

# 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

Received

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## SECTION 1: APPLICANT INFORMATION AND SIGNATURE

### Applicant

NAME Sester Farms, Inc.; ATTN: Ted Sester			PHONE (HM) 503-351-8954	
PHONE (WK) 503-663-4844	CELL 503-351-8954		FAX	
MAILING ADDRESS 33205 SE Oxbow Drive				
CITY Gresham	STATE OR	ZIP 97080	E-MAIL* ted@sesterfarms.com	

### Organization

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

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

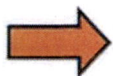
AGENT / BUSINESS NAME Summit Water Resources, LLC; ATTN: Ted Ressler		PHONE 503-967-7050 x204		FAX
MAILING ADDRESS 4784 SE 17th Avenue, Suite 111				CELL
CITY Portland	STATE OR	ZIP 97202	E-MAIL* tressler@summitwr.com	

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

Print Name and Title if applicable

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.

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

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

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.

## 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
Sherwood Basalt W1	Unnamed tributary to Sandy River	690 feet	53 feet
Sherwood Basalt W2	Unnamed tributary to Sandy River	700 feet	53 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).*

The applicant is proposing to appropriate groundwater from the Columbia River Basalt Aquifer, which is not hydraulically connected to nearby surface water.



### SECTION 3: WELL DEVELOPMENT, continued

**Total maximum rate requested:** 384 gpm and 225.5 AF (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)
Sherwood Basalt W1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	MULT 2198	<input type="checkbox"/>	10" 8"	+1-630 584-1014	620-625 563-567 533-537 489-497 456-469 1014-1031	0-30	448' bls (1/9/2019)	Basalt	1031	384	225.5
Sherwood Basalt W2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not drilled	<input type="checkbox"/>	10"	0-1025	1025-1700	0-1025		Basalt	1700	384	225.5
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									

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

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

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

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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/](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:

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

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

☒ Yes ☐ No

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**If yes, and the proposed groundwater use is determined to have the potential for substantial interference with nearby surface waters you are notified** that the Water Resources Department will determine whether the proposed use will occur in an area where endangered, threatened or sensitive fish species are located. If so, the Water Resources Department, Department of Fish and Wildlife, Department of Environmental Quality, and the Department of Agriculture will recommend conditions required to achieve "no loss of essential habitat of threatened and endangered (T&E) fish species," or "no net loss of essential habitat of sensitive (S) fish species." If conditions cannot be identified that meet the standards of no loss of essential T E fish habitat or no net loss of essential S fish habitat, the agencies will recommend denial of the application unless they conclude that the proposed use would not harm the species.

**SECTION 5: WATER USE**

USE	PERIOD OF USE	ANNUAL VOLUME (ACRE-FEET)
Nursery Use	January-December	225.5

**For irrigation use only:**

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

Primary: 45.1 Acres      Supplemental:      Acres      Nursery Use:      Acres

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

Indicate the maximum total number of acre-feet you expect to use in an irrigation season: 225.5 (Jan-Dec)

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

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### A. Diversion and Conveyance

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

- ☒ Pump (give horsepower and type): 100 hp submersible  
☐ 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(s) using a 100 hp submersible pump. Water will then be piped to a bulge in the system, from which the water will be rediverted for nursery use (can yard, greenhouse, in-ground plants, and related nursery uses). Water will be conveyed by a closed pipe 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*)

Water will be applied using a combination of overhead sprinklers and 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 only be appropriated in the amount needed for nursery operations without waste. Water will be applied using a combination of drip and overhead sprinklers, which will help prevent runoff and adverse impacts to aquatic life, riparian habitat, or public uses of surface water. The can yards are built with irrigation recovery systems to collect any excess irrigation water for return and reuse on the farm (further preventing runoff from the farm).

## 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 conveyed through a closed pipe system and will be applied using a combination of drip and overhead sprinklers. The system will be designed to use water efficiently and minimize erosion and runoff.



- ☒ 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: No excavation or clearing of banks is required for this project.

- ☐ 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*).

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### Attachments

1. Minimum Requirements Checklist
2. Land Use Information Form
3. Legal Description
4. Application Map
5. Well Logs
6. OWRD Fee

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**Attachment 1**

**Minimum Requirements Checklist**

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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. **(Attachment 2)**
- ☒ 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. **(Attachment 3)**
- ☒ Fees - Amount enclosed: \$ 3,000  
See the Department's Fee Schedule at [www.oregon.gov/owrd](http://www.oregon.gov/owrd) or call (503) 986-0900.
- ☒ Map that includes the following items: **(Attachment 4)**
  - ☒ Permanent quality and drawn in ink
  - ☒ Even map scale not less than 4" = 1 mile (example: 1" = 400 ft, 1" = 1320 ft, etc.)
  - ☒ North Directional Symbol
  - ☒ Township, Range, Section, Quarter/Quarter, Tax Lots
  - ☒ Reference corner on map
  - ☒ Location of each diversion, by reference to a recognized public land survey corner (distances north/south and east/west)
  - ☒ Indicate the area of use by Quarter/Quarter and tax lot identified clearly.
  - ☒ Number of acres per Quarter/Quarter and hatching to indicate area of use if for primary irrigation, supplemental irrigation, or nursery
  - ☒ Location of main canals, ditches, pipelines or flumes (if well is outside of the area of use)

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**Attachment 2**  
**Land Use Information Form**

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# Land Use Information Form



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## NOTE TO APPLICANTS

In order for your application to be processed by the Oregon Water Resources Department (OWRD), this Land Use Information Form must be completed by a local government planning official in the jurisdiction(s) where your water right will be diverted, conveyed, used, and developed. The planning official may choose to complete the form while you wait or return the "Receipt Acknowledging Request for Land Use Information" to you. Applications received by OWRD without the Land Use Information Form, or the signed receipt, will be returned to you. **IMPORTANT:** Please note that while OWRD can accept a signed receipt as part of intake for an application for a new permit to use or store water, a completed Land Use Information Form is required for OWRD's acceptance of all other applications. Please be aware that your application cannot be approved without land use approval.

This form is **NOT** required if:

- 1) Water is to be diverted, conveyed, and used on federal lands only; **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 a new water right or modifying an existing water right. The Oregon Water Resources Department (OWRD) requires applicants to obtain land use information to ensure the water right does not result in land uses that are incompatible with your comprehensive plan. Please complete the form and return it to the applicant for inclusion in their application. **NOTE:** For new water right applications only, if you are unable to complete this form while the applicant waits, you may complete the "Receipt Acknowledging Request for Land Use Information" and return it to the applicant.

You will receive notice via OWRD's weekly Public Notice once the applicant formally submits their request to OWRD. The notice will give more information about OWRD's water right process and provide additional comment opportunities. If you previously only completed the receipt for an application for a new permit to use or store water, you will have 30 days from the Public Notice date to complete the Land Use Information Form and return it to OWRD. Your attention to this request for information is greatly appreciated. If you have questions concerning this form, please contact OWRD's Customer Service Group at 503-986-0900 or [WRD\\_DL\\_customerservice@water.oregon.gov](mailto:WRD_DL_customerservice@water.oregon.gov).

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# Land Use Information Form



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NAME Sester Farms, Inc.; ATTN: Ted Sester			PHONE 503-663-4844		
MAILING ADDRESS 33205 SE Oxbow Drive					
CITY Gresham	STATE OR	ZIP 97080	EMAIL ted@sesterfarms.com		

## A. Land and Location

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

Township	Range	Section	¼ ¼	Tax Lot #	Plan Designation (e.g., Rural Residential/RR-5)	Water to be:	Proposed Land Use:
1S	4E	16	NENE	200	EFU	<input type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used	Nursery
1S	4E	16	NENE	700	EFU	<input type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used	Nursery
1S	4E	16	SENE	700	EFU	<input checked="" type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used	Nursery

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

Multnomah

**NOTE:** A separate Land Use Information Form must be completed and submitted for each county and city, as applicable.

## B. Description of Proposed Use

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

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

Source of water:    ☐ Reservoir/Pond    ☒ Ground Water    ☐ Surface Water (name) \_\_\_\_\_

Estimated quantity of water needed: 384    ☐ cubic feet per second    ☒ gallons per minute    ☐ acre-feet

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

Briefly describe:

The applicant is requesting to appropriate groundwater from two wells at a rate of 384 gpm for nursery use.

**Note to applicant:** For new water right applications only, if the Land Use Information Form cannot be completed while you wait, please have a local government representative sign the receipt on the bottom of page 4 and include it with the application filed with the Oregon Water Resources Department.

See Page 4 →

## 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.

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


- ☒ Land uses to be served by the proposed water use(s), including proposed construction, are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): MCC 39.4220(A) and (B)
- ☐ Land uses to be served by the proposed water use(s), 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

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

No concerns

Name: Rithy Khut Title: Land Use Planner

Signature:  Digitally signed by Rithy Khut  
DN: cn=Rithy Khut, o=Multnomah County, ou=Land Use Planning Division, email=rithy.khut@multco.us, c=US Date: 06/28/2024

Governmental Entity: Multnomah County Land Use Planning Division Phone: 503-988-0176

### Receipt Acknowledging Request for Land Use Information

**Note to Local Government Representative:**

Please complete this form and return it to the applicant. **For new water right applications only**, if you are unable to complete this form while the applicant waits, you may complete this receipt and return it to the applicant. If you sign the receipt, you will have 30 days from the date of OWRD's Public Notice of the application to submit the completed Land Use Information Form to Oregon Water Resources Department. Please note while OWRD can accept a signed receipt as part of intake for an application for a new permit to use or store water, a completed Land Use Information Form is required for all other applications.

Applicant Name: \_\_\_\_\_

Staff Name: \_\_\_\_\_ Title: \_\_\_\_\_

Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Governmental Entity: \_\_\_\_\_ Phone: \_\_\_\_\_



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**Attachment 3**  
**Legal Description of Property**

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# FIRST AMERICAN TITLE

## Property Research Report

### SUBJECT PROPERTY

Levy Code 086

Parcel #: R341847

Map & Taxlot #: 1S4E16A00200

County: Multnomah

### OWNER

T & K Sester Family LLC

### DATE PREPARED

Date: 07/16/2024

### PREPARED BY

gparilla@firstam.com

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***First American Title***

Customer Service Department

503.219.8746

cs.oregon@firstam.com

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**First American Title**

Customer Service Department  
503.219.8746  
cs.oregon@firstam.com  
Date: 07/16/2024

### OWNERSHIP INFORMATION

Owner: T & K Sester Family LLC  
CoOwner:

Site: Levy Code 086 Gresham OR 97080  
Mail: 24200 SE Hwy 212 Damascus OR 97089

Parcel #: R341847  
Ref Parcel #: 1S4E16A00200  
TRS: 01S / 04E / 16 / NE  
County: Multnomah

### PROPERTY DESCRIPTION

Map Grid: 630-E4  
Census Tract: 010402 Block: 1004  
Neighborhood: Mult Co W Sandy River Area  
School Dist: 1J Gresham-Barlow  
Impr Type: A - Vacant Land  
Subdiv/Plat:  
Land Use: 400 - Tract, Unimproved  
Std Land Use: VMSC - Vacant Misc  
Zoning: Multnomah Co.-CFU - Commercial Forest Use District  
Lat/Lon: 45.488143 / -122.313706  
Watershed: Lower Sandy River  
Legal: SECTION 16 1S 4E, TL 200 7.37 ACRES

### ASSESSMENT AND TAXATION

Market Land: \$107,680.00  
Market Impr: \$0.00  
Market Total: \$107,680.00 (2023)  
% Improved: 0.00%  
Assessed Total: \$43,340.00 (2023)  
Levy Code: 086  
Tax: \$758.14 (2023)  
Millage Rate: 17.4929  
Exemption:  
Exemption Type: N/A

### PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 7.37 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 321,037 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

### SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
T & K SESTER FAMILY LLC	04/09/2019	35105	\$804,000.00	Deed		Conv/Unk
HOLMLUND JOHN R & BETTY A	07/07/1999	132563	\$700,000.00	Deed	\$455,000.00	Conventional
				Deed		Conv/Unk

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

**Received**  
**JUL 24 2024**  
**OWRD**

**Grantor's Name and Address:**

East Multnomah Soil and Water Conservation District  
Attn: Matt Shipkey  
5211 N. Williams Ave  
Portland, OR 97217

**Grantee's Name and Address:**

T&K Sester Family, LLC  
24200 SE Highway 212  
Damascus, OR 97089

**Send Tax Statements To:**

Grantee *above*

**After Recording, Return To:**

Grantee *above*

Multnomah County Official Records  
E Murray, Deputy Clerk

**2019-035105**

04/09/2019 01:08:38 PM

1R-W DEED Pgs=4 Stn=70 HUNTK  
\$20.00 \$11.00 \$6.00 \$60.00

**\$97.00**

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that East Multnomah Soil and Water Conservation District hereinafter referred to as "Grantor", for the consideration hereinafter stated, does hereby convey and warrant unto T & K Sester Family, LLC an Oregon limited liability company, hereinafter referred to as "Grantee," said real property in the County of Multnomah, State of Oregon, free of financial encumbrances, more particularly described as follows:

See Exhibit A

**Subject to:** All Matters of Record

**Subject to:** A Conservation Easement for Working Farmland with Sale Restrictions instrument recorded contemporaneously with this Deed.

**TO HAVE AND TO HOLD** the same unto Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer is EIGHT HUNDRED-AND FOUR THOUSAND DOLLARS (\$804,000.00) and includes additional valuable consideration provided by Grantee and acknowledged by Grantor.

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, 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.

FIRST AMERICAN 3177968-207

Received

JUL 24 2024

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IN WITNESS WHEREOF, the Grantor has executed this instrument on this 4-5 2019.

GRANTOR:

East Multnomah Soil and Water Conservation District

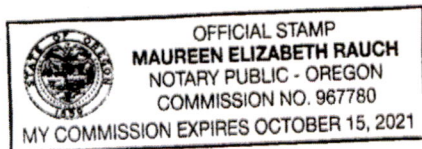
Jay Udelhoven  
Print: JAY UDELHOVEN  
Title: EXECUTIVE DIRECTOR

STATE OF OREGON )

County of Multnomah ) ss.

This instrument was acknowledged before me on this 5<sup>th</sup> day of April, by  
[name] Jay Udelhoven, [title] Executive Director for the East  
Multnomah Soil and Water Conservation District, Grantor.

MEERUL  
Notary Public for Oregon  
My Commission Expires: 10/15/21



Received  
JUL 24 2024  
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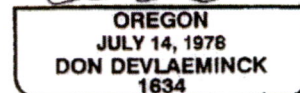
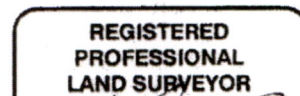
JUL 24 2024

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**EXHIBIT "A"**  
**PERIMETER DESCRIPTION**  
SHEET 1 OF 2

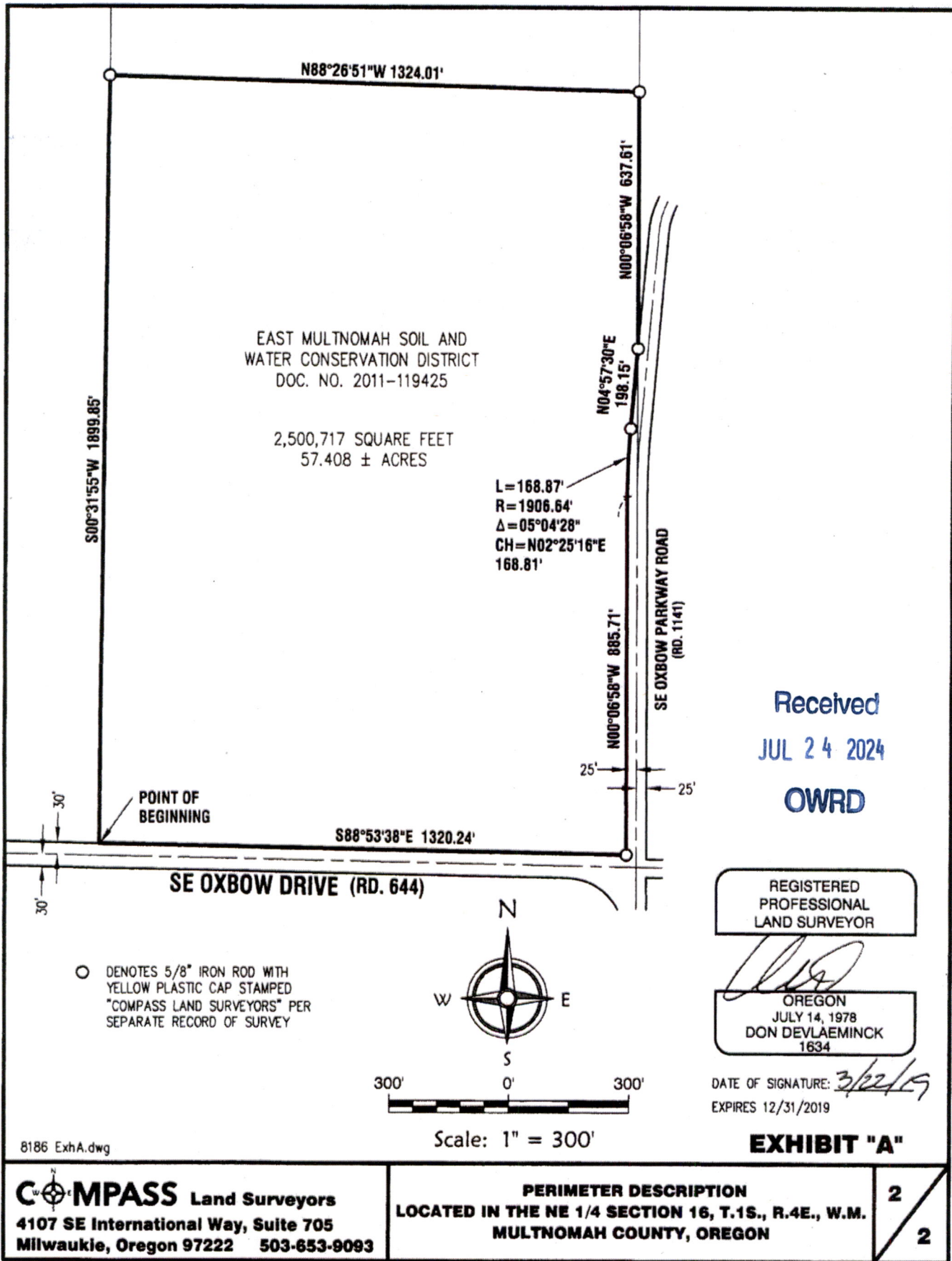
A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO EAST MULTNOMAH SOIL & WATER CONSERVATION DISTRICT BY DEED RECORDED AS DOCUMENT NUMBER 2011-119425, MULTNOMAH COUNTY DEED RECORDS, WITH THE NORTH RIGHT OF WAY LINE OF SE OXBOW DRIVE (ROAD NO. 644); THENCE ALONG SAID NORTH RIGHT OF WAY LINE (30 FEET FROM CENTERLINE) SOUTH 88°53'38" EAST 1320.24 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "COMPASS LAND SURVEYORS" AT THE WEST RIGHT OF WAY LINE OF SE OXBOW PARKWAY ROAD (ROAD NO. 1141); THENCE ALONG SAID WEST RIGHT OF WAY LINE (25 FEET FROM CENTERLINE) NORTH 00°06'58" WEST 885.71; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE 168.87 FEET ALONG THE ARC OF A 1906.64 FOOT RADIUS CURVE CONCAVE TO THE EAST THROUGH A CENTRAL ANGLE OF 05°04'28" (LONG CHORD BEARS NORTH 02°25'16" EAST 168.81 FEET) TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "COMPASS LAND SURVEYORS"; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE NORTH 04°57'30" EAST 198.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "COMPASS LAND SURVEYORS"; THENCE LEAVING SAID WEST RIGHT OF WAY AND ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, NORTH 00°06'58" WEST 637.61 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "COMPASS LAND SURVEYORS" AT THE NORTHEAST CORNER OF THE AFOREMENTIONED TRACT OF LAND CONVEYED TO EAST MULTNOMAH SOIL & WATER CONSERVATION DISTRICT BY DEED RECORDED AS DOCUMENT NUMBER 2011-119425, MULTNOMAH COUNTY DEED RECORDS; THENCE ALONG THE NORTH LINE THEREOF NORTH 88°26'51" WEST 1324.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "COMPASS LAND SURVEYORS" AT THE NORTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE OF SAID EAST MULTNOMAH SOIL & WATER CONSERVATION DISTRICT TRACT SOUTH 00°31'55" WEST 1899.85 FEET TO THE POINT OF BEGINNING.



DATE OF SIGNATURE: 3/22/19  
EXPIRES 12/31/2019







# FIRST AMERICAN TITLE

## Property Research Report

### SUBJECT PROPERTY

33943 SE Oxbow Dr

Parcel #: R341891

Map & Taxlot #: 1S4E16A00700

County: Multnomah

### OWNER

T & K Sester Family LLC

### DATE PREPARED

Date: 07/16/2024

### PREPARED BY

gparilla@firstam.com

Received

JUL 24 2024

OWRD



*First American Title*

Customer Service Department

503.219.8746

cs.oregon@firstam.com

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IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT, IF ANY. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.





**First American Title**

Customer Service Department  
503.219.8746  
cs.oregon@firstam.com  
Date: 07/16/2024

### OWNERSHIP INFORMATION

Owner: T & K Sester Family LLC  
CoOwner:

Site: 33943 SE Oxbow Dr Gresham OR 97080  
Mail: 24200 SE Hwy 212 Damascus OR 97089

Parcel #: R341891  
Ref Parcel #: 1S4E16A00700  
TRS: 01S / 04E / 16 / NE  
County: Multnomah

### PROPERTY DESCRIPTION

Map Grid: 630-E4  
Census Tract: 010402 Block: 1004  
Neighborhood: Mult Co W Sandy River Area  
School Dist: 1J Gresham-Barlow  
Impr Type: B - Residential Improved  
Subdiv/Plat:  
Land Use: 551 - Farm, Efu, Improved  
Std Land Use: AFAR - Farms And Crops  
Zoning: Multnomah Co.-EFU - Exclusive Farm Use District  
Lat/Lon: 45.485547 / -122.313662  
Watershed: Lower Sandy River  
Legal: SECTION 16 1S 4E, TL 700, 50.00 ACRES,  
FARM DISQUAL, 2002-2011, 12.00 ACRES,  
\$2,886.20 POTENTIAL ADDITIONAL TAX,  
DEFERRAL-POTENTIAL ADDITIONAL TAX

### ASSESSMENT AND TAXATION

Market Land: \$130,180.00  
Market Impr: \$214,550.00  
Market Total: \$691,050.00 (2023)  
% Improved: 31.00%  
Assessed Total: \$265,360.00 (2023)  
Levy Code: 086  
Tax: \$4,641.91 (2023)  
Millage Rate: 17.4929  
Exemption:  
Exemption Type: N/A

**Received**  
**JUL 24 2024**  
**OWRD**

### PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt: 1,440 SqFt	Year Built: 1976
Baths, Total: 2	First Floor: 1,440 SqFt	Eff Year Built:
Baths, Full: 2	Second Floor:	Lot Size Ac: 50.00 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 2,178,000 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories: 1	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material: Composition
Cooling:	Attic Unfin:	Roof Shape:
Heating: Forced Air	Attic Total:	Ext Walls:
Building Style: MFG - Real Prop Mfg'd Home	Garage: Detached Garage 320 SqFt	Const Type:

### SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
T & K Sester Family LLC	04/05/2019	2019035105	\$804,000.00	Deed		Conv/Unk
EAST MULTNOMAH SOIL & WATER CO	10/27/2011	119425	\$825,000.00	Deed		Conv/Unk
HOLMLUND JOHN R & BETTY A	07/07/1999	132563	\$700,000.00	Deed	\$455,000.00	Conventional
				Deed		Conv/Unk

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

**Grantor's Name and Address:**

East Multnomah Soil and Water Conservation District  
Attn: Matt Shipkey  
5211 N. Williams Ave  
Portland, OR 97217

**Grantee's Name and Address:**

T&K Sester Family, LLC  
24200 SE Highway 212  
Damascus, OR 97089

**Send Tax Statements To:**

Grantee *above*

**After Recording, Return To:**

Grantee *above*

Multnomah County Official Records  
E Murray, Deputy Clerk

**2019-035105**

04/09/2019 01:08:38 PM

1R-W DEED Pgs=4 Stn=70 HUNTK  
\$20.00 \$11.00 \$6.00 \$60.00

**\$97.00**

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that East Multnomah Soil and Water Conservation District hereinafter referred to as "Grantor", for the consideration hereinafter stated, does hereby convey and warrant unto T & K Sester Family, LLC an Oregon limited liability company, hereinafter referred to as "Grantee," said real property in the County of Multnomah, State of Oregon, free of financial encumbrances, more particularly described as follows:

See Exhibit A

**Subject to:** All Matters of Record

**Subject to:** A Conservation Easement for Working Farmland with Sale Restrictions instrument recorded contemporaneously with this Deed.

**TO HAVE AND TO HOLD** the same unto Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer is EIGHT HUNDRED AND FOUR THOUSAND DOLLARS (\$804,000.00) and includes additional valuable consideration provided by Grantee and acknowledged by Grantor.

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FIRST AMERICAN 3177968-207

Received

JUL 24 2024

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IN WITNESS WHEREOF, the Grantor has executed this instrument on this 4-5 2019.

GRANTOR:

East Multnomah Soil and Water Conservation District

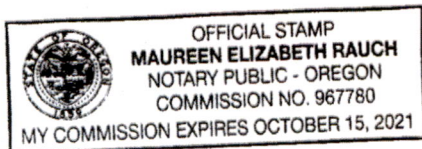
Jay Udelhoven  
Print: JAY UDELHOVEN  
Title: EXECUTIVE DIRECTOR

STATE OF OREGON )

County of Multnomah ss.

This instrument was acknowledged before me on this 5<sup>th</sup> day of April, by  
[name] Jay Udelhoven, [title] Executive Director for the East  
Multnomah Soil and Water Conservation District, Grantor.

Maureen Elizabeth Rauch  
Notary Public for Oregon  
My Commission Expires: 10/15/21



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JUL 24 2024  
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**EXHIBIT "A"**  
**PERIMETER DESCRIPTION**  
SHEET 1 OF 2

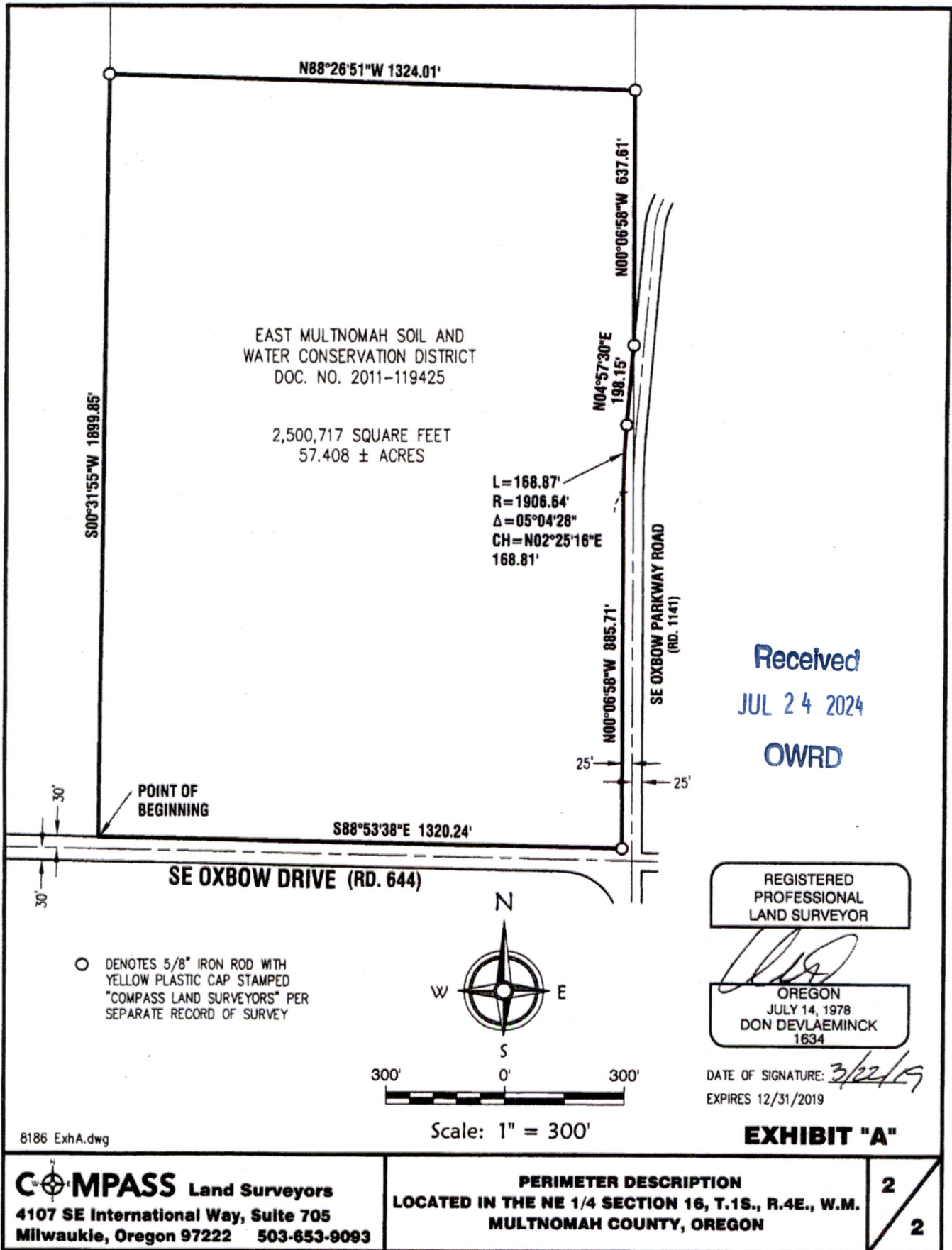
A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO EAST MULTNOMAH SOIL & WATER CONSERVATION DISTRICT BY DEED RECORDED AS DOCUMENT NUMBER 2011-119425, MULTNOMAH COUNTY DEED RECORDS, WITH THE NORTH RIGHT OF WAY LINE OF SE OXBOW DRIVE (ROAD NO. 644); THENCE ALONG SAID NORTH RIGHT OF WAY LINE (30 FEET FROM CENTERLINE) SOUTH 88°53'38" EAST 1320.24 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "COMPASS LAND SURVEYORS" AT THE WEST RIGHT OF WAY LINE OF SE OXBOW PARKWAY ROAD (ROAD NO. 1141); THENCE ALONG SAID WEST RIGHT OF WAY LINE (25 FEET FROM CENTERLINE) NORTH 00°06'58" WEST 885.71; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE 168.87 FEET ALONG THE ARC OF A 1906.64 FOOT RADIUS CURVE CONCAVE TO THE EAST THROUGH A CENTRAL ANGLE OF 05°04'28" (LONG CHORD BEARS NORTH 02°25'16" EAST 168.81 FEET) TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "COMPASS LAND SURVEYORS"; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE NORTH 04°57'30" EAST 198.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "COMPASS LAND SURVEYORS"; THENCE LEAVING SAID WEST RIGHT OF WAY AND ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, NORTH 00°06'58" WEST 637.61 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "COMPASS LAND SURVEYORS" AT THE NORTHEAST CORNER OF THE AFOREMENTIONED TRACT OF LAND CONVEYED TO EAST MULTNOMAH SOIL & WATER CONSERVATION DISTRICT BY DEED RECORDED AS DOCUMENT NUMBER 2011-119425, MULTNOMAH COUNTY DEED RECORDS; THENCE ALONG THE NORTH LINE THEREOF NORTH 88°26'51" WEST 1324.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "COMPASS LAND SURVEYORS" AT THE NORTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE OF SAID EAST MULTNOMAH SOIL & WATER CONSERVATION DISTRICT TRACT SOUTH 00°31'55" WEST 1899.85 FEET TO THE POINT OF BEGINNING.



DATE OF SIGNATURE: 3/24/19  
EXPIRES 12/31/2019





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JUL 24 2024

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**Attachment 4**  
**Application Map**

---



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JUL 24 2024

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**Attachment 5**  
**Well Logs**

---

MULT 2198

SHEET NO 1

TO WATER WELL CONTRACTOR

The original and first copy  
of this report are to be  
filed with the

SEP-4 1969

(Please type or print)

STATE ENGINEER, SALEM, OREGON 97310

within 30 days from the date  
of well completion

STATE ENGINEER

(Please type or print)

STATE ENGINEER  
SALEM, OREGON

State Well No.

State Permit No.

MULT 2198

## (1) OWNER:

( Division of the

Name SHERWOOD NURSERY, 7 D'S Nursery )

Address 13020 Rose Park Way N.E.

PORTLAND OREGON 97230

## (2) TYPE OF WORK (check):

New Well ☒ Deepening ☐ Reconditioning ☐ Abandon ☐

If abandonment, describe material and procedure in Item 12.

## (3) TYPE OF WELL:

Rotary ☐ Driven ☐  
Cable ☒ Jetted ☐  
Aug ☐ Bored ☐

## (4) PROPOSED USE (check):

Domestic ☐ Industrial ☐ Municipal ☐  
Irrigation ☒ Test Well ☐ Other ☐

## (5) CASING INSTALLED:

Threaded ☐ Welded ☒

10" Diam. from 0 ft. to 630 ft. Gage 250

8" Diam. from 584 ft. to 1014 ft. Gage 250

" Diam. from ft. to ft. Gage

## PERFORATIONS: The

Perforated? ☒ Yes ☐ No.

Type of perforator used Star 1/4 Way Drive Down

Size of perforations	in. by	in.	ft. to	ft.
120	perforations from	620	ft. to	625
96	perforations from	563	ft. to	567
96	perforations from	533	ft. to	537
192	perforations from	489	ft. to	497
312	perforations from	456	ft. to	469

## (7) SCREENS:

Well screen installed? ☐ Yes ☐ No

Manufacturer's Name

Type Model No.

Diam. Slot size Set from ft. to ft.

Diam. Slot size Set from ft. to ft.

## (8) WATER LEVEL: Completed well.

Static level ft. below land surface Date

Artesian pressure lbs. per square inch Date

## (9) WELL TESTS:

Drawdown is amount water level is  
lowered below static levelas a pump test made? ☐ Yes ☐ No If yes, by whom?

Id: gal./min. with ft. drawdown after hrs.

" " " "

" " " "

Ballier test gal./min. with ft. drawdown after hrs.

Artesian flow g.p.m. Date

Temperature of water Was a chemical analysis made? ☐ Yes ☐ No

## (10) CONSTRUCTION:

Well seal—Material used

Depth of seal ft.

Diameter of well bore to bottom of seal in.

Were any loose strata cemented off? ☐ Yes ☐ No DepthWas a drive shoe used? ☐ Yes ☐ NoDid any strata contain unusable water? ☐ Yes ☐ No

Type of water? depth of strata

Method of sealing strata off

Was well gravel packed? ☐ Yes ☐ No Size of gravel:

Gravel placed from ft. to ft.

## (11) LOCATION OF WELL:

County Multnomah Driller's well number

1/4 Section 16 T. 1S R. R3E W.M.

Bearing and distance from section or subdivision corner

Received

JUL 24 2024

## (12) WELL LOG:

Diameter of well below casing

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Depth drilled ft. Depth of completed well ft.

Formation: Describe color, texture, grain size and structure of materials;  
and show thickness and nature of each stratum and aquifer penetrated,  
with at least one entry for each change of formation. Report each change in  
position of Static Water Level as drilling proceeds. Note drilling rates.

MATERIAL	From	To	SWL
Top soil	0	2	
Clay, yellow	2	85	
Sand stone, white	85	153	
Clay, gray	153	162	
Clay, gray w/emb. gravel	162	190	
Rock, solid, mdm. hard	190	203	
Clay, gray, hard	203	448	
Gravel, cemented	448	478	Approx 310'
Clay, yellow	478	488	
Sand stone, mdm. hard	488	499	
Clay, yellow	499	510	
Clay, gray	510	533	
Rock, black mdm. hard.	533	539	
Clay, blue	539	562	
Rock, black mdm. hard	562	585	
Clay, blue	585	623	
Rock, black, mdm. hard.	623	635	
Clay, blue	635	642	
Rock, gray	642	668	
Clay, blue	668	798	
Rock, black soft	798	803	
Clay, blue,	803	836	continues

Work started 19 Completed 19

Date well drilling machine moved off of well 19

## Drilling Machine Operator's Certification:

This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief.

[Signed] *Thomas W. Brant* Date 8/29/69  
(Drilling Machine Operator)

Drilling Machine Operator's License No. 246

## 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 HAAKON BOTTNER DRILLING COMPANY  
(Person, firm or corporation) (Type or print)

Address 3424 S.E. 17th AVE. PORTLAND, OREGON

[Signed] *Haakon Bottner*  
(Water Well Contractor)

Contractor's License No. 109 Date 9/2/69



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.

**MULT 2198**  
**SHEET NO. 2**  
**WATER WELL REPORT**

STATE OF OREGON

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

MULT 2198

State Well No. 2

State Permit No. \_\_\_\_\_

**(1) OWNER:**

Name SHERWOOD NURSERY ( Division of the D's Nursery )  
Address 13030 N.E. Rose Park Way  
Portland Oregon 97230

**(2) TYPE OF WORK (check):**

New Well ☐ Deepening ☐ Reconditioning ☐ Abandon ☐

If abandonment, describe material and procedure in Item 12.

**(3) TYPE OF WELL:**

Rotary ☒ Driven ☐  
Cable ☒ Jetted ☐  
Dug ☐ Bored ☐

**(4) PROPOSED USE (check):**

Domestic ☐ Industrial ☐ Municipal ☐  
Irrigation ☐ Test Well ☐ Other ☐

**(5) CASING INSTALLED:**

Threaded ☐ Welded ☐

" Diam. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Gage \_\_\_\_\_  
" Diam. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Gage \_\_\_\_\_  
" Diam. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Gage \_\_\_\_\_

**PERFORATIONS:** The Perforated? ☒ Yes ☐ No.

Type of perforator used 8 inch ( Torch )

Size of perforations 3/16 in. by 8 in.  
40 perforations from 940 ft. to 948 ft.  
20 perforations from 890 ft. to 894 ft.  
25 perforations from 798 ft. to 803 ft.  
25 perforations from 630 ft. to 635 ft.  
perforations from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

**(7) SCREENS:**

Well screen installed? ☐ Yes ☒ No

Manufacturer's Name \_\_\_\_\_  
Type \_\_\_\_\_ Model No. \_\_\_\_\_  
Diam. \_\_\_\_\_ Slot size \_\_\_\_\_ Set from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
Diam. \_\_\_\_\_ Slot size \_\_\_\_\_ Set from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

**(8) WATER LEVEL: Completed well.**

Static level 450 ft. below land surface Date 8/14/69  
Artesian pressure \_\_\_\_\_ lbs. per square inch Date \_\_\_\_\_

**(9) WELL TESTS:**

Drawdown is amount water level is  
lowered below static level Bottner Drilling

Was a pump test made? ☒ Yes ☐ No If yes, by whom \_\_\_\_\_  
" 150 gal./min. with 12 ft. drawdown after 5 hrs.  
" 300 " " 17 " " 2 "  
" 384 " " 20 " " 5 "

Ballor test \_\_\_\_\_ gal./min. with \_\_\_\_\_ ft. drawdown after \_\_\_\_\_ hrs.  
Artesian flow \_\_\_\_\_ g.p.m. Date \_\_\_\_\_

Temperature of water 55 Was a chemical analysis made? ☐ Yes ☒ No

**(10) CONSTRUCTION:**

Well seal—Material used Bentonite, Cement Sand & Gravel  
Depth of seal 30 ft.  
Diameter of well bore to bottom of seal 16 in.  
Were any loose strata cemented off? ☐ Yes ☒ No Depth \_\_\_\_\_  
Was a drive shoe used? ☒ Yes ☐ No  
Did any strata contain unusable water? ☐ Yes ☒ No  
Type of water? \_\_\_\_\_ depth of strata \_\_\_\_\_  
Method of sealing strata off \_\_\_\_\_  
Was well gravel packed? ☐ Yes ☒ No Size of gravel: \_\_\_\_\_  
Gravel placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

**(11) LOCATION OF WELL:**

County Multnomah Driller's well number \_\_\_\_\_  
" " Section 16 T. 1S R. R3E W.M. \_\_\_\_\_  
Bearing and distance from section or subdivision corner \_\_\_\_\_

**(12) WELL LOG:**

Diameter of well below casing 8"

Depth drilled 1031 ft. Depth of completed well 1031 ft.

Formation: Describe color, texture, grain size and structure of materials;  
and show thickness and nature of each stratum and aquifer penetrated,  
with at least one entry for each change of formation. Report each change  
in position of Static Water Level as drilling proceeds. Note drilling rates.

MATERIAL	From	To	SWL
Clay, brown, sandy	836	841	
Clay, blue	841	846	
Rock, Grey solid	846	872	
Clay, blue	872	890	
Rock, grey	890	894	
Clay, blue	894	938	
Rock, grey, very hard	938	954	
Clay, grey	954	982	
Clay, brown	982	1000	
Clay, blue	1000	1013	
Rock, black, soft	1013	1022	450 ft
Rock, black hard	1022	1029	
Rock, black hard with large crevice	1029	1031	

Received

JUL 24 2024

OWRD

Work started June 27 19 68 Completed July 9 19 69  
Date well drilling machine moved off of well August 14 19 69

**Drilling Machine Operator's Certification:**

This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief.

[Signed] James M. Bost Date 8/29/69  
(Drilling Machine Operator)

Drilling Machine Operator's License No. 246

**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 HAakon Bottner Drilling Company  
(Person, firm or corporation) (Type or print)

Address 3424 S.E. 174 Ave., PORTLAND, OREGON

[Signed] Haakon Bottner  
(Water Well Contractor)

Contractor's License No. 109 Date 9/2 19 69

**Received**

**JUL 24 2024**

**OWRD**

**Attachment 6**  
**OWRD Application Fee**

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## Oregon Water Resources Department Groundwater Application

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Today's Date: Friday, May 24, 2024

Base Application Fee.		\$1,570.00
Number of proposed cubic feet per second (cfs) to be appropriated. (1 cfs = 448.83 gallons per minute)	1	\$410.00
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) **	2	\$410.00
Subtotal:		\$2,390.00
Permit Recording Fee. ***		\$610.00
* 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		\$3,000.00

Received  
JUL 24 2024  
OWRD



July 22, 2024

Ms. Katie Ratcliffe  
Oregon Water Resources Department  
725 Summer Street NE, Suite A  
Salem, Oregon 97301-1271

**Subject:** Application for a Permit to Use Groundwater  
Sester Farms, Inc.

Dear Katie,

On behalf of the applicant, Sester Farms, Inc., please find enclosed an Application for a Permit to Use Groundwater accompanied by the required fee of \$3,000 (a fee tally for the application is provided in Attachment 6 to the application).

If you have any questions regarding the enclosed application, you can reach me at 503-701-4535. Please copy me on any correspondence regarding this application.

Respectfully submitted,

Theodore Ressler, RG, CWRE  
Summit Water Resources LLC

Cc: Ted Sester – Sester Farms, Inc.

Enclosures:

Application for a Permit to Use Groundwater  
Check #3650 in the amount of \$3,000

Received  
JUL 24 2024  
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