualified Substitute is defined under the I.R.C. as the person responsible for closing the transaction, and includes any attorney, title company or escrow company.

The Qualified Substitute then furnishes a statement to the Buyer ("QS Statement") stating, under penalty of perjury, that the Qualified Substitute is in possession of Seller's CNFS. According to the IRS, the Buyer is entitled to rely on the Seller's CNFS or the QS Statement unless the Buyer has actual knowledge or receives a notice from an agent or a substitute that the CNFS or QS Statement is false.

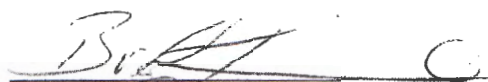
Seller hereby appoints WFG National Title Insurance Company ("WFG") to act as a Qualified Substitute under FIRPTA. WFG, acting as Qualified Substitute, certifies the following under penalty of perjury:

1. WFG is the settlement services provider in this transaction. By signing this QS Statement WFG accepts the role of Qualified Substitute for receiving and holding Seller's CNFS. Accepting the limited role of Qualified Substitute does not make WFG Seller's agent or the Withholding Agent under FIRPTA, and WFG has not accepted the role of Withholding Agent.
2. Each Seller has deposited with WFG a signed and completed CNFS stating, under penalty of perjury, that Seller is not a foreign person and containing Seller's name, U.S. taxpayer identification number, and home address (or office address, in the case of an entity.)
3. WFG is not making any certification or giving any assurances as to the accuracy or correctness of the information submitted by Seller; only that Seller's CNFS has been given to WFG.
4. WFG has not been advised and has no actual knowledge (without investigation) that Seller's CNFS is false.
5. Seller's CNFS will be retained by WFG until the end of the sixth year following the taxable year in which the transfer takes place. Buyer and Seller understand that the IRS may require that Seller's CNFS be made available to the IRS.

Buyer and Seller should consult independent tax advisors or attorneys of their choosing if they have any questions or concerns about this QS Statement, Seller's CNFS, or their rights, duties, risks and options regarding FIRPTA compliance. Buyer and Seller hereby acknowledge that WFG cannot give us and have not given us any advice regarding FIRTPA or any related matters.WFG National Title Insurance Company

Seller's appointment of WFG as Qualified Substitute shall be effective on the date on which WFG signs this QS Statement. This QS Statement may be executed in two or more counterparts, each of which shall constitute an original and all of which together shall constitute one and the same QS Statement.

Seller:



Bret Anthony Morgan



Marie Martini Morgan

Date: 11/19/2020

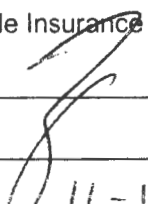
Buyer:

Rex A. Snow

Angela Strike Snow

Date: _____

WFG National Title Insurance Company

By:  _____

Its: _____

Date: 11-19-2020

THE ORIGINAL OF THIS QS STATEMENT SHOULD BE GIVEN TO BUYER.

A COPY OF THIS QS STATEMENT SHOULD BE (I) RETAINED IN THE ELECTRONIC TRANSACTION FILE,
AND (II) PROVIDED TO SELLER.

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Seller:

Bret Anthony Morgan

Marie Martini Morgan

Date: _____

Buyer:

DocuSigned by:

Rex A. Snow

1A6304A8B8154C5...

DocuSigned by:

Angela Strike Snow

AADF3BC1D66F48D...

Angela Strike Snow

11/19/2020

11/19/2020

Date: _____

WFG National Title Insurance Company

By: _____

Its: _____

Date: 11/19/2020

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THE ORIGINAL OF THIS QS STATEMENT SHOULD BE GIVEN TO BUYER.

A COPY OF THIS QS STATEMENT SHOULD BE (I) RETAINED IN THE ELECTRONIC TRANSACTION FILE,
AND (II) PROVIDED TO SELLER.

420272AM Amerititle

File No.: 20-345954

Grantor
Bret Anthony Morgan and Marie Martini Morgan
Grantee
Rex A. Snow and Angela Strike Snow
After recording return to
Rex A. Snow and Angela Strike Snow 30520 NE Bell Road Newberg, OR 97132
Until requested, all tax statements shall be sent to
Rex A. Snow and Angela Strike Snow 30520 NE Bell Road Newberg, OR 97132 Tax Acct No(s): R3210 01000, 27170

Yamhill County Official Records	202020958
DMR-DDMR	11/20/2020 10:26:01 AM
Stn=1031 SUTTONS	
3Pgs \$15.00 \$11.00 \$5.00 \$60.00	\$91.00
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	

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Bret Anthony Morgan and Marie Martini Morgan, as tenants by the entirety, Grantor(s) convey and warrant to Rex A. Snow and Angela Strike Snow, as tenants by the entirety, Grantee(s), the real property described in the attached Exhibit A, free of encumbrances EXCEPT covenants, conditions, restrictions, easements, and encumbrances of record as of the date hereof.

The true consideration for this conveyance is **\$2,500,000.00**. (Here comply with requirements of ORS 93.030)

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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WFG Title 20-345954 LO

Grantor
Bret Anthony Morgan and Marie Martini Morgan
Grantee
Rex A. Snow and Angela Strike Snow
After recording return to
Rex A. Snow and Angela Strike Snow 30520 NE Bell Road Newberg, OR 97132
Until requested, all tax statements shall be sent to
Rex A. Snow and Angela Strike Snow 30520 NE Bell Road Newberg, OR 97132 Tax Acct No(s): R3210 01000, 27170

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Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Bret Anthony Morgan and Marie Martini Morgan, as tenants by the entirety, Grantor(s) convey and warrant to Rex A. Snow and Angela Strike Snow, as tenants by the entirety, Grantee(s), the real property described in the attached Exhibit A, free of encumbrances EXCEPT covenants, conditions, restrictions, easements, and encumbrances of record as of the date hereof.

The true consideration for this conveyance is **\$2,500,000.00**. (Here comply with requirements of ORS 93.030)

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.

Executed this 19th day of November, 2020

[Signature]
Bret Anthony Morgan

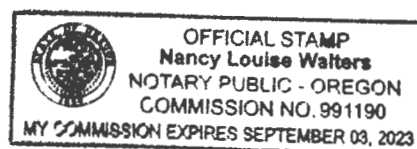
[Signature]
Marie Martini Morgan

STATE OF OREGON

COUNTY OF Clackamas

This instrument was acknowledged before me this 19th day of November, 2020 by Bret Anthony Morgan and Marie Martini Morgan.

[Signature]
Notary Public for Oregon
My Commission Expires: 9-3-23



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EXHIBIT "A"
LEGAL DESCRIPTION

Lots 4 and 5, **CHEHALEM HILL**, Yamhill County, State of Oregon.

~~Together with a mutual access easement recorded June 25, 2013 as Instrument No. 201309678, and any amendments thereto.~~ Also together with an access and utility easement recorded Febraury 4, 2014 as Instrument No. 201401284.

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Date Received (Date Stamp Here)

OWRD Over-the-Counter Submission Receipt

Applicant Name(s) & Address: Rex Snow 30520 NE Bell Rd

Newberg OR, 97132

Transaction Type: App

Fees Received: \$ 1980.00

☐ Cash

☒ Check

Check No. 3433

Name(s) on Check: Rex Snow, M Angela Strike Snow

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

(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 submittal (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