

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 Westwood Farms, Inc., Attn: John Coleman		PHONE (HM)	
PHONE (WK) 503-633-2787	CELL		FAX
ADDRESS PO Box 82			
CITY St. Paul	STATE OR	ZIP 97137	E-MAIL* john@wwfarms.org

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

AGENT / BUSINESS NAME GSI Water Solutions, Inc., Attn: Zach Pike-Urlacher		PHONE		FAX
ADDRESS 1600 SW Western Blvd, Suite 240			CELL	
CITY Corvallis	STATE OR	ZIP 97333	E-MAIL* zpikeurlacher@gsiws.com	

Note: Attach multiple copies as needed

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

By my signature below I confirm that I understand:

- I am asking to use water specifically as described in this application.
- Evaluation of this application will be based on information provided in the application.
- I cannot use water legally until the Water Resources Department issues a permit.
- Oregon law requires that a permit be issued before beginning construction of any proposed well, unless the use is exempt. Acceptance of this application does not guarantee a permit will be issued.
- If I get a permit, I must not waste water.
- If development of the water use is not according to the terms of the permit, the permit can be cancelled.
- The water use must be compatible with local comprehensive land-use plans.
- Even if the Department issues a permit, I may have to stop using water to allow senior water-right holders to get water to which they are entitled.



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


Applicant Signature

John Coleman, Owner, Westwood Farms
Print Name and Title if applicable

1/5/2024
Date

Received by OWRD
JAN 29 2024
Salem, OR

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).*

N/A

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. **See Attachment B for the legal description of the property.**

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 2	Unnamed stream, tributary to Willamette River	0.54 mi.	18 ft.

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).*

The proposed POA, Well 2 (MARI 4811), will appropriate water from an alluvial aquifer. Water levels for other alluvial wells in the area (located within three miles of the well) appear to be reasonably stable.

Received by OWRD

JAN 29 2024

Salem, OR

SECTION 3: WELL DEVELOPMENT, continued

Total maximum rate requested: **0.47 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.

See Attachment D for MARI 4811 Well Log

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 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	MARI 4811	<input type="checkbox"/>	10 in	0 ft-60 ft	30 ft-59 ft	20 ft	20 ft, 4/12/1967	Alluvial	60 ft	-	-

* Licensed drillers are required to attach a Department-supplied Well Tag, with a unique Well ID or Well Tag Number to all new or newly altered wells. Landowners can request a Well ID for existing wells that do not have one. The Well ID is intended to serve as a unique identification number for each well.

** A well log ID (e.g. MARI 1234) is assigned by the Department to each log in the agency's well log database. A separate well log is required for each subsequent alteration of the well.

*** Source aquifer examples: Troutdale Formation, gravel and sand, alluvium, basalt, bedrock, etc.

Received by OWRD

JAN 29 2024

Salem, OR

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.

Received by OWRD

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

JAN 29 2024

Is the well or proposed well located in an area where the Upper Columbia Rules apply?

Salem, OR

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 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:

Received by OWRD

JAN 29 2024

Salem, OR

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	Irrigation season (March 1 – October 31)	94.4

For irrigation use only:

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

Primary: **37.79** Acres Supplemental: Acres Nursery Use: Acres

If you listed supplemental acres, list the Permit or Certificate number of the underlying primary water right(s):

N/A

Indicate the maximum total number of acre-feet you expect to use in an irrigation season: **94.4**

- If the use is **municipal or quasi-municipal**, attach **Form M N/A**
- If the use is **domestic**, indicate the number of households: **N/A** (**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*): **N/A**

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): **30HP Line Shaft Pump**
 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 Well 2 using a 30HP line shaft pump and conveyed to the place of use through mainline.**

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*).

The Applicant will prevent waste by applying water with drip irrigation, only irrigating when necessary to promote ideal crop production, and measuring the amount of water appropriated, if required by OWRD. No discharge of contaminated water to surface water bodies, damage to aquatic life and riparian habitat, or adverse effects to public uses of surface water are anticipated.

SECTION 7: PROJECT SCHEDULE

- a) Date construction will begin: **Within 5 years of permit issuance**
- b) Date construction will be completed: **Within 5 years of permit issuance**
- c) Date beneficial water use will begin: **Within 5 years of permit issuance**

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 using drip irrigation to prevent erosion and run-off.**

- 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: **N/A - No excavation or clearing of banks is required for this project.**

Received by OWRD

JAN 29 2024

Salem, OR

- Other state and federal permits or contracts required and to be obtained, if a water right permit is granted:
List: **N/A**

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 N/A	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 Applicant is requesting a water use permit to appropriate groundwater at a rate of up to 0.47 cfs for irrigation of 37.79 acres.

Received by OWRD

JAN 29 2024

Salem, OR

Received by OWRD

JAN 29 2024

Salem, OR

Attachment A

Land Use Information Form

Application for Groundwater Permit – Westwood Farms, Inc.

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

Received by OWRD

JAN 29 2024

Salem, OR

NOTE TO APPLICANTS

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

This form is NOT required if:

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

NOTE TO LOCAL GOVERNMENTS

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

Land Use Information Form

Applicant(s): Westwood Farms, Inc., Attn: John Coleman

Mailing Address: 6507 St Paul Highway NE

City: St. Paul

State: OR

Zip Code: 97137

Daytime Phone: 503-633-2787

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:
6S	3W	2	W ½ of SW ¼	0600	EFU	<input type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used	Irrigation
		3	E ½ of SE ¼, SW SE, SE SW			<input checked="" type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used	
		10	N ½ of NE ¼, NE NW			<input type="checkbox"/> Diverted <input type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used	

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

Marion 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 Ground Water Registration Modification
 Limited Water Use License Allocation of Conserved Water Exchange of Water

Source of water: Reservoir/Pond Ground Water Surface Water (name) _____

Estimated quantity of water needed: 0.47 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:

The Applicant is applying for a permit to use groundwater from a well for irrigation of 37.79 acres. The locations of the well and place of use are listed above and shown on the attached map.

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

See bottom of Page 3. →

Received by OWRD

JAN 29 2024

Salem, OR

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): 17.136.020 A
- 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.

Received by OWRD

JAN 29 2024

Salem, OR

Name: Alexander Seifer Title: Assistant Planner

Signature: *Alexander Seifer* Phone: 503-566-4162 Date: 01/18/2024

Government Entity: Marion County

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: _____

Received by OWRD

JAN 29 2024

Salem, OR

Attachment B

Legal Description

Application for Groundwater Permit – Westwood Farms, Inc.

MAIL TAX STATEMENTS TO:

John Coleman
c/o Westwood Farms, Inc.
PO Box 82
Saint Paul, OR 97137

REEL 4702 PAGE 305
MARION COUNTY
BILL BURGESS, COUNTY CLERK
04-18-2023 03:25 pm.
Control Number 736738 \$ 106.00
Instrument 2023 00010720

AFTER RECORDING RETURN TO:

Kelly Meltzer
Foster Garvey PC
121 SW Morrison St., 11th Floor
Portland, OR 97204

TICOR TITLE 471822121852F

STATUTORY SPECIAL WARRANTY DEED

Arrowhead Farms, Inc., an Oregon corporation, "Grantor," conveys and specially warrants to John P. Coleman, an individual, "Grantee," an undivided 6.233% tenant in common interest in the real property described in Exhibit "A", which is attached hereto and incorporated herein, free of encumbrances created or suffered by Grantor except as set forth on Exhibit "B"; which is attached hereto and incorporated herein:

The following is the notice as required by Oregon law: "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."

The true and actual consideration for this transfer in terms of dollars is \$0; however, the true and actual consideration consists, in whole or part, of other property or value given. This transfer is intended as a tax-free transfer of like-kind properties pursuant to Internal Revenue Code §1031.

[Signatures on next page]

Received by OWRD

JAN 29 2024

Salem, OR

FG:101372184.4

00010720

TICOR TITLE 471822121852F

MAIL TAX STATEMENTS TO:

John Coleman
c/o Westwood Farms, Inc.
PO Box 82
Saint Paul, OR 97137

AFTER RECORDING RETURN TO:

Kelly Meltzer
Foster Garvey PC
121 SW Morrison St., 11th Floor
Portland, OR 97204

STATUTORY SPECIAL WARRANTY DEED

Arrowhead Farms, Inc., an Oregon corporation, "**Grantor**," conveys and specially warrants to John P. Coleman, an individual, "**Grantee**," an undivided 6.233% tenant in common interest in the real property described in **Exhibit "A"**, which is attached hereto and incorporated herein, free of encumbrances created or suffered by Grantor except as set forth on **Exhibit "B"**; which is attached hereto and incorporated herein:

The following is the notice as required by Oregon law: "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."

The true and actual consideration for this transfer in terms of dollars is \$0; however, the true and actual consideration consists, in whole or part, of other property or value given. This transfer is intended as a tax-free transfer of like-kind properties pursuant to Internal Revenue Code §1031.

[Signatures on next page]

Received by OWRD

JAN 29 2024

Salem, OR

Dated April 14th, 2023.

GRANTOR:

ARROWHEAD FARMS, INC.,
an Oregon corporation

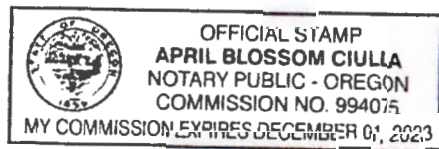
By [Signature]
Michael C. Coleman, President

State of Oregon)
) ss.
County of Marion)

On this 14 day of APRIL, 2023, personally appeared Michael C. Coleman, as President of Arrowhead Farms, Inc., an Oregon corporation, who being duly sworn, did acknowledge the foregoing instrument to be his/her voluntary act and deed.

Before me: APRIL B. CIULLA

[Signature]
Notary Public for Oregon
My Commission Expires: 12/01/2023



Received by OWRD

JAN 29 2024

Salem, OR

EXHIBIT A
LEGAL DESCRIPTION

Parcel 1 PARTITION PLAT NO. 94-57, Recorded May 6, 1994, in Reel 1164, Page 171, of Marion County Deed Records for Marion County, State of Oregon.

Received by OWRD
JAN 29 2024
Salem, OR

EXHIBIT B
ENCUMBRANCES

1. Real property taxes not yet due and payable.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
5. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
6. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. The Land has been classified as farm land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties
8. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and/or highways.
9. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Willamette River and unnamed waterways.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Willamette River and unnamed waterways.

Received by OWRD

JAN 29 2024

Salem, OR

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Willamette River and unnamed waterways.

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of Partition Plat No. 94-57 May 6, 1994
Purpose: Private utilities
11. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of Partition Plat No. 94-57 May 6, 1994
Purpose: Access
12. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat
Name of Plat: Partition Plat No. 94-57
Recording Date: May 6, 1994
Recording No: Reel 1164, page 171
13. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.

Received by OWRD
JAN 29 2024
Salem, OR

TICOR TITLE 4718221218524

MAIL TAX STATEMENTS TO:

Westwood Farms, Inc.
PO Box 82
Saint Paul, OR 97137

AFTER RECORDING RETURN TO:

Kelly Meltzer
Foster Garvey PC
121 SW Morrison St., 11th Floor
Portland, OR 97204

REEL 4702 PAGE 310
MARION COUNTY
BILL BURGESS, COUNTY CLERK
04-18-2023 04:20 pm.
Control Number 736742 \$ 106.00
Instrument 2023 00010725

STATUTORY SPECIAL WARRANTY DEED

Arrowhead Farms, Inc., an Oregon corporation, "*Grantor*," conveys and specially warrants to Westwood Farms, Inc., an Oregon corporation, "*Grantee*," an undivided 43.767% tenant in common interest in the real property described in *Exhibit "A"*, which is attached hereto and incorporated herein, free of encumbrances created or suffered by Grantor except as set forth on *Exhibit "B"*; which is attached hereto and incorporated herein:

The following is the notice as required by Oregon law: "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."

The true and actual consideration for this transfer in terms of dollars is \$1,213,721.00.

[Signatures on next page]

Received by OWRD
JAN 29 2024
Salem, OR

MAIL TAX STATEMENTS TO:

Westwood Farms, Inc.
PO Box 82
Saint Paul, OR 97137

AFTER RECORDING RETURN TO:

Kelly Meltzer
Foster Garvey PC
121 SW Morrison St., 11th Floor
Portland, OR 97204

STATUTORY SPECIAL WARRANTY DEED

Arrowhead Farms, Inc., an Oregon corporation, "**Grantor**," conveys and specially warrants to Westwood Farms, Inc., an Oregon corporation, "**Grantee**," an undivided 43.767% tenant in common interest in the real property described in **Exhibit "A"**, which is attached hereto and incorporated herein, free of encumbrances created or suffered by Grantor except as set forth on **Exhibit "B"**; which is attached hereto and incorporated herein:

The following is the notice as required by Oregon law: "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."

The true and actual consideration for this transfer in terms of dollars is \$1,213,721.00.

[Signatures on next page]

Received by OWRD

JAN 29 2024

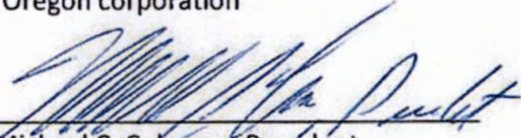
Salem, OR

TICOR TITLE 471822121852 G

Dated April 14, 2023.

GRANTOR:

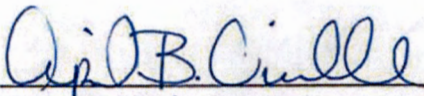
ARROWHEAD FARMS, INC.,
an Oregon corporation

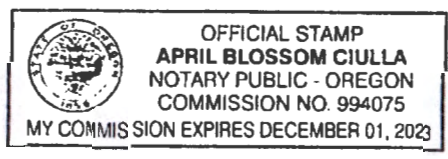
By 
Michael C. Coleman, President

State of Oregon)
) ss.
County of Marion)

On this 14 day of APRIL, 2023, personally appeared Michael C. Coleman, as President of Arrowhead Farms, Inc., an Oregon corporation, who being duly sworn, did acknowledge the foregoing instrument to be his/her voluntary act and deed.

Before me: APRIL B. CIULLA


Notary Public for Oregon
My Commission Expires: 12/01/2023



Received by OWRD
JAN 29 2024
Salem, OR

EXHIBIT A
LEGAL DESCRIPTION

Parcel 1 PARTITION PLAT NO. 94-57, Recorded May 6, 1994, in Reel 1164, Page 171, of Marion County Deed Records for Marion County, State of Oregon.

Received by OWRD
JAN 29 2024
Salem, OR

EXHIBIT B
ENCUMBRANCES

1. Real property taxes not yet due and payable.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
5. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
6. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. The Land has been classified as farm land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
8. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and/or highways.
9. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Willamette River and unnamed waterways.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Willamette River and unnamed waterways.

Received by Owner

JAN 29 2024

Salem, OR

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Willamette River and unnamed waterways.

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of Partition Plat No. 94-57 May 6, 1994
Purpose: Private utilities
11. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of Partition Plat No. 94-57 May 6, 1994
Purpose: Access
12. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat
Name of Plat: Partition Plat No. 94-57
Recording Date: May 6, 1994
Recording No: Reel 1164, page 171
13. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.

Received by OWRD
JAN 29 2024
Salem, OR

MAIL TAX STATEMENTS TO:

Westwood Farms, Inc.
PO Box 82
Saint Paul, OR 97137

REEL 4702 PAGE 307
MARION COUNTY
BILL BURGESS, COUNTY CLERK
04-18-2023 03:27 pm.
Control Number 736739 \$ 106.00
Instrument 2023 00010722

AFTER RECORDING RETURN TO:

Kelly Meltzer
Foster Garvey PC
121 SW Morrison St., 11th Floor
Portland, OR 97204

STATUTORY SPECIAL WARRANTY DEED

Champoeg Farms, Inc., an Oregon corporation, "*Grantor*," conveys and specially warrants to Westwood Farms, Inc., an Oregon corporation, "*Grantee*," a one-quarter (1/4) tenant in common interest in the real property described in *Exhibit "A"*, which is attached hereto and incorporated herein, free of encumbrances created or suffered by Grantor except as set forth on *Exhibit "B"*; which is attached hereto and incorporated herein:

The following is the notice as required by Oregon law: "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."

The true and actual consideration for this transfer in terms of dollars is \$0; however, the true and actual consideration consists, in whole or part, of other property or value given. This transfer is intended as a tax-free transfer of like-kind properties pursuant to Internal Revenue Code §1031.

[Signatures on next page]

Received by OWRD

JAN 29 2024

Salem, OR

FG: 101368007.4

TICOR TITLE 471822121852C

MAIL TAX STATEMENTS TO:

Westwood Farms, Inc.
PO Box 82
Saint Paul, OR 97137

AFTER RECORDING RETURN TO:

Kelly Meltzer
Foster Garvey PC
121 SW Morrison St., 11th Floor
Portland, OR 97204

STATUTORY SPECIAL WARRANTY DEED

Champoeg Farms, Inc., an Oregon corporation, "*Grantor*," conveys and specially warrants to Westwood Farms, Inc., an Oregon corporation, "*Grantee*," a one-quarter (1/4) tenant in common interest in the real property described in *Exhibit "A"*, which is attached hereto and incorporated herein, free of encumbrances created or suffered by Grantor except as set forth on *Exhibit "B"*; which is attached hereto and incorporated herein:

The following is the notice as required by Oregon law: "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."

The true and actual consideration for this transfer in terms of dollars is \$0; however, the true and actual consideration consists, in whole or part, of other property or value given. This transfer is intended as a tax-free transfer of like-kind properties pursuant to Internal Revenue Code §1031.

[Signatures on next page]

Received by OWRD

JAN 29 2024

Salem, OR

TICOR TITLE™ 471822121852C

Dated April 13th, 2023.

GRANTOR:

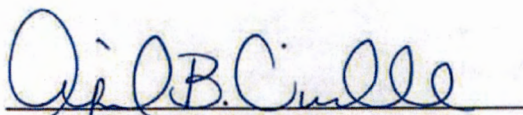
CHAMPOEG FARMS, INC., an Oregon corporation

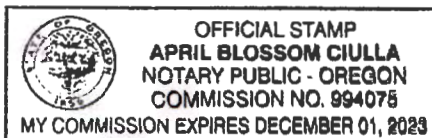
By: 
Benjamin J. Coleman, President

State of Oregon)
) ss.
County of Marion)

On this 13 day of APRIL, 2023, personally appeared Benjamin J. Coleman, as President of Champoeg Farms, Inc., an Oregon corporation, who being duly sworn, did acknowledge the foregoing instrument to be his/her voluntary act and deed.

Before me: APRIL B. CIULLA


Notary Public for Oregon
My Commission Expires: 12/01/2023



Received by OWRD
JAN 29 2024
Salem, OR

EXHIBIT A
LEGAL DESCRIPTION

Parcel 1, PARTITION PLAT NO. 94-57, Recorded May 6, 1994, in Reel 1164, Page 171, of Marion County Deed Records for Marion County, State of Oregon.

Received by OWRD
JAN 29 2024
Salem, OR

EXHIBIT B
ENCUMBRANCES

1. Real property taxes not yet due and payable.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
5. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
6. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. The Land has been classified as farm land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
8. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and/or highways.
9. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Willamette River and unnamed waterways.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Willamette River and unnamed waterways.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Willamette River and unnamed waterways.

Received by OWRD

JAN 29 2024

Salem, OR

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of Partition Plat No. 94-57 May 6, 1994
Purpose: Private utilities
11. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of Partition Plat No. 94-57 May 6, 1994
Purpose: Access
12. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat
Name of Plat: Partition Plat No. 94-57
Recording Date: May 6, 1994
Recording No: Reel 1164, page 171
13. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.

Received by OWRD
JAN 29 2024
Salem, OR

MAIL TAX STATEMENTS TO:

Westwood Farms, Inc.
PO Box 82
Saint Paul, OR 97137

AFTER RECORDING RETURN TO:

Kelly Meltzer
Foster Garvey PC
121 SW Morrison St., 11th Floor
Portland, OR 97204

REEL 4702 PAGE 306
MARION COUNTY
BILL BURGESS, COUNTY CLERK
04-18-2023 03:27 pm.
Control Number 736739 \$ 106.00
Instrument 2023 00010721

TICOR TITLE 471822121852C

STATUTORY SPECIAL WARRANTY DEED

Echo Ridge Farms, Inc., an Oregon corporation, "*Grantor*," conveys and specially warrants to Westwood Farms, Inc., an Oregon corporation, "*Grantee*," a one-quarter (1/4) tenant in common interest in the real property described in *Exhibit "A"*, which is attached hereto and incorporated herein, free of encumbrances created or suffered by Grantor except as set forth on *Exhibit "B"*; which is attached hereto and incorporated herein:

The following is the notice as required by Oregon law: "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."

The true and actual consideration for this transfer in terms of dollars is \$0; however, the true and actual consideration consists, in whole or part, of other property or value given. This transfer is intended as a tax-free transfer of like-kind properties pursuant to Internal Revenue Code §1031.

[Signatures on next page]

Received by OWRD
JAN 29 2024
Salem, OR

FG: 101367567.4

11/18/2023 10:10:10 AM

MAIL TAX STATEMENTS TO:

Westwood Farms, Inc.
PO Box 82
Saint Paul, OR 97137

AFTER RECORDING RETURN TO:

Kelly Meltzer
Foster Garvey PC
121 SW Morrison St., 11th Floor
Portland, OR 97204

STATUTORY SPECIAL WARRANTY DEED

Echo Ridge Farms, Inc., an Oregon corporation, "**Grantor**," conveys and specially warrants to Westwood Farms, Inc., an Oregon corporation, "**Grantee**," a one-quarter (1/4) tenant in common interest in the real property described in **Exhibit "A"**, which is attached hereto and incorporated herein, free of encumbrances created or suffered by Grantor except as set forth on **Exhibit "B"**; which is attached hereto and incorporated herein:

The following is the notice as required by Oregon law: "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."

The true and actual consideration for this transfer in terms of dollars is \$0; however, the true and actual consideration consists, in whole or part, of other property or value given. This transfer is intended as a tax-free transfer of like-kind properties pursuant to Internal Revenue Code §1031.

[Signatures on next page]

Received by OWRD

JAN 29 2024

Salem, OR

TICOR TITLE™ 471822121897C

Dated APRIL 13, 2023.

GRANTOR:

ECHO RIDGE FARMS, INC., an Oregon corporation

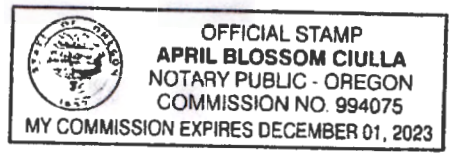
By: *Thomas J. Coleman*
Thomas J. Coleman, President

State of Oregon)
) ss.
County of Marion)

On this 13 day of APRIL, 2023, personally appeared Thomas J. Coleman, as President of Echo Ridge Farms, Inc., an Oregon corporation, who being duly sworn, did acknowledge the foregoing instrument to be his/her voluntary act and deed.

Before me: APRIL B. CIULLA

April Blossom Ciulla
Notary Public for Oregon
My Commission Expires: 12/01/2023



Received by OWRD
JAN 29 2024
Salem, OR

EXHIBIT A
LEGAL DESCRIPTION

Parcel 1, PARTITION PLAT NO. 94-57, Recorded May 6, 1994, in Reel 1164, Page 171, of Marion County Deed Records for Marion County, State of Oregon.

Received by OWRD

JAN 29 2024

Salem, OR

EXHIBIT B
ENCUMBRANCES

1. Real property taxes not yet due and payable.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
5. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
6. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. The Land has been classified as farm land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
8. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and/or highways.
9. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Willamette River and unnamed waterways.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Willamette River and unnamed waterways.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Willamette River and unnamed waterways.

Received by OWRD

JAN 29 2024

Salem, OR

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of Partition Plat No. 94-57 May 6, 1994
Purpose: Private utilities
11. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of Partition Plat No. 94-57 May 6, 1994
Purpose: Access
12. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat
Name of Plat: Partition Plat No. 94-57
Recording Date: May 6, 1994
Recording No: Reel 1164, page 171
13. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.

Received by OWRE

JAN 29 2024

Salem, OR

Received by OWRD

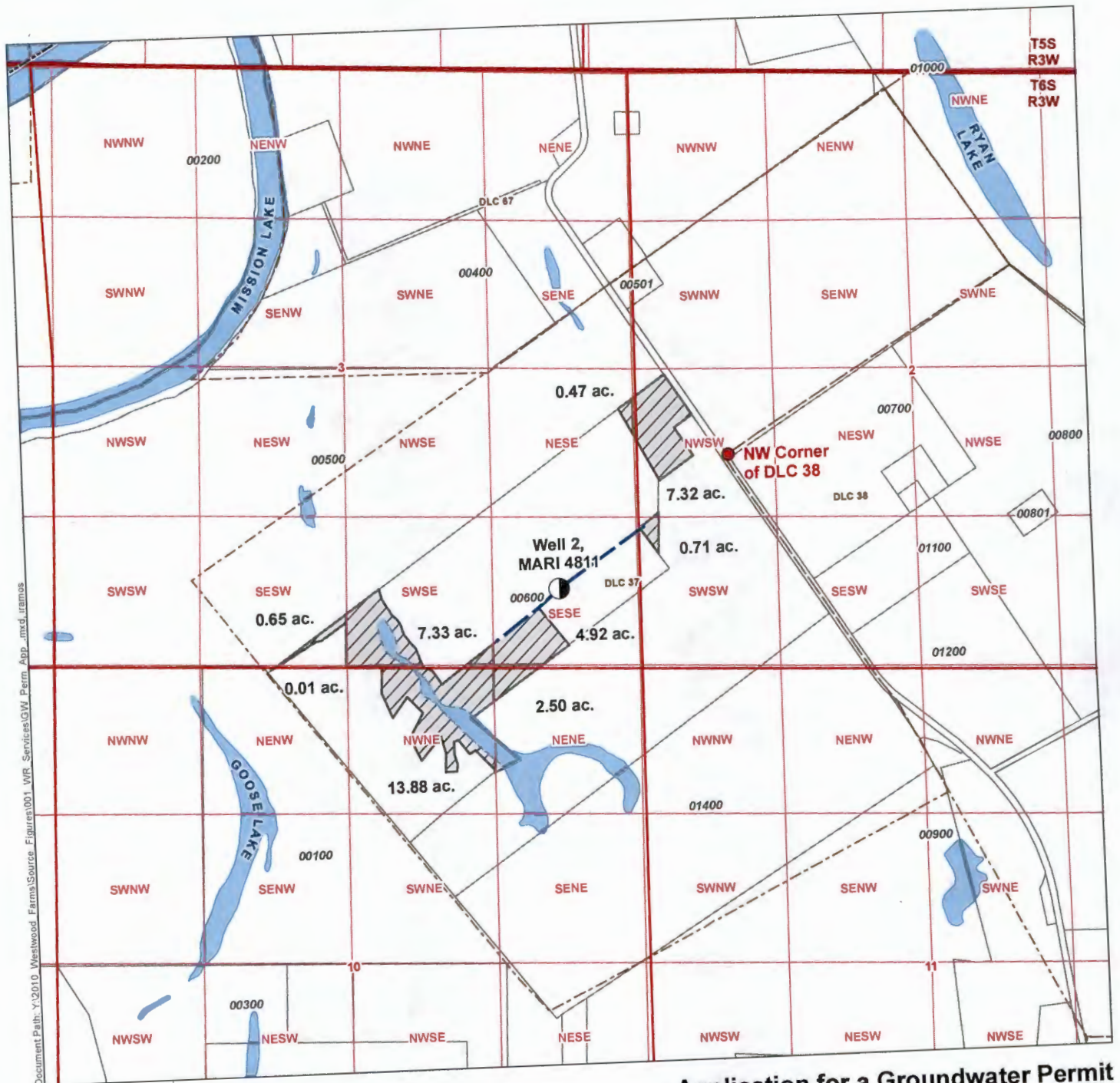
JAN 29 2024

Salem, OR

Attachment C

Application Map

Application for Groundwater Permit – Westwood Farms, Inc.



Document Path: Y:\2010 - Westwood Farms\Source - Figures\001 - WR - Services\GW - Perm - App - mxd - iramos

Application for a Groundwater Permit Westwood Farms, Inc.







Marion County
Township 6 South, Range 3 West (W.M.)

Received by OWRD

JAN 29 2024

Salem, OR

LEGEND

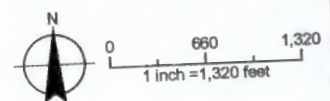
-  Proposed Point of Appropriation (POA)
-  Conveyance Line
-  Place of Use (POU), 37.79 ac.
-  Tax Lot
-  Donation Land Claim (DLC)
-  Waterbody

LOCATION DESCRIPTION

PROPOSED POA
Well 2, MARI 4811
Located 1,140 feet South and 1,570 feet West from the NW corner
of Section DLC 38, Township 6 South, Range 3 West (W.M.)

DISCLAIMER
This map was prepared for the purpose of
identifying the location of a water right only and
it is not intended to provide legal dimensions
or location of property ownership lines.

Date: January 8, 2024
Data Sources: BLM, ESRI, OWRD, USGS



Received by OWRD

JAN 29 2024

Salem, OR

Attachment D

MARI 4811 (Well 2) Well Log

Application for Groundwater Permit – Westwood Farms, Inc.

MARY. 4.011

NOTICE TO WATER WELL CONTRACTOR
The original and first copy of this report are to be filed with the STATE ENGINEER, SALEM, OREGON 97310 within 30 days from the date of well completion.

RECEIVED
MAY 9 1967
STATE ENGINEER
SALEM OREGON

WATER WELL REPORT

State Well No. 6/3w-33R
State Permit No. G-4263

(1) OWNER:

Name VERN HANDCOCK & FLAVORLAND FARMS
Address RT. 1, BOX 63A
BROOKS, OREGON 97305

(2) LOCATION OF WELL:

County MARION Driller's well number I206
Bearing and distance from section or subdivision corner
SEC. 2-3-10-II T-6-R3W

(3) TYPE OF WORK (check):

Well Deepening Reconditioning Abandon

(4) PROPOSED USE (check):

Domestic Industrial Municipal Irrigation Test Well Other

(5) TYPE OF WELL:

Rotary Driven Cable Jetted Dug Bored

(6) CASING INSTALLED:

Threaded Welded
" Diam. from 10 ft. to 10 ft. Gage 250

(7) PERFORATIONS:

Perforated? Yes No
Type of perforator used MILLS
Size of perforations 2 in. by 3/8 in.
330 perforations from 30 ft. to 59 ft.

(8) SCREENS:

Well screen installed? Yes No
Manufacturer's Name _____ Model No. _____
Slot size Set from _____ ft. to _____ ft.

(9) CONSTRUCTION:

Well seal—Material used in seal CEMENT & PUDDLE CLAY
Depth of seal 20 ft. Was a packer used? _____
Diameter of well bore to bottom of seal 12 in.
Were any loose strata cemented off? Yes No Depth _____
Was a drive shoe used? Yes No
Was well gravel packed? Yes No Size of gravel: _____
Gravel placed from _____ ft. to _____ ft.
Did any strata contain unusable water? Yes No
Type of water? _____ depth of strata _____
Method of sealing strata off _____

(10) WATER LEVELS:

Static level 20 ft. below land surface Date 4/12/67
Artesian pressure _____ lbs. per square inch Date _____

(11) WELL TESTS:

Drawdown is amount water level is lowered below static level
Was a pump test made? Yes No If yes, by whom? DRILLER
Yield: 500 gal./min. with 5 ft. drawdown after 4 hrs.
" 400 " " 3 " " 4 "
" 330 " " 2 " " 4 "
Bailer test gal./min. with ft. drawdown after hrs.
Artesian flow g.p.m. Date
Temperature of water Was a chemical analysis made? Yes No

(12) WELL LOG:

Diameter of well below casing _____
Depth drilled 60 ft. Depth of completed well 60 ft.
Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

MATERIAL	FROM	TO
TOP SOIL	0	2
BROWN SANDY SILT	2	30
BROWN SAND & GRAVEL	30	60

Received by OWRD

JAN 29 2024

Salem, OR

Work started APRIL 10 1967 completed APRIL 12 1967
Date well drilling machine moved off of well APRIL 12 1967

(13) PUMP:

Manufacturer's Name _____ H.P. _____
Type: _____

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 WILLAMETTE DRILLING CO
(Person, firm or corporation) (Type or print)
Address RT. 2 BOX 276 SALEM, OREGON 97305

Drilling Machine Operator's License No. I5I

[Signed] Emil O. Beier
(Water Well Contractor)

Contractor's License No. 2 Date APRIL 12 1967



Via electronic mail to wrd_dl_customerservice@water.oregon.gov

January 24, 2024

Katie Ratcliffe
Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, OR 97301

Re: Application for a Permit to Use Groundwater – Westwood Farms, Inc.

Dear Katie,

GSI Water Solutions, Inc. (GSI) is submitting the enclosed application for a permit to use groundwater on behalf of Westwood Farms, Inc. The applicant is requesting a permit to appropriate up to 0.47 cfs from an existing well, Well 2 (MARI 4811), for irrigation of 37.79 acres.

The permit application fee will be mailed to OWRD after we receive the temporary number for this application. The fee was calculated as follows:

Groundwater Base Fee	\$1,570
Rate fee of \$410 per each CFS or fraction thereof	\$410
Permit Recording Fee	\$610
Total	\$2,590.00

If you have any questions regarding this application, please contact me at zpikeurlacher@gsiws.com.

Sincerely,

A handwritten signature in blue ink that reads "Zach Pike-Urlacher".

Zach Pike-Urlacher
Water Resources Consultant

CC: John Coleman

Enclosure: Application for a Permit to Use Groundwater and attachments

Received by OWRD
JAN 29 2024
Salem, OR

Minimum Requirements Checklist

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

Include this checklist with the application

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

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

- SECTION 1: Applicant Information and Signature
- SECTION 2: Property Ownership
- SECTION 3: Well Development
- SECTION 4: Sensitive, Threatened or Endangered Fish Species Public Interest Information
- SECTION 5: Water Use
- SECTION 6: Water Management
- SECTION 7: Project Schedule
- SECTION 8: Resource Protection
- SECTION 9: Within a District
- SECTION 10: Remarks

Include the following additional items:

- Land Use Information Form with approval and signature of local planning department (*must be an original*) or signed receipt. [See Attachment A](#)
- 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. [See Attachment B](#)

- Fees - Amount enclosed: **\$2,590**
See the Department's Fee Schedule at www.oregon.gov/owrd or call (503) 986-0900.

Received by OWRD

- Map that includes the following items: [See Attachment C](#)

JAN 29 2024

- 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)

Salem, OR

JAN 29 2024

Molly Monroe

From: REECE Nick A * WRD <Nick.A.REECE@water.oregon.gov> **OWRD**
Sent: Wednesday, January 24, 2024 2:25 PM
To: Zach Pike-Urlacher; WRD_DL_customerservice
Cc: Kim Grigsby; Robyn Cook; Mikaela Clarke; Molly Monroe
Subject: RE: Groundwater Permit Application in the name of Westwood Farms, Inc.

Hello,

OWRD has received and accepted the Groundwater e-application for **Westwood Farms, Inc.** The temporary application number is: **NR-13**

Please print this email and include a copy of it when mailing in the payment. The fees due for this application are: **\$1980.00** (If opting to include recording fee: **\$2590.00**)

A copy of the fee calculator is included for your reference:

Base Application Fee.	
Number of proposed cubic feet per second (cfs) to be appropriated. (1 cfs = 448.83 gallons per minute)	.47
Number of proposed Use's for the appropriated water. (i.e. Irrigation, Supplemental Irrigation, Pond Maintenance, Industrial, Commercial, etc) *	1
Number of proposed groundwater points of appropriation. (i.e. number of wells) (include all injection wells, if applicable) **	1
Subtotal:	
Permit Recording Fee. ***	
* the 1st Water Use is included in the base cost. ** the 1st groundwater point of appropriation is included in the base cost. *** the Permit Recording Fee is not required when the application is submitted but, must be paid before a permit will be issued. It is fully refundable if a permit is not issued. If the recording fee is not paid prior to issuance of the Final Order, permit issuance will be delayed.	Recalculate
Estimated cost of Permit Application	

Thank you,

Nick Reece
 Public Service Representative 4
 725 Summer Street NE, Suite A, Salem, OR 97301 | Phone: 503-986-0810

Received by OWRD

JAN 29 2024

Salem, OR



From: Zach Pike-Urlacher <zpikeurlacher@gsiws.com>

Sent: Wednesday, January 24, 2024 11:31 AM

To: WRD_DL_customerservice <wrd_dl_customerservice@water.oregon.gov>

Cc: Kim Grigsby <kgrigsby@gsiws.com>; Robyn Cook <rcook@gsiws.com>; Mikaela Clarke <mclarke@gsiws.com>; Molly Monroe <mmonroe@gsiws.com>

Subject: Groundwater Permit Application in the name of Westwood Farms, Inc.

Good morning,

GSI Water Solutions, Inc. is electronically submitting the attached application to use groundwater on behalf of Westwood Farms, Inc. The permit application fee of \$2,590.00 will be mailed to OWRD after we receive the temporary number for this application.

Please let us know if you have any questions.

Thank you,
Zach

Zach Pike-Urlacher

Water Resources Consultant

direct: 541.753.0933 | mobile: 360.739.2303

1600 SW Western Boulevard, Suite 240, Corvallis, OR 97333

GSI Water Solutions, Inc. | www.gsiws.com

pronouns: he, him