

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 TRENT DOMAN			PHONE (HM)
PHONE (WK)	CELL 503-545-2101		FAX
MAILING ADDRESS 17565 S. CARUS RD.			
CITY BEAVERCREEK	STATE OR	ZIP 97004	E-MAIL* UUWAGYU@GMAIL.COM

Organization

NAME UU RANCH LLC			PHONE	FAX
MAILING ADDRESS 17565 S. CARUS RD.			CELL 503-545-2101	
CITY BEAVERCREEK	STATE OR	ZIP 97004	E-MAIL* UUWAGYU@GMAIL.COM	

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

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

Note: Attach multiple copies as needed

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

Received

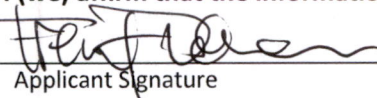
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By my signature below I confirm that I understand:

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

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


Applicant Signature

Trent Doman LLC Member
Print Name and Title if applicable

7/9/2024
Date

Applicant Signature

Print Name and Title if applicable

Date

SECTION 2: PROPERTY OWNERSHIP

Please indicate if you own all the lands associated with the project from which the water is to be diverted, conveyed, and used.

- ☒ YES, there are no encumbrances. **TL 3 3E 31 803**
- ☐ 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).*

TL 3 2E 36 100, TL 3 3E 30 300, TL 3 3E 31 800

PNW properties LLC - Note: this is a Trent Doman entity
2146 Progress Way
Woodburn, OR 97071

And

Donna R. Doman Revocable Living Trust, Donna Doman Trustee – Trent Doman's mother
2146 Progress Way
Woodburn, OR 97071

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TL 3 2E 36 101

Alberto and Maria Rojas
– this property is a life estate to allow his farm hand to live there but not own. Trent Doman is the owner.
17451 S. Carus Rd.
Beavercreek, OR 97004

Legal Description: You must provide the legal description of: 1. The property from which the water is to be diverted, 2. Any property crossed by the proposed ditch, canal or other work, and 3. Any property on which the water is to be used as depicted on the map.

SECTION 3: WELL DEVELOPMENT

WELL NO.	NAME OF NEAREST SURFACE WATER	IF LESS THAN 1 MILE:	
		DISTANCE TO NEAREST SURFACE WATER	ELEVATION CHANGE BETWEEN NEAREST SURFACE WATER AND WELL HEAD
WELL 1	ROOT CREEK	~ 1,750 FEET	~ 75 FEET
WELL 2	ROOT CREEK	~2,450 FEET	~ 70 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*).

Well specifications provided in the table below are estimates and subject to change based on actual conditions encountered in the field. The objective will be to construct the well to develop water either from the Boring Lava, and/or from the alluvial aquifer underlying the Boring Lava, if there isn't adequate water in the Boring Lava.

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SECTION 3: WELL DEVELOPMENT, continued

Total maximum rate requested: 0.223 cfs (each well will be evaluated at the maximum rate unless you indicate well-specific rates and annual volumes in the table below).

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

OWNER'S WELL NAME OR NO.	PROPOSED	EXISTING	WELL ID (WELL TAG) NO.* OR WELL LOG ID**	FLOWING ARTESIAN	CASING DIAMETER	CASING INTERVALS (IN FEET)	PERFORATED OR SCREENED INTERVALS (IN FEET)	SEAL INTERVALS (IN FEET)	MOST RECENT STATIC WATER LEVEL & DATE (IN FEET)	PROPOSED USE			
										SOURCE AQUIFER***	TOTAL WELL DEPTH	WELL- SPECIFIC RATE (GPM)	ANNUAL VOLUME (ACRE-FEET)
WELL 1	☒	☐	NA	☐	6 INCH	0 TO 200	TBD	0 TO 200	NA	TROUTDALE FORMATION UNDERLING THE BORING LAVA			
WELL 2	☒	☐	NA	☐	6 INCH	0 TO 200	TBD	0 TO 200	NA				
	☐	☐		☐									
	☐	☐		☐						TOTAL:		100 GPM	106.9 AF
	☐	☐		☐									
	☐	☐		☐									
	☐	☐		☐									
	☐	☐		☐									

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

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

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

For Department Use: App. Number: _____

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Rev. 07/21

SECTION 4: SENSITIVE, THREATENED OR ENDANGERED FISH SPECIES PUBLIC INTEREST INFORMATION

This information must be provided for your application to be accepted as complete. The Water Resources Department will determine whether the proposed use will impair or be detrimental to the public interest with regard to sensitive, threatened or endangered fish species if your proposed groundwater use is determined to have the potential for substantial interference with nearby surface waters.

To answer the following questions, use the map provided in [Attachment 3](#) or the link below to determine whether the proposed point of appropriation (POA) is located in an area where the Upper Columbia, the Lower Columbia, and/or the Statewide public interest rules apply.

For more detailed information, click on the following link and enter the TRSQQ or the Lat/Long of a POA and click on "Submit" to retrieve a report that will show which section, if any, of the rules apply:

https://apps.wrd.state.or.us/apps/misc/lkp_trsqq_features/

If you need help to determine in which area the proposed POA is located, please call the customer service desk at (503) 986-0801.

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

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

☐ Yes ☒ No

If yes, you are notified that the Water Resources Department will consult with numerous federal, state, local and tribal governmental entities so it may determine whether the proposed use is consistent with the "Columbia River Basin Fish and Wildlife Program" adopted by the Northwest Power Planning Council in 1994 for the protection and recovery of listed fish species. The application may be denied, heavily conditioned, or if appropriate, mitigation for impacts may be needed to obtain approval for the proposed use.

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

- I understand that the permit, if issued, will not allow use during the time period April 15 to September 30, except as provided in OAR 690-033-0140.
- I understand that the Department of Environmental Quality will review my application to determine if the proposed use complies with existing state and federal water quality standards.
- I understand that I will install and maintain water use measurement and recording devices as required by the Water Resources Department, and comply with recording and reporting permit condition requirements.

Lower Columbia - OAR 690-033-0220 thru -0230

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

☒ Yes ☐ No

If yes, and the proposed groundwater use is determined to have the potential for substantial interference with nearby surface waters you are notified that the Water Resources Department will determine, by reviewing

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recovery plans, the Columbia River Basin Fish and Wildlife Program, and regional restoration programs applicable to threatened or endangered fish species, in coordination with state and federal agencies, as appropriate, whether the proposed use is detrimental to the protection or recovery of a threatened or endangered fish species and whether the use can be conditioned or mitigated to avoid the detriment.

If a permit is issued, it will likely contain conditions to ensure the water use complies with existing state and federal water quality standards; and water use measurement, recording and reporting required by the Water Resources Department. The application may be denied, or if appropriate, mitigation for impacts may be needed to obtain approval of the proposed use.

If yes, you will be required to provide the following information, if applicable.

☐ Yes ☒ No The proposed use is for more than **one** cubic foot per second (448.8 gpm) and is not subject to the requirements of OAR 690, Division 86 (Water Management and Conservation Plans).

If yes, provide a description of the measures to be taken to assure reasonably efficient water use:
NA

Statewide - OAR 690-033-0330 thru -0340

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

☒ Yes ☐ No

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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)
Irrigation	March 1 through October 31	106.9 AF

For irrigation use only:

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

Primary: 168.0 Acres

Supplemental: NA Acres

Nursery Use: NA Acres

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

NA

Indicate the maximum total number of acre-feet you expect to use in an irrigation season: 106.9 AF

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

- If the use is **domestic**, indicate the number of households: **NA** (Exempt Uses: Please note that 15,000 gallons per day for single or group **domestic** purposes and 5,000 gallons per day for a single **industrial or commercial** purpose are exempt from permitting requirements.)
- If the use is **mining**, describe what is being mined and the method(s) of extraction (*attach additional sheets if necessary*): **NA**

SECTION 6: WATER MANAGEMENT

A. Diversion and Conveyance

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

- ☒ Pump (give horsepower and type): Submersible 10 Hp
☐ Other means (describe):

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

Water will be pumped from 10Hp submersible pump to convey water through a mainline to supply a water wheel with large bore sprinkler head.

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*)

Large bore sprinkler head

C. Conservation

Please describe why the amount of water requested is needed and measures you propose to: prevent waste; measure the amount of water diverted; prevent damage to aquatic life and riparian habitat; prevent the discharge of contaminated water to a surface stream; prevent adverse impact to public uses of affected surface waters (*attach additional sheets if necessary*).

Water will be applied to crops when needed. The most water efficient method of irrigation will be used for the crops being irrigated.

SECTION 7: PROJECT SCHEDULE

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

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SECTION 8: RESOURCE PROTECTION

In granting permission to use water the state encourages, and in some instances requires, careful control of activities that may affect adjacent waterway or streamside area. See instruction guide for a list of possible permit requirements from other agencies. Please indicate any of the practices you plan to undertake to protect water resources.

- ☒ Water quality will be protected by preventing erosion and run-off of waste or chemical products.
Describe: Water will be applied at the appropriate rate and duration to avoid excess use.

- ☒ Excavation or clearing of banks will be kept to a minimum to protect riparian or streamside areas.
Note: If disturbed area is greater than one acre, applicant should contact the Oregon Department of Environmental Quality to determine if a 1200C permit is required.
Describe planned actions and additional permits required for project implementation:

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

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

SECTION 9: WITHIN A DISTRICT

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

Irrigation District Name NA	Address	
City	State	Zip

SECTION 10: REMARKS

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

The property is divided up into several separate pasture areas that we rotate the cattle on throughout the year. Based on our ability to adjust our rotation schedule, and considering the number of acres we can realistically irrigate given the expected capacity of the proposed wells, we anticipate that we will not be irrigating more than about 100 acres in any given season.

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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.

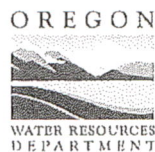
- ☒ SECTION 1: Applicant Information and Signature
- ☒ SECTION 2: Property Ownership
- ☒ SECTION 3: Well Development
- ☒ SECTION 4: Sensitive, Threatened or Endangered Fish Species Public Interest Information
- ☒ SECTION 5: Water Use
- ☒ SECTION 6: Water Management
- ☒ SECTION 7: Project Schedule
- ☒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

Include the following additional items:

- ☒ Land Use Information Form with approval and signature of local planning department (*must be an original*) or signed receipt.
- ☒ Provide the legal description of: (1) the property from which the water is to be diverted, (2) any property crossed by the proposed ditch, canal or other work, and (3) any property on which the water is to be used as depicted on the map.
- ☒ Fees - Amount enclosed: **\$ 2,390.00**
See the Department's Fee Schedule at www.oregon.gov/owrd or call (503) 986-0900.
- ☒ Map that includes the following items:
 - ☒ Permanent quality and drawn in ink
 - ☒ Even map scale not less than 4" = 1 mile (example: 1" = 400 ft, 1" = 1320 ft, etc.)
 - ☒ North Directional Symbol
 - ☒ Township, Range, Section, Quarter/Quarter, Tax Lots
 - ☒ Reference corner on map
 - ☒ Location of each diversion, by reference to a recognized public land survey corner (distances north/south and east/west)
 - ☒ Indicate the area of use by Quarter/Quarter and tax lot identified clearly.
 - ☒ Number of acres per Quarter/Quarter and hatching to indicate area of use if for primary irrigation, supplemental irrigation, or nursery
 - ☐ Location of main canals, ditches, pipelines or flumes (if well is outside of the area of use)

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Land Use Information Form



Attachment 2: 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

NAME Trent Doman			PHONE 503-545-2101	
MAILING ADDRESS 17565 S. Carus Rd.				
CITY Beavercreek	STATE OR	ZIP 97004	EMAIL uuwagyu@gmail.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:
3S	2E	36		100	EFU	☐ Diverted	☒ Conveyed	☒ Used	IR
3S	2E	36		101	EFU	☐ Diverted	☒ Conveyed	☒ Used	IR
3S	3E	30		300	EFU	☐ Diverted	☒ Conveyed	☒ Used	IR
3S	3E	31		800	EFU	☒ Diverted	☒ Conveyed	☒ Used	IR
3S	3E	31		803	EFU	☐ Diverted	☒ Conveyed	☒ Used	IR

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

Clackamas County

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: 0.22 ☒ cubic feet per second ☐ gallons per minute ☐ acre-feet

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

Briefly describe:

New groundwater permit to irrigate hay field

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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): ZDO 401 Table 401-1
- ☐ 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:	
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued

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

Name: Max del Hierro Title: Planner 1

Signature: MDelHiero Date: 7/24/2024

Governmental Entity: Clackamas County Phone: 503-742-4500

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: _____

FIRST AMERICAN 378 0574-HW



After recording return to:
Trent Doman and Jenny Doman
17565 S Carus Road
Beavercreek, OR 97004-8650

Until a change is requested all tax
statements shall be sent to the
following address:
Trent Doman and Jenny Doman
17565 S Carus Road
Beavercreek, OR 97004-8650

File No.: 7013-3780574 (as)
Date: August 17, 2021

Clackamas County Official Records
Sherry Hall, County Clerk

2021-077794

08/20/2021 11:52:01 AM

D-D Cnt=1 Str=74 MELISSA
\$10.00 \$16.00 \$10.00 \$62.00

\$98.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

The Allen Trust Company as Trustee of The Rosebrook Family Trust under Agreement Dated November 20, 2013, as Amended, with John R. Rosebrook and Bernalou J. Rosebrook as Trustors, Grantor, conveys to Trent Doman and Jenny Doman, as Tenants by the Entirety, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Clackamas, State of Oregon, described as follows:

PARCEL 2, PARTITION PLAT NO. 2019-012, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS DISCLOSED BY PARTITION PLAT NO. 2019-012 IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON.

The true consideration for this conveyance is **\$1,030,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010,

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APN: 05034061

Bargain and Sale Deed
- continued

File No.: 7013-3780574 (as)
Date: 08/17/2021

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.

Dated this 18th day of August, 2021.

The Rosebrook Family Trust

Don Holman, T.O.
The Allen Trust Company, Trustee

STATE OF Oregon)
County of Multnomah)ss.

This instrument was acknowledged before me on this 18th day of August, 2021
by Don Holman, T.O. as Authorized Signor on behalf of the Allen Trust
Company as Trustee of The Rosebrook Family Trust, on behalf of the Trust.



[Signature]
Notary Public for Oregon
My commission expires: 10-11-2024

Clackamas County Official Records
Sherry Hall, County Clerk

2022-020452

04/06/2022 10:44:01 AM

D-D Cnt=1 Stn=7 LISA
\$30.00 \$16.00 \$10.00 \$62.00

\$118.00

After Recording return to:

Christian M. Oelke
Scarborough, McNeese, et al.
Five Centerpointe Drive, Suite 240
Lake Oswego, OR 97035-8682

Send tax statements to:

Albert and Maria Rojas
17451 S. Carus Road
Beavercreek, OR 97004

The true Consideration for this conveyance is Zero Dollars [\$0].

Actual consideration for this conveyance is property other than money.

LIFE ESTATE DEED

(Creating life estate in Grantee)

ALLEN TRUST COMPANY, an Oregon corporation, as Trustee of the Rosebrook Family Trust under Agreement dated November 20, 2013, as amended, GRANTOR, hereby conveys to ALBERTO ROJAS and MARIA ROJAS, husband and wife, GRANTEE, only for the lifetimes of both Grantees, a life estate in the real property described below, subject to any and all encumbrances of record and subject to the terms, conditions, and restrictions attached hereto as Exhibit A. Upon the termination of the life estate for any reason, the interest of Grantee in the real property shall revert back to Grantor or Grantor's heirs, assigns, transferees, successors, devisees, or beneficiaries.

Parcel 1 of Partition Plat No. 2019-012 in the County of
Clackamas and State of Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, 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

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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.

Dated this 5th day of April, 2022.

**The Rosebrook Family Trust under Agreement
Dated November 20, 2013, as amended**

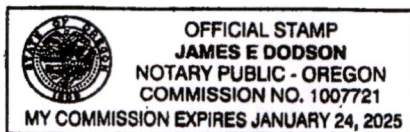
By: **ALLEN TRUST COMPANY,**
an Oregon corporation, Trustee

By: *Carrie H. Nobles*
Carrie H. Nobles
Its: Vice President and Senior Trust Officer

STATE OF OREGON)

County of Washington) ss.
Clackamas

On this 5 day of April, 2022, personally appeared before me the above-named **CARRIE H. NOBLES**, in her capacity as Vice President and Senior Trust Officer of Allen Trust Company, who acknowledged that she executed the foregoing instrument as her voluntary act and deed on behalf of said Trust.



James E. Dodson
Notary Public for Oregon
My commission expires: 1-24-25

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Exhibit A

Terms and Restrictions of Life Estate

1. Rights, Duties and Liabilities. In connection with the execution of the life estate deed and granting of the life estate in the property to Grantee, during the life estate contemplated herein:

1.1 Restrictions on Use. In connection with the use of the property, Grantee shall:

1.1.1 Conform to all applicable laws and regulations of any public authority affecting the property and its use, and to correct at Grantee's own expense, any failure of compliance created through Grantee's fault or by reason of Grantee's use of the property.

1.1.2 Refrain from any activity that would make it impossible to insure the property.

1.1.3 Grantee shall not cause or permit any Hazardous Substance to be spilled, leaked, disposed of, or otherwise released on or under the property. Grantee may store such Hazardous Substances on the property only in quantities necessary to satisfy Grantee's reasonably anticipated needs. Grantee shall comply with all Environmental Laws and exercise the highest degree of care in the use, handling, and storage of Hazardous Substances and shall take all practicable measures to minimize the quantity and toxicity of Hazardous Substances used, handled, or stored on the property. Upon the expiration or termination of the life estate, Grantee or the personal representative of the estate of the survivor, shall remove all Hazardous Substances from the property. The term Environmental Law shall mean any federal, state, or local statute, regulation, or ordinance or any judicial or other governmental order pertaining to the protection of health, safety, or the environment. The term Hazardous Substance shall mean any hazardous, toxic, infectious, or radioactive substance, waste, and material as defined or listed by any Environmental Law and shall include, without limitation, petroleum oil and its fractions.

1.2 Repairs and Maintenance.

1.2.1 Grantor's Obligations. Grantor shall be under no obligation to make or perform any repairs, maintenance, replacements, alterations, or improvements on the property.

1.2.2 Grantee's Obligations. Grantee, at their expense, shall keep the property and all improvements in first-class repair, operating condition, working order, and appearance.

1.2.3 Reimbursement for Repairs Assumed. If Grantee fails or refuses to make repairs that are required by this Section, the Grantor may make the repairs and charge the actual costs of repairs to Grantee. Such expenditures by Grantor shall be reimbursed by Grantee on demand together with interest at the rate of 9% per annum from the date of expenditure by the Grantor.

1.3 Inspection of Property. After giving reasonable notice to Grantee the Grantor shall have the right to inspect the property at any reasonable time or times to determine the condition of the property and Grantee's compliance with applicable laws, regulations, and the restrictions, rights, duties, liabilities, and requirements within this Exhibit A.

1.4 Ownership and Removal of Alterations. Upon the termination of the life estate, all improvements and alterations performed on the property shall be the property of the Grantor or Grantor's heirs, assigns, transferees, successors, devisees or beneficiaries as the owner of the remainder interest.

1.5 Taxes and Assessments. Grantee shall be liable for, and pay when due, all taxes, levies, and assessments against the property during the life tenancy, including any taxes, levies, or assessments against the property on account of improvements. Should Grantee, as the life tenant, allow the property to become subject to sale for unpaid tax liens by any taxing authority, the interest of Grantee shall terminate, and the property shall revert to Grantor or Grantor's heirs, assigns, transferees, successors, devisees or beneficiaries as the owner of the remainder interest, provided that Grantor redeems the property.

1.6 Maintenance and Repairs. Grantee, at Grantee' expense, will make all ordinary and normal repairs to the improvements during the life tenancy, including all repairs that are required due to partial or complete destruction of the improvements by action of the elements, fire, or other casualty.

1.7 Insurance. Grantee shall carry sufficient fire and extended coverage on the full insurable value of the property and improvements and shall carry reasonable liability and casualty insurance in accordance with Grantee obligation to preserve the property and improvements in good repair during the life tenancy, which insurance coverage shall run to the benefit of the owner of the remainder interest.

1.8 Encumbrances. Grantee shall not do any act to encumber the property and shall keep the Property free from any mortgage, judgment, lien, or other encumbrance.

1.9 Abandonment. If Grantee, as the life tenant, should abandon or be absent from the property for an extended period of not less than six [6] months, the life estate shall immediately terminate and title to the property shall immediately revert to the Grantor or Grantor's heirs, assigns, transferees, successors, devisees, or beneficiaries as the owner of the remainder interest.

1.10 Bankruptcy. If Grantee, as the life tenant, should become insolvent or bankrupt, or if the property be attached for the debts of Grantee, the life estate shall immediately terminate, and title to the property shall immediately revert to the Grantor or Grantor's heirs, assigns, transferees, successors, devisees, or beneficiaries as the owner of the remainder interest.

1.11 Preservation of Property. If Grantee, as the life tenant, fails to exercise ordinary care for the preservation and protection of the property, the life estate shall immediately terminate, and title to all the property shall immediately revert to the Grantor or Grantor's heirs, assigns, transferees, successors, devisees, or beneficiaries as the owner of the remainder interest.

1.12 Utilities. Grantee shall pay when due all charges for services and utilities incurred in connection with the use, occupancy, operation, and maintenance of the property, including (but not limited to) charges for fuel,

water, gas, electricity, sewage disposal, power, refrigeration, air conditioning, telephone, and janitorial services.

1.13 Indemnification. Grantee shall hold harmless, indemnify, and defend Grantor from any claim, loss, or liability arising out of or related to any activity of Grantee on the property or any condition of the property in the possession or under the control of Grantee or the use of the property by the Grantee's invitees and guests. Grantor will have no liability to Grantee for any injury, loss, or damage caused by third parties, or by any condition of the property.

2. Termination of Life Estate. It is the intention of Grantor that each of the Grantees, Alberto Rojas and Maria Rojas, receive concurrent life estates in the property. On the termination of the life estate for any reason including the death of each of the Grantees, the title to the property shall immediately revert to the Grantor or Grantor's heirs, assigns, devisees, or beneficiaries as the owner of the remainder interest.

3. Definition of Grantor. All references in this Exhibit "A" to Grantor shall include Grantor and Grantor's heirs, assigns, transferees, successors, devisees, and beneficiaries.

Clackamas County Official Records
Sherry Hall, County Clerk

2022-020503

04/06/2022 11:35:07 AM

D-D Cnt=1 Stn=7 LISA
\$15.00 \$16.00 \$10.00 \$62.00

\$103.00

After recording, return to:

Christian M. Oelke
Attorney at Law
Five Centerpointe Drive, Suite 240
Lake Oswego, OR 97035-8682

Send tax statements to:

Donna R. Doman, Trustee
2146 Progress Way
Woodburn, OR 97071

The true and actual consideration paid for this transfer stated
in terms of dollars is \$1,350,000.

BARGAIN AND SALE DEED

Allen Trust Company, an Oregon corporation, as Trustee of the
Rosebrook Family Trust under Agreement Dated November 20, 2013, as amended,
GRANTOR, conveys to Donna R. Doman, Trustee (or any successor Trustee) of the
Donna R. Doman Revocable Living Trust and PNW Properties, LLC, an Oregon limited
liability company (OR SOS Reg. No. 1212447-92), as tenants in common each as to an
undivided fifty percent (50%) interest, GRANTEE, all Grantor's interest in real property
located in Clackamas County, Oregon, subject to the life estate in Parcel 1 of the
property in favor of Alberto Rojas and Maria Rojas created by that certain Life Estate
Deed previously recorded in the records of Clackamas County as Document No. _____
2022-020452, legally described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property is free from encumbrances except those of record.

The property is conveyed AS IS, WHERE IS.

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

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LAWS 2007, AND 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.

Dated: 3/30, 2022.

GRANTOR:

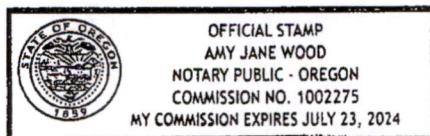
**The Rosebrook Family Trust under Agreement
Dated November 20, 2013, as amended**

By: **ALLEN TRUST COMPANY,
an Oregon corporation, Trustee**

By: *Carrie H. Nobles* VP
Carrie H. Nobles
Its: **Vice President and Senior Trust Officer**

STATE OF OREGON)
) ss.
County of Clackamas)

On the 30 day of March, 2022, personally appeared before me the above-named **CARRIE H. NOBLES, Vice President and Senior Trust Officer of Allen Trust Company, an Oregon corporation**, who acknowledged that she executed the foregoing instrument as her voluntary act and deed on behalf of said Trust.



Amy Jane Wood
Notary Public for Oregon
My commission expires: 7/23/2024

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Exhibit A

PARCELS 1 AND 3, PARTITION PLAT NO. 2019-012, IN THE COUNTY
OF CLACKAMAS AND STATE OF OREGON.

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