

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			PHONE (HM)
PHONE (WK)	CELL		FAX
MAILING ADDRESS			
CITY	STATE	ZIP	E-MAIL*

Organization

NAME CLEARLAKE FARMS LLC C/O ROBERT GABRIEL			PHONE	FAX
MAILING ADDRESS 8474 HAZELGREEN RD NE			CELL 503-932-1200	
CITY SILVERTON	STATE OR	ZIP 97381	E-MAIL* BOBG@OREBLUEBERRY.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	

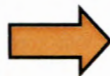
Note: Attach multiple copies as needed

* 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.)



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.

[Handwritten Signature]

Robert Gabriel Member

8/28/24

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.

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

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

NA

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

SECTION 3: WELL DEVELOPMENT

WELL NO.	NAME OF NEAREST SURFACE WATER	IF LESS THAN 1 MILE:	
		DISTANCE TO NEAREST SURFACE WATER	ELEVATION CHANGE BETWEEN NEAREST SURFACE WATER AND WELL HEAD
JOHNSON WELL	UNNAMED STREAM TO THE ESE	~ 1,550 FEET	~ 20 FEET
MAIN WELL	UNNAMED STREAM TO THE E	~ 1,900 FEET	~ 25 FEET
PROPOSED NEW WELL	UNNAMED STREAM TO THE NW	~ 2,300 FEET	~ 70 FEET
CL CANYARD WELL	UNNAMED STREAM TO THE ESE	~ 1,350 FEET	~ 15 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).*

JOHNSON WELL: SEE WELL LOG MARI 17388
 MAIN WELL SEE: WELL LOG MARI 5169
 CL CANYARD WELL: SEE WELL LOG MARI 5170

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

SECTION 3: WELL DEVELOPMENT, continued

Total maximum rate requested: **2.88 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)
JOHNSON WELL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	MARI 17388	<input type="checkbox"/>	8 INCH	+1 TO 200	120 TO 150 AND 183 TO 200	0 TO 19	63.17 (MARCH 8, 2024)	ALLUVIAL	200 FEET		
MAIN WELL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	MARI 5169	<input type="checkbox"/>	12 INCH	0 TO 140	80 TO 139	0 TO 20	42 FEET PER WELL LOG (FEBRUARY 16, 1971)	ALLUVIAL	140 FEET		
CL CANYARD WELL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	MARI 5170	<input type="checkbox"/>	8 INCH	0 TO 112	75 TO 111	0 TO 15	36 FEET PER WELL LOG (SEPTEMBER 10, 1958)	ALLUVIAL	75 FEET		
PROPOSED NEW WELL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NA	<input type="checkbox"/>	12 INCH	0 TO 360	TBD	0 TO 20	NA	ALLUVIAL	360 FEET		
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>						TOTAL:		1,292.5 GPM	576.5 AF
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									

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

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

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

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

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

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

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

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

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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

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:

Water will be applied when the plants need it and best management practices will be used for irrigation efficiency.

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Statewide - OAR 690-033-0330 thru -0340

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

Yes No

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	Year round	576.5 AF

For irrigation use only:

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

Primary: 115.3 Acres Supplemental: NA Acres Nursery Use: 115.3 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: 576.5 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):
- Johnson Well: Has a 15 Hp and 5 Hp submersible pumps for a combined 20 Hp pump capacity**
 - Main Well: Has 40 Hp submersible pump**
 - CL Canyon Well: 15 Hp submersible pump**
 - Proposed Well: 60 Hp submersible pump**

Other means (describe):

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

Water is pumped from the wells using submersible pumps to convey water through mainlines to support overhead impact sprinkler 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*)

Impact sprinklers

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*).

Irrigation of the nursery stock will be done using best management practices to prevent waste.

SECTION 7: PROJECT SCHEDULE

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

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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*).

None

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Minimum Requirements Checklist

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

Include this checklist with the application

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

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

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

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: **\$ 4,030.00**
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



Oregon Water Resources Department
 725 Summer Street NE, Suite A
 Salem, Oregon 97301-1266
 (503) 986-0900
 www.oregon.gov/OWRD

NAME Clearlake Farms LLC			PHONE 503-932-1200	
MAILING ADDRESS 8474 Hazelgreen Rd NE				
CITY Silverton	STATE OR	ZIP 97381	EMAIL bobg@oreblueberry.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:
6S	3W	23A		1100	UT	<input checked="" type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Nursery
6S	3W	23AC		1700	EFU	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Nursery
6S	3W	23AC		1800	EFU	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Nursery
6S	3W	23A		800	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:

Marion 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: 2.88 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:

New groundwater permit for irrigation of nursery stock and other nursery uses.

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 →

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For Local Government Use Only

The following section must be completed by a planning official from each county and city listed unless the project will be located entirely within the city limits. In that case, only the city planning agency must complete this form. This deals only with the local land use plan. Do not include approval for activities such as building or grading permits.

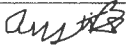
Please check the appropriate box below and provide the requested information

Land uses to be served by the proposed water use(s), including proposed construction, are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): 17.136.020 (A)

Land uses to be served by the proposed water 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"/> Being Pursued <input type="checkbox"/> Denied <input type="checkbox"/> Not Being Pursued
	Received SEP 03 2024	<input type="checkbox"/> Obtained <input type="checkbox"/> Being Pursued <input type="checkbox"/> Denied <input type="checkbox"/> Not Being Pursued
	OWRD	<input type="checkbox"/> Obtained <input type="checkbox"/> Being Pursued <input type="checkbox"/> Denied <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.

Name: Austin Barnes Title: Principal Planner
 Signature:  Date: 8/30/2024
 Governmental Entity: Marion County Phone: 503-588-5038

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 TITLE

Property Research Report

SUBJECT PROPERTY

1585 Clear Lake Rd NE

Parcel #: 519629

Map & Taxlot #: 063W23A000800

County: Marion

OWNER

Clearlake Farms LLC

DATE PREPARED

Date: 08/27/2024

PREPARED BY

gparilla@firstam.com

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First American Title

Customer Service Department
503-476-8735
csfirst@firstam.com

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Customer Service Department
503-476-8735
csfirst@firstam.com
Date: 08/27/2024

OWNERSHIP INFORMATION

Owner: Clearlake Farms LLC
CoOwner:

Site: 1585 Clear Lake Rd NE Keizer OR 97303
Mail: 8474 Hazelgreen Rd NE Silverton OR 97381

Parcel #: 519629
Ref Parcel #: 063W23A000800
TRS: 06S / 03W / 23 / NE
County: Marion

PROPERTY DESCRIPTION

Map Grid:
Census Tract: Block:
Neighborhood:
School Dist:
Impr Type: 132 - Market Homesite - Multi Story Above Grade
Subdiv/Plat:
Land Use: 551 - Specially assessed farm land, improved,
zoned EFU, SA, FT or UTF
Std Land Use: RSFR - Single Family Residence
Zoning:
Lat/Lon: 0 / 0
Watershed:
Legal: ACRES 2.24, 16-17: 1.69 ACRES DISQ FARM
USE, PAT LIAB \$1,055.80

ASSESSMENT AND TAXATION

Market Land: \$233,870.00
Market Impr: \$270,130.00
Market Total: \$504,000.00 (2023)
% Improved: 54.00%
Assessed Total: \$126,700.00 (2023)
Levy Code: 24210
Tax: \$2,154.07 (2023)
Millage Rate: 17.0013
Exemption:
Exemption Type: N/A

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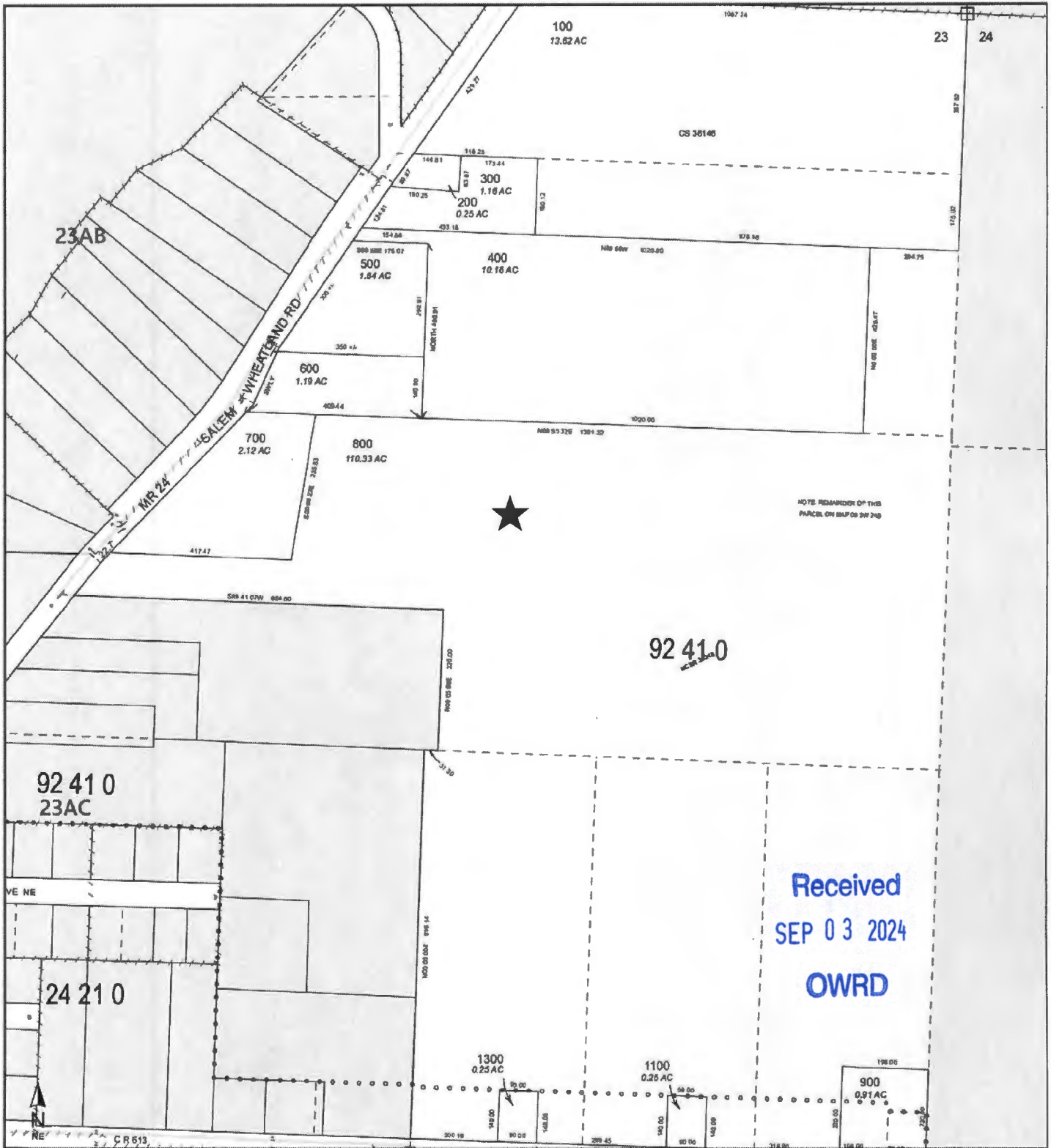
PROPERTY CHARACTERISTICS

Bedrooms: 4	Total SqFt: 2,124 SqFt	Year Built: 1910
Baths, Total: 2	First Floor: 2,124 SqFt	Eff Year Built: 1992
Baths, Full: 2	Second Floor:	Lot Size Ac: 2.24 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 97,574 SqFt
Total Units: 1	Basement Unfin:	Lot Width:
# Stories: 1	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating: Forced Air	Attic Total:	Ext Walls:
Building Style: RS0 - Single Family	Garage: Unfinished Attached Garage 580 SqFt	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
CLEARLAKE FARMS LLC	09/05/2016	2016-8557 (35410304)		MI		
CLEARLAKE FARMS LLC		29140390	\$2,650,000.00	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.



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 OWRD



First American Title

ParcelID: 519629
Tax Account #: 063W23A000800
1585 Clear Lake Rd NE, Keizer OR 97303

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



First American Title

559989
8225 Suffolk Rd NE
Salem, OR 97303



Aerial

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Subject



Taxlot

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8/26/2024

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First American Title

559989

8225 Suffolk Rd NE

Salem, OR 97303



Aerial

Received

SEP 03 2024



Subject



Taxlot

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8/26/2024

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MAIL TAX STATEMENTS TO:
No Change

AFTER RECORDING RETURN TO:

Robert W. Gabriel
Jill M. Gabriel
8474 Hazelgreen Road NE
Silverton, OR 97381

Clearlake Farms, L.L.C.
8474 Hazelgreen Road NE
Silverton, OR 97381

PROPERTY LINE ADJUSTMENT DEED

Robert W. Gabriel and Jill M. Gabriel, as tenants by the entirety ("Grantor"), are the owners of real property located in Marion County, Oregon, referred to herein as "Property A," and more particularly described on Exhibit "A," which is attached hereto and by this reference incorporated herein. Clearlake Farms, L.L.C., an Oregon Limited Liability Company ("Grantee"), are the owners of real property located in Marion County, Oregon, referred to herein as "Property B," more particularly described on Exhibit "B," which is attached hereto and by this reference incorporated herein.

The purpose of this Property Line Adjustment Deed (the "Deed") is to effect a property line adjustment between Property A and Property B such that Property A will be reduced in size by approximately 87.53 acres and will hereafter consist of only the land described on Exhibit "C," which is attached hereto and incorporated herein by this reference, and Property B will be increased in size by approximately 87.53 acres and will hereafter consist of the land more particularly described on Exhibit "D," which is attached hereto and incorporated herein by this reference.

NOW THEREFORE, in order to effect the property line adjustment and to create the reconfigured lots as described on Exhibits "C" and "D," Grantor does hereby grant, transfer, and convey unto Grantee all of that certain real property situated in Marion County, Oregon, described on Exhibit "E," which is attached hereto and by this reference incorporated herein.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

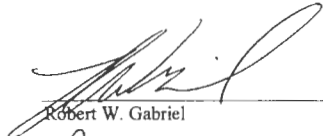
Received
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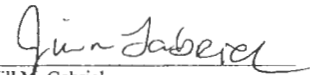
The true and actual consideration for this transfer, stated in terms of dollars is _____.
The purpose of this Deed is to effect a property line adjustment, and the two parcels are to remain separate and distinct.

This Property Line Adjustment Deed is executed this 5th day of September, 2013.

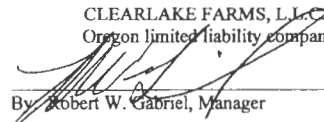
GRANTOR

GRANTEE



Robert W. Gabriel


Jill M. Gabriel

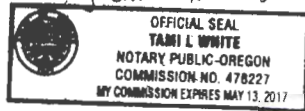
CLEARLAKE FARMS, L.L.C., an
Oregon limited liability company



By Robert W. Gabriel, Manager

State of Oregon)
) ss.
County of Marion)

This instrument was acknowledged before me on September 5, 2013, by
Robert W. Gabriel and Jill M. Gabriel.

Before me: TAMI WHITE
NOTARY
my comm. ex 5.13.17





Notary Public for Oregon
My Commission Expires: 5.13.17

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State of Oregon)
) ss.
County of Marion)

This instrument was acknowledged before me on September 5, 2013, by
Robert W. Gabriel, acting on behalf of CLEARLAKE FARMS, L.L.C.

Before me: TAMM WHITE
NOTARY
my comm. ex: 5-13-17



Tamm White
Notary Public for Oregon
My Commission Expires: 5-13-17

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EXHIBIT "A"

Legal Description for:
Original Property "A"

Beginning on the East line of Section 23, in Township 6 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, at a point which is 543.62 feet South from the Northeast corner of said Section; thence South, along the East line of said Section 426.28 feet; thence South $89^{\circ}52'$ West 204.36 feet; thence North 427.00 feet to a point which is North $89^{\circ}55'$ West from the place of beginning; thence South $89^{\circ}55'$ East 204.36 feet to the place of beginning.

ALSO: Beginning on the East line of Section 23 in Township 6 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, at a point which is 969.90 feet South from the Northeast corner of said Section; thence South, along the East line of said Section, 769.20 feet; thence North $89^{\circ}55'$ West 1158.32 feet; thence North $0^{\circ}05'$ East 325.00 feet; thence North $89^{\circ}55'$ West 884.60 feet to a point in the County Road; thence North $40^{\circ}44'$ East, along said road, 577.25 feet; thence North $89^{\circ}52'$ East 1665.80 feet to the place of beginning.

ALSO: Beginning at a point 25.00 chains North of the 1/4 Section corner on the West line of Section 24, Township 6 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence East, parallel with the North line of said Section, 20.00 chains to the line dividing the Northwest 1/4 of said Section into East and West halves; thence North, along said Division line, 15.00 chains to the North line of said Section; thence West, along the North line of said Section, 20.00 chains to the Northwest corner of said Section; thence South, along the West line of said Section, 15.00 chains to the place of beginning.

ALSO: Beginning at the 1/4 Section corner on the West line of Section 24, Township 6 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence North along the West line of said Section, 25.00 chains; thence East, parallel with the North line of said Section, 20.00 chains to the line dividing the Northwest quarter of said Section into East and West halves; thence South, along said Division line, 11.67 chains to the Northeast corner of a tract of land conveyed to E. C. McCandlish, et uz, by deed recorded in Volume 464, Page 422, Deed Records for Marion County, Oregon; thence West on the North line of said McCandlish tract, 15.00 chains to the Northwest corner thereof; thence South, along the West line of said tract, 13.33 chains to the Southwest corner thereof in the center of the County Road; thence West, along the center of the County Road, 5.00 chains to the place of beginning.

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EXHIBIT "B"

Legal Description for:
Original Property "B"

PARCEL I:

Beginning on the South line of the North one-half of Section 23, Township 6 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, at a point which is the quarter section corner on the East line of said section; thence West along the South line of the North one-half of said section, 396.44 feet; thence North parallel with the East line of said section 908.82 feet; thence East parallel with the South line of the North one-half of said section, 396.44 feet; thence South 908.82 feet to the place of beginning.

SAVE AND EXCEPT parcels of land previously deeded to Charles Johnson and Arlene Johnson, recorded in Reel 540, Page 642 and Reel 136, Page 776, Deed Records, Marion County, Oregon.

PARCEL II:

Beginning on the South line of the North one-half of Section 23, in Township 6 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, at a point which is 396.44 feet West from the quarter section corner on the East line of said section; thence West along the South line of the North one-half of said section 396.44 feet; thence North parallel with the East line of said section, 908.82 feet; thence East parallel with the South line of the North one-half of said section, 396.44 feet; thence South 908.82 feet to the place of beginning.

SAVE AND EXCEPT: Beginning on the South line of the North one-half of Section 23, in Township 6 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, at a point which is 508.90 feet West from the quarter section corner on the East line of said section; thence West along the South line of the North one-half of said section, 90 feet; thence North parallel with the East line of said section, 140 feet; thence East parallel with the South line of the North one-half of said section, 90 feet; thence South 140 feet to the place of beginning.

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PARCEL III:

Beginning on the South line of the North one-half of Section 23, in Township 6 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, at a point which is 508.90 feet West from the quarter section corner on the East line of said section; thence West along the South line of the North one-half of said section, 90 feet; thence North parallel with the East line of said section, 140 feet; thence East parallel with the South line of the North one-half of said section, 90 feet; thence South 140 feet to the place of beginning.

PARCEL IV:

Beginning on the South line of the North one-half of Section 23, in Township 6 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, at a point which is 792.88 feet West from the quarter section corner on the East line of said section; thence West along the South line of the North one-half of said section, 396.44 feet; thence North parallel with the East line of said section, 908.82 feet; thence East, parallel with the South line of the North one-half of said section, 396.44 feet; thence South 908.82 feet to the place of beginning.

SAVE AND EXCEPT a parcel of land previously deeded to Virgil A. Boyd and Phyllis E. Boyd, recorded in Reel 549, Page 700, Deed Records, Marion County, Oregon.

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EXHIBIT "C"

Legal Description for:
Adjusted Property "A"

A tract of land situated in the Section 23, Township 6 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, more particularly described as follows:

Beginning at the most Westerly northwest corner of that tract of land conveyed to Robert W. Gabriel and Jill M. Gabriel, as tenants by the entirety, by deed recorded in Reel 2292, Page 80, Marion County Deed Records, said point recorded as being 969.60 feet South and 1665.80 feet South 89°52' West from the northeast corner of said Section 23; and running thence: North 89°53'32" East 159.83 feet along the north line of said Gabriel tract to a 5/8-inch iron rod stamped "WILSON PLS 2687"; thence South 0°06'22" East 335.83 feet to a like iron rod; thence South 89°41'07" West 450.58 feet to a point on the west line of said Gabriel tract; thence North 40°38'26" East 445.44 feet along said west line to the Point of Beginning, containing 2.36 acres of land, more or less.

SUBJECT TO the rights of the public in and to that portion of the above described property lying within roads and roadways.

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EXHIBIT "D"

Legal Description for:
Adjusted Property "B"

A tract of land situated in the Sections 23 and 24, Township 6 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, more particularly described as follows:

Beginning at the most Westerly northwest corner of that tract of land conveyed to Robert W. Gabriel and Jill M. Gabriel, as tenants by the entirety, by deed recorded in Reel 2292, Page 80, Marion County Deed Records, said point recorded as being 969.60 feet South and 1665.80 feet South 89°52' West from the northeast corner of said Section 23; thence North 89°53'32" East 159.83 feet along the north line of said Gabriel tract to a 5/8-inch iron rod stamped "WILSON PLS 2687" and the TRUE POINT OF BEGINNING of this description; and running thence: North 89°53'32" East 1301.22 feet along the north line of said Gabriel tract to an angle point thereof;
thence North 0°00'00" East 426.47 feet along the west line of said Gabriel tract to an angle point thereof;
thence South 89°55'00" East 204.75 feet along the north line of said Gabriel tract to a point on the west line of the aforementioned Section 24;
thence North 0°00'00" East 543.62 feet along said west line to the northwest corner of said Section 24;
thence South 89°58'05" East 1327.62 feet along the north line of Section 24 to the 1/16th Corner in said line;
thence South 0°07'17" East 1764.98 feet along the North-South 1/16th line to the northeast corner of that tract of land conveyed to E.C. McCandlish, et ux, by deed recorded in Volume 464, Page 422, Marion County Deed Records;
thence South 89°51'48" West 1002.96 feet along the north line of said McCandlish tract to the northwest corner thereof;
thence South 0°06'12" East 879.78 feet along the west line of said McCandlish tract to the southwest corner thereof, said point being at the centerline of the county road;
thence South 89°51'48" West 330.00 feet along said centerline to the 1/4 Corner in the west line of said Section 24;
thence North 0°00'00" East 220.00 feet along said west line to the northeast corner of that tract of land described in that instrument recorded in Reel 136, Page 776, Marion County Deed Records;
thence South 89°56'00" West 198.00 feet along the north line of said tract to the northwest corner thereof;

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thence South 0°00'00" West 220.00 feet along the west line of said tract to a point on the south line of the north half of Section 23;
thence South 89°56'00" West 310.90 feet along said south line;
thence North 0°00'00" East 140.00 feet;
thence South 89°56'00" West 90.00 feet;
thence South 0°00'00" West 140.00 feet to a point on the aforementioned south line of the north half of Section 23;
thence South 89°56'00" West 194.01 feet along said south line to the southeast corner of that tract of land described in that instrument recorded in Reel 2245, Page 7, Marion County Deed Records;
thence North 0°00'00" East 140.00 feet along the east line of said tract to the northeast corner thereof;
thence South 89°56'00" West 90.00 feet along the north line of said tract to the northwest corner thereof;
thence South 0°00'00" West 140.00 feet along the west line of said tract to a point on the aforementioned south line of the north half of Section 23;
thence South 89°56'00" West 200.19 feet along said south line to the southwest corner of that tract of land conveyed to Clearlake Farms, LLC, an Oregon limited liability company, by deed recorded in Reel 2914, Page 390, Marion County Deed Records;
thence North 0°00'00" East 919.14 feet along the west line of said Clearlake Farms, LLC tract to the northwest corner thereof;
thence South 89°33'23" East 31.30 feet along the north line of said Clearlake Farms, LLC tract to a point on the west boundary of the aforementioned Gabriel tract;
thence North 0°05'00" East 325.00 feet along the west line of said Gabriel tract to an angle point thereof;
thence South 89°41'07" West 884.60 feet along the south line of said Gabriel tract to the most Westerly southwest corner thereof;
thence North 40°38'26" East 132.41 feet along the west line of said Gabriel tract;
thence North 89°41'07" East 450.58 feet to a 5/8-inch iron rod with yellow plastic cap stamped "WILSON PLS 2687";
thence North 0°06'22" East 335.83 feet to the TRUE POINT OF BEGINNING, containing 110.90 acres of land, more or less.

SUBJECT TO the rights of the public in and to that portion of the above described property lying within roads and roadways.

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EXHIBIT "E"

Legal Description for:
Transferred Property

A tract of land situated in the Sections 23 and 24, Township 6 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, more particularly described as follows:

Beginning at the most Westerly northwest corner of that tract of land conveyed to Robert W. Gabriel and Jill M. Gabriel, as tenants by the entirety, by deed recorded in Reel 2292, Page 80, Marion County Deed Records, said point recorded as being 969.60 feet South and 1665.80 feet South 89°52' West from the northeast corner of said Section 23; thence North 89°53'32" East 159.83 feet along the north line of said Gabriel tract to a 5/8-inch iron rod stamped "WILSON PLS 2687" and the TRUE POINT OF BEGINNING of this description; and running thence: North 89°53'32" East 1301.22 feet along the north line of said Gabriel tract to an angle point thereof;
thence North 0°00'00" East 426.47 feet along the west line of said Gabriel tract to an angle point thereof;
thence South 89°55'00" East 204.75 feet along the north line of said Gabriel tract to a point on the west line of the aforementioned Section 24;
thence North 0°00'00" East 543.62 feet along said west line to the northwest corner of said Section 24;
thence South 89°58'05" East 1327.62 feet along the north line of Section 24 to the 1/16th Corner in said line;
thence South 0°07'17" East 1764.98 feet along the North-South 1/16th line to the northeast corner of that tract of land conveyed to E.C. McCandlish, et ux, by deed recorded in Volume 464, Page 422, Marion County Deed Records;
thence South 89°51'48" West 1002.96 feet along the north line of said McCandlish tract to the northwest corner thereof;
thence South 0°06'12" East 879.78 feet along the west line of said McCandlish tract to the southwest corner thereof, said point being at the centerline of the county road;

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thence South 89°51'48" West 330.00 feet along said centerline to the 1/4 Corner in the west line of said Section 24;
thence North 0°00'00" East 908.55 feet along said west line to the northeast corner of that tract of land conveyed to Clearlake Farms, LLC, an Oregon limited liability company, by deed recorded in Reel 2914, Page 390, Marion County Deed Records;
thence North 89°33'23" West 1158.08 feet to a point in the west boundary of the aforementioned Gabriel tract;
thence North 0°05'00" East 325.00 feet along the west line of said Gabriel tract to an angle point thereof;
thence South 89°41'07" West 884.60 feet along the south line of said Gabriel tract to the most Westerly southwest corner thereof;
thence North 40°38'26" East 132.41 feet along the west line of said Gabriel tract;
thence North 89°41'07" East 450.58 feet to a 5/8-inch iron rod with yellow plastic cap stamped "WILSON PLS 2687";
thence North 0°06'22" East 335.83 feet to the TRUE POINT OF BEGINNING, containing 87.53 acres of land, more or less.

SUBJECT TO the rights of the public in and to that portion of the above described property lying within roads and roadways.

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REEL: 3541

PAGE: 304

September 05, 2013, 11:20 am.

CONTROL #: 346685

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 91.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

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FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

1585 Clear Lake Rd NE

Parcel #: 519626

Map & Taxlot #: 063W23A001100

County: Marion

OWNER

Clearlake Farms LLC

DATE PREPARED

Date: 08/26/2024

PREPARED BY

rrizo@firstam.com

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First American Title

Customer Service Department

503-476-8735

csfirst@firstam.com

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Customer Service Department
503-476-8735
csfirst@firstam.com
Date: 08/26/2024

OWNERSHIP INFORMATION

Owner: Clearlake Farms LLC
CoOwner:
Site: 1585 Clear Lake Rd NE Keizer OR 97303
Mail: 8474 Hazelgreen Rd NE Silverton OR 97381

Parcel #: 519626
Ref Parcel #: 063W23A001100
TRS: 06S / 03W / 23 / NE
County: Marion

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 002502 Block: 1096
Neighborhood:
School Dist: 24J Salem-Keizer
Impr Type: Rural At Mkt
Subdiv/Plat:
Land Use: 400 - Rural land only, outside city and urban growth boundary, 20 acres and under
Std Land Use: RSFR - Single Family Residence
Zoning: Keizer-UT - Urban Transition
Lat/Lon: 45.03546 / -123.0121
Watershed: Chehalem Creek-Willamette River
Legal: ACRES 0.25, 16-17: 0.25 ACRES DISQ FARM USE, PAT LIAB \$2,838.48

ASSESSMENT AND TAXATION

Market Land: \$81,010.00
Market Impr: \$0.00
Market Total: \$81,010.00 (2023)
% Improved: 0.00%
Assessed Total: \$33,360.00 (2023)
Levy Code: 24210
Tax: \$567.17 (2023)
Millage Rate: 17.0013
Exemption:
Exemption Type: N/A

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PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 0.25 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 10,890 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
CLEARLAKE FARMS LLC	01/31/2008	29140390	\$2,650,000.00	Deed		Conv/Unk
RICKY A JOHNSON		02680185		Deed		Conv/Unk
CLEARLAKE FARMS LLC		29140390	\$2,650,000.00	Deed		Conv/Unk
CLEARLAKE FARMS LLC		29140390	\$2,650,000.00	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.

August 26, 2024

Property Identification	
Account ID: 519626	Manufactured Home Details:
Tax Account ID: 519626	Other Tax Liability: Disqualified Farm/Forest Use ACRES 0.25, 16-17: 0.25 ACRES DISQ FARM USE, PAT LIAB \$2,838.48
Tax Roll Type: Real Property	Subdivision:
Situs Address: 1585 CLEAR LAKE RD NE KEIZER OR 97303	Related Accounts:
Map Tax Lot: 063W23A001100	
Owner: CLEARLAKE FARMS LLC 8474 HAZELGREEN RD NE SILVERTON, OR 97381	

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Owner History			
Grantee	Grantor	Sales Info	Deed Info
CLEARLAKE FARMS LLC 8474 HAZELGREEN RD NE SILVERTON OR 97381	JOHNSON,RICKY A & JOHNSON,ALICE P 1585 CLEAR LAKE RD NE KEIZER OR 97303	1/29/2008 \$2,650,000.00 09 7	1/29/2008 29140390 WD 519626, 519628, 519629, 519632, 519633, 519635, 519636
MISSING OWNERSHIP INFORMATION			7/1/1998 87C40218 U 519626, 519628, 519629, 519632, 519633, 519635, 519636
BOYD,EFFIE M 4297 PAULINE SE SILVERTON OR 97381	BOYD,DALE L	12/4/1981 \$0.00 02 1	12/4/1981 02680185 B&S 519626

Property Details	
Property Class: 400	AV Exemption(s):
RMV Property Class: 400	RMV Exemption(s):
Zoning: NREST (Contact Local Jurisdiction)	Deferral(s):
	Notes:
Land/On-Site Developments for Tax Account ID 519626	

ID	Type	Acres	Sq Ft	Levy Code Area
1	004 Rural at MKT	0.25	10890	24210

Improvements/Structures for Tax Account ID 519626

ID	Type	Stat Class	Make/Model	Class	Area/Count	Year Built	Levy Code Area
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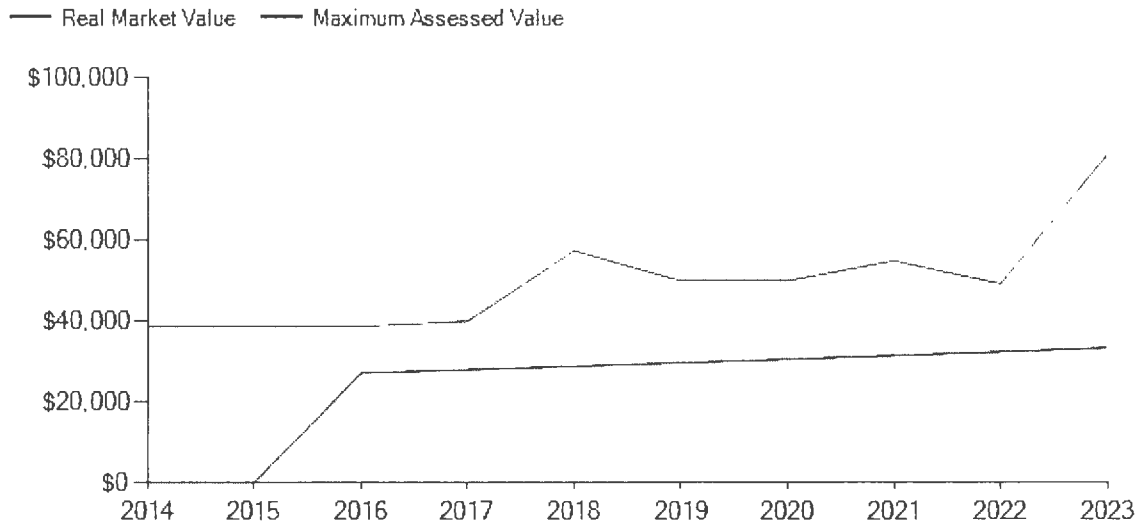
No Improvement Details

Value Information (per most recent certified tax roll)

RMV Land Market:	\$81,010
RMV Land Spec.	\$0
Assess.:	
RMV Structures:	\$0
RMV Total:	\$81,010
AV:	\$33,360
SAV:	\$0
Exception RMV:	\$0
RMV Exemption Value:	\$0
AV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$81,010
MAV:	\$33,360
MSAV:	\$0

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Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years. For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

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Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2023	\$0	\$81,010	\$0/\$0	None	\$33,360
2022	\$0	\$49,310	\$0/\$0	None	\$32,390
2021	\$0	\$55,000	\$0/\$0	None	\$31,450
2020	\$0	\$50,000	\$0/\$0	None	\$30,540
2019	\$0	\$50,000	\$0/\$0	None	\$29,660
2018	\$0	\$57,500	\$0/\$0	None	\$28,800
2017	\$0	\$40,000	\$0/\$0	None	\$27,970
2016	\$0	\$38,730	\$0/\$0	None	\$27,160
2015	\$0	\$0	\$38,720/\$320	None	\$320
2014	\$0	\$0	\$38,720/\$310	None	\$310

Taxes: Levy, Owed

Taxes Levied 2023-24:	\$567.17	Received SEP 03 2024 OWRD
Tax Rate:	17.0013	
Tax Roll Type:	R	
Current Tax Payoff Amount:	\$0.00	

Year	Total Tax Levied	Tax Paid
2023	\$567.17	\$567.17
2022	\$550.63	\$550.63
2021	\$543.78	\$543.78
2020	\$510.19	\$510.19
2019	\$512.80	\$512.80
2018	\$504.33	\$504.33
2017	\$454.36	\$454.36

Tax Payment History

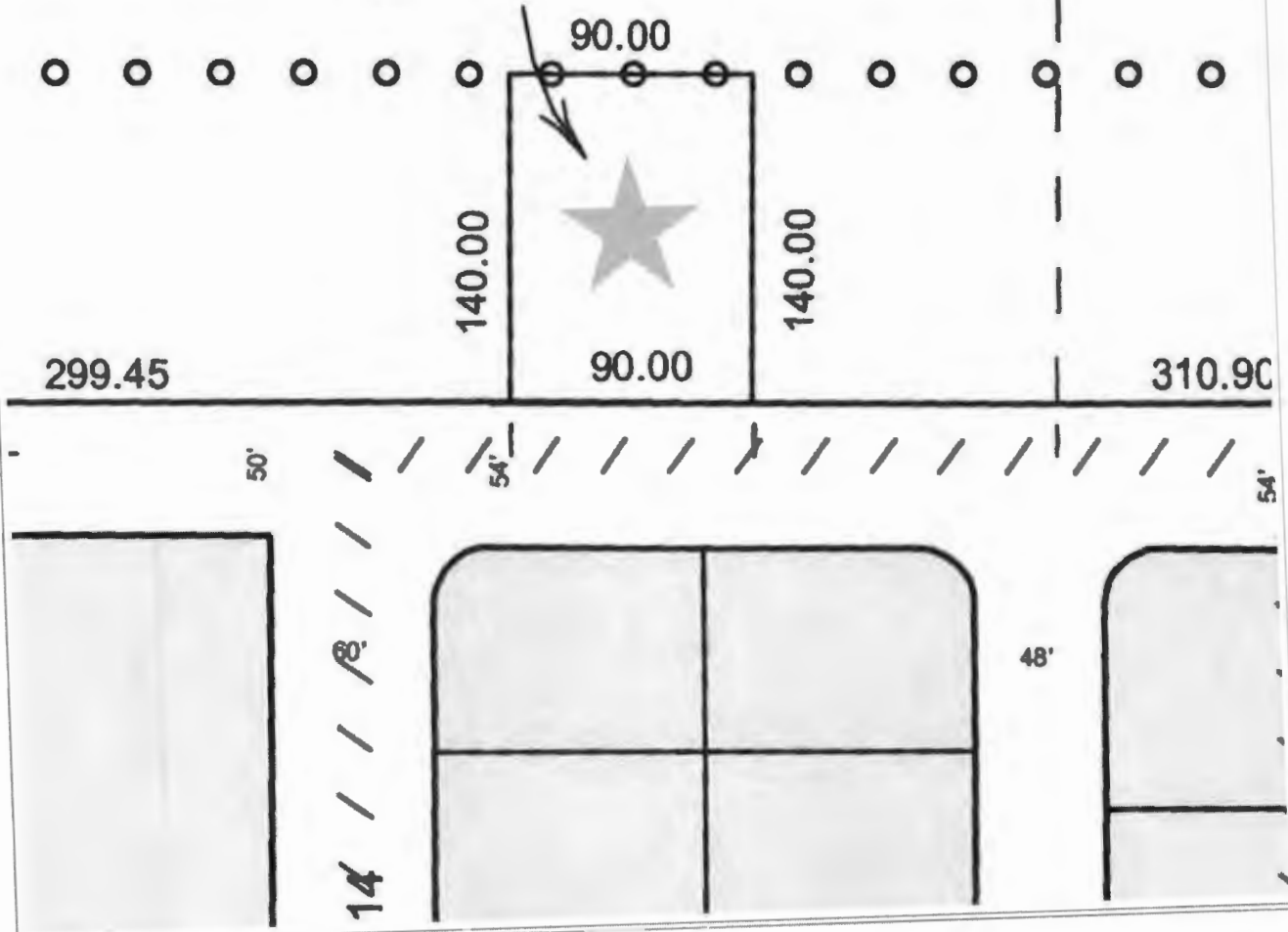
Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3917241	-\$567.17	\$17.02	\$0.00	\$550.15	11/16/2023
2022	3897104	-\$550.63	\$16.52	\$0.00	\$534.11	11/10/2022
2021	3881561	-\$543.78	\$16.31	\$0.00	\$527.47	11/22/2021

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2020	3859856	-\$510.19	\$15.31	\$0.00	\$494.88	11/17/2020
2019	54346	-\$512.80	\$15.38	\$0.00	\$497.42	11/19/2019
2018	197434	-\$504.33	\$15.13	\$0.00	\$489.20	11/21/2018
2017	343467	-\$454.36	\$13.63	\$0.00	\$440.73	11/21/2017

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1100
0.25 AC



First American Title

Parcel ID: 519626

Site Address: 1585 Clear Lake Rd NE

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Aerial Map



First American Title

Parcel ID: 519626

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Lot 1100

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon
GRANTOR'S NAME:
Ricky A. Johnson and Alice P. Johnson

GRANTEE'S NAME:
Clearlake Farms, L.L.C., an Oregon Limited
Liability Company

SEND TAX STATEMENTS TO:
Clearlake Farms, L.L.C.
8474 Hazelgreen Road NE
Silverton, OR 97381

AFTER RECORDING RETURN TO:
Clearlake Farms, L.L.C.
8474 Hazelgreen Road NE
Silverton, OR 97381
Escrow No: FT070004193-FTMWV01

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Ricky A. Johnson and Alice P. Johnson, as to ~~Parcels I, II and III, and Ricky A. Johnson, as to Parcel IV,~~
Grantor, conveys and warrants to

Clearlake Farms, L.L.C., an Oregon Limited Liability Company, Grantee, the following described real
property, free and clear of encumbrances except as specifically set forth below, situated in the County of
Marion, State of Oregon:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Subject to and excepting:

Current taxes, assessments, reservations in patents and state deeds, and all agreements, easements,
right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants,
conditions and restrictions as may appear of record, existing tenancies, zoning ordinances, building
restrictions, existing production contracts and additional taxes or penalties in the event the property is
disqualified for farm use.

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. 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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$2,650,000.00 a
portion of which is paid to a Qualified Intermediary as part of an IRC 1031 Deferred Exchange. (See
ORS 93.030)

DATED: January 29, 2008

Ricky A. Johnson
Ricky A. Johnson
Alice P. Johnson
Alice P. Johnson

State of OREGON
COUNTY of Marion

This instrument was acknowledged before me on January 29, 2008 by Ricky A. Johnson and Alice
P. Johnson.

Deone R. Wilson
Deone R. Wilson, Notary Public - State of Oregon
My commission expires: 05/19/2011



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Fidelity National Title 074193

EXHIBIT "ONE"

PARCEL I:

Beginning on the South line of the North one-half of Section 23, Township 6 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, at a point which is the quarter section corner on the East line of said section; thence West along the South line of the North one-half of said section, 396.44 feet; thence North parallel with the East line of said section 908.82 feet; thence East parallel with the South line of the North one-half of said section, 396.44 feet; thence South 908.82 feet to the place of beginning.

SAVE AND EXCEPT parcels of land previously deeded to Charles Johnson and Arlene Johnson, recorded in Reel 540, Page 642 and Reel 136, Page 776, Deed Records, Marion County, Oregon.

PARCEL II:

Beginning on the South line of the North one-half of Section 23, in Township 6 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, at a point which is 396.44 feet West from the quarter section corner on the East line of said section; thence West along the South line of the North one-half of said section 396.44 feet; thence North parallel with the East line of said section, 908.82 feet; thence East parallel with the South line of the North one-half of said section, 396.44 feet; thence South 908.82 feet to the place of beginning.

SAVE AND EXCEPT: Beginning on the South line of the North one-half of Section 23, in Township 6 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, at a point which is 508.90 feet West from the quarter section corner on the East line of said section; thence West along the South line of the North one-half of said section, 90 feet; thence North parallel with the East line of said section, 140 feet; thence East parallel with the South line of the North one-half of said section, 90 feet; thence South 140 feet to the place of beginning.

PARCEL III:

Beginning on the South line of the North one-half of Section 23, in Township 6 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, at a point which is 508.90 feet West from the quarter section corner on the East line of said section; thence West along the South line of the North one-half of said section, 90 feet; thence North parallel with the East line of said section, 140 feet; thence East parallel with the South line of the North one-half of said section, 90 feet; thence South 140 feet to the place of beginning.

PARCEL IV:

Beginning on the South line of the North one-half of Section 23, in Township 6 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, Oregon at a point which is 792.88 feet West from the quarter section corner on the East line of said section; thence West along the South line of the North one-half of said section, 396.44 feet; thence North parallel with the East line of said section, 908.82 feet; thence East, parallel with the South line of the North one-half of said section, 396.44 feet; thence South 908.82 feet to the place of beginning.

SAVE AND EXCEPT a parcel of land previously deeded to Virgil A. Boyd and Phyllis E. Boyd, recorded in Reel 549, Page 700, Deed Records, Marion County, Oregon.

REEL:2914

PAGE: 390

January 31, 2008, 04:24 pm.

CONTROL #: 215551

State of Oregon
County of Marion

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: \$ 31.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

Received
SEP 03 2024
OWRD



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

Parcel #: 519644

Map & Taxlot #: 063W23AC01700

County: Marion

OWNER

Clearlake Farms LLC

DATE PREPARED

Date: 08/26/2024

PREPARED BY

ngervacio@firstam.com

Received

SEP 03 2024

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First American Title

Customer Service Department

503-476-8735

csfirst@firstam.com

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First American Title

Customer Service Department
503-476-8735
csfirst@firstam.com
Date: 08/26/2024

OWNERSHIP INFORMATION

Owner: Clearlake Farms LLC
CoOwner:
Site: Salem OR 97303
Mail: 8474 Hazelgreen Rd NE Silverton OR 97381

Parcel #: 519644
Ref Parcel #: 063W23AC01700
TRS: 06S / 03W / 23 / NE
County: Marion

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 002502 Block: 1045
Neighborhood:
School Dist: 24J Salem-Keizer
Impr Type: 351 - Farm Use - Efu 2bi Two Bench Irr - General Purpose Building (Gb)
Subdiv/Plat:
Land Use: 551 - Specially assessed farm land, improved, zoned EFU, SA, FT or UTF
Std Land Use: AMSC - Agricultural Misc
Zoning: County-EFU - Exclusive Farm Use
Lat/Lon: 45.037083 / -123.015337
Watershed: Chehalem Creek-Willamette River
Legal: ACRES 5.01

ASSESSMENT AND TAXATION

Market Land: \$51,980.00
Market Impr: \$30,320.00
Market Total: \$82,300.00 (2023)
% Improved: 37.00%
Assessed Total: \$24,210.00 (2023)
Levy Code: 92410
Tax: \$342.72 (2023)
Millage Rate: 14.1566
Exemption:
Exemption Type: N/A

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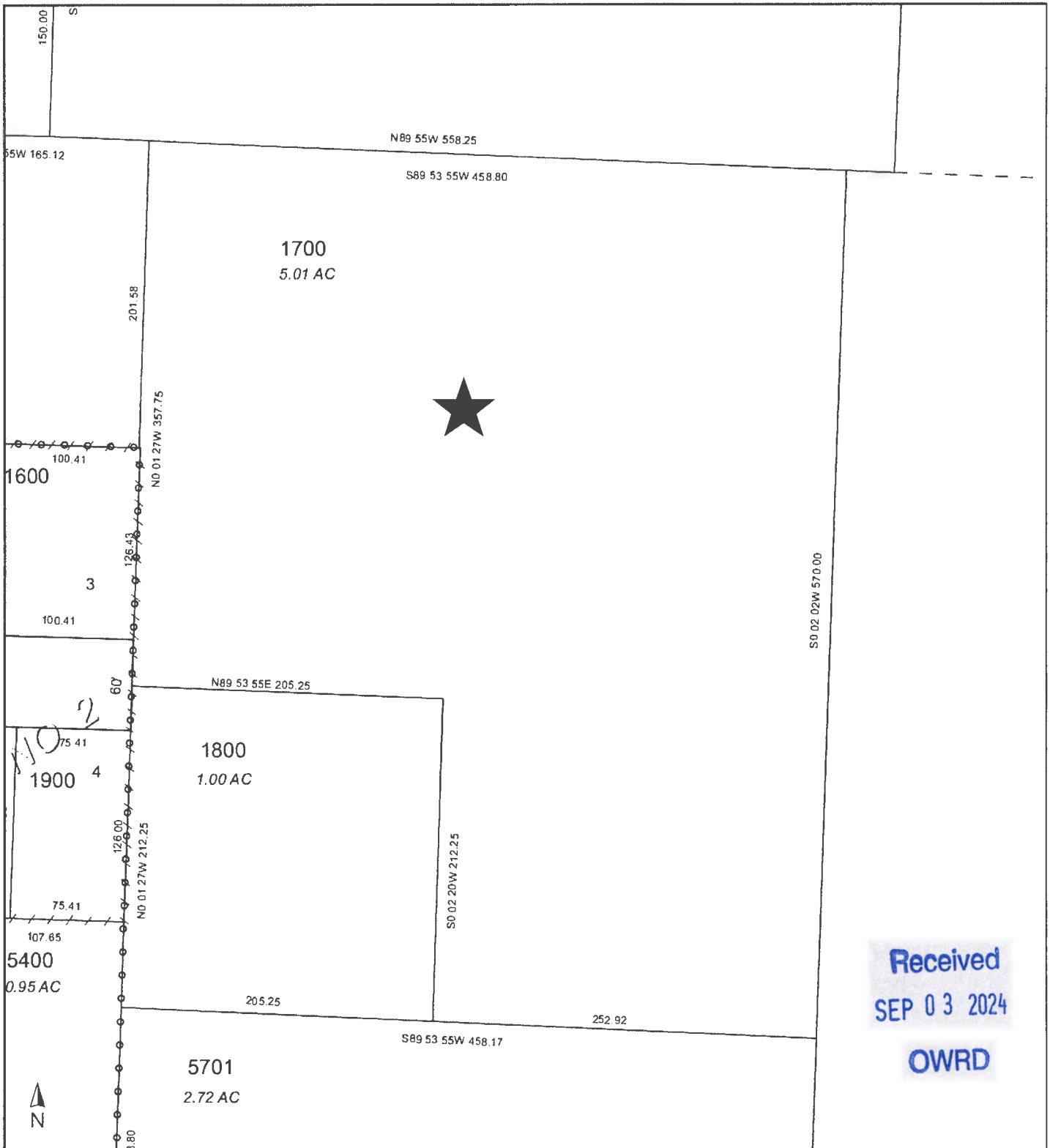
PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt: 2,400 SqFt	Year Built: 2005
Baths, Total:	First Floor: 2,400 SqFt	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 5.01 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 218,236 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
Clearlake Farms LLC	12/18/2020	2021-1432 (44240365)	\$225,000.00	Deed		Conv/Unk
PATRICIA HALSETH		06000025	\$11,500.00	Deed		Conv/Unk

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First American Title

ParcelID: 519644
Tax Account #: 063W23AC01700
, Salem OR 97303

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Aerial Map



First American Title

Parcel ID: 519644

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SEP 03 2024
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Until a change is requested, all tax statements shall be sent to:

Clearlake Farms LLC
8474 Hazelgreen Rd. NE
Silverton, OR 97381

After recording return to:

Same as above

REEL 4424 PAGE 365
MARION COUNTY
BILL BURGESS, COUNTY CLERK
12-18-2020 11:20 am.
Control Number 631707 \$ 101.00
Instrument 2020 00070247

STATUTORY WARRANTY DEED

Patricia Halseth, Grantor, conveys and warrants to Clearlake Farms L.L.C., Grantee, the following described real property and improvements located thereon, free of encumbrances except as specifically set forth herein:

Described on Exhibit A, attached hereto and incorporated by this reference.

The true consideration for this conveyance is \$225,000.00.

SUBJECT TO THE FOLLOWING

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
3. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
4. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
5. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.

3626382

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SEP 03 2024
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6. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
8. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.
9. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
10. Unrecorded leases or periodic tenancies, if any.

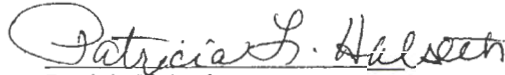
Statutory Warning (ORS 93.040(2)). THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY,

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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: 12-17, 2020

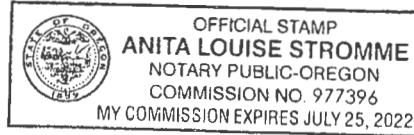

Patricia Halseth

State of Oregon
County of Marion

This instrument was acknowledged before me on Dec 17, 2020, by Patricia Halseth, as Grantor.



Notary Public
My commission expires: 7/28, 2022.



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Exhibit "A"

Real property in the County of Marion, State of Oregon, described as follows:

PARCEL I:

Beginning at a point which is 24.95 chains West, measured along the East-West center line of Section 23, and 348.80 feet North 00°01'27" West of the East one quarter (1/4) corner of Section 23, Township 6 South, Range 3 West of the Willamette Meridian, in Marion County, Oregon; thence North 00°01'27" West, 570.00 feet to an iron pipe; thence North 89°53'55" East, 458.80 feet to an iron pipe; thence South 00°02'20" West, 570.00 feet to an iron pipe; thence South 89°53'55" West, 458.17 feet to an iron pipe, said iron pipe being the point of beginning.

SAVE AND EXCEPT THAT PORTION PREVIOUSLY DEEDED AND DESCRIBED AS FOLLOWS:

Beginning at a point which is 24.95 chains West measured along the East-West center line of Section 23, and 348.80 feet North 00°01'27" West of the East one quarter (1/4) corner of Section 23, Township 6 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence North 00°01'27" West 212 feet 3 inches; thence North 89°53'55" East 205 feet 3 inches; thence South 00°02'20" West 212 feet 3 inches; thence South 89°53'55" West 205 feet 3 inches to an iron pipe, said pipe being the point of beginning.

PARCEL II:

Beginning at a point which is 24.95 chains West measured along the East-West center line of Section 23, and 348.80 feet North 00°01'27" West of the East one quarter (1/4) corner of Section 23, Township 6 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence North 00°01'27" West 212 feet 3 inches; thence North 89°53'55" East 205 feet 3 inches; thence South 00°02'20" West 212 feet 3 inches; thence South 89°53'55" West 205 feet 3 inches to an iron pipe, said pipe being the point of beginning.

NOTE: This legal description was created prior to January 1, 2008.

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SEP 03 2024
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REEL: 4424

PAGE: 365

December 18, 2020, 11:20 am.

CONTROL #: 631707

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 101.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

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SEP 03 2024
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FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

Parcel #: 519645

Map & Taxlot #: 063W23AC01800

County: Marion

OWNER

Clearlake Farms LLC

DATE PREPARED

Date: 08/27/2024

PREPARED BY

gparilla@firstam.com

Received

SEP 03 2024

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First American Title

Customer Service Department

503-476-8735

csfirst@firstam.com

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First American Title

Customer Service Department
503-476-8735
csfirst@firstam.com
Date: 08/27/2024

OWNERSHIP INFORMATION

Owner: Clearlake Farms LLC
CoOwner:
Site: Salem OR 97303
Mail: 8474 Hazelgreen Rd NE Silverton OR 97381

Parcel #: 519645
Ref Parcel #: 063W23AC01800
TRS: 06S / 03W / 23 / NE
County: Marion

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 002502 Block: 1045
Neighborhood:
School Dist: 24J Salem-Keizer
Impr Type: Farm Use - Efu 2bd Two Bench Dry
Subdiv/Plat:
Land Use: 550 - Specially assessed farm land, land only,
zoned EFU, SA, FT or UTF
Std Land Use: APAS - Pasture
Zoning: County-EFU - Exclusive Farm Use
Lat/Lon: 45.036496 / -123.015928
Watershed: Chehalerm Creek-Willamette River
Legal: ACRES 1.00

ASSESSMENT AND TAXATION

Market Land: \$8,680.00
Market Impr: \$0.00
Market Total: \$8,680.00 (2023)
% Improved: 0.00%
Assessed Total: \$1,337.00 (2023)
Levy Code: 92410
Tax: \$18.94 (2023)
Millage Rate: 14.1566
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: 1.00 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 43,560 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:

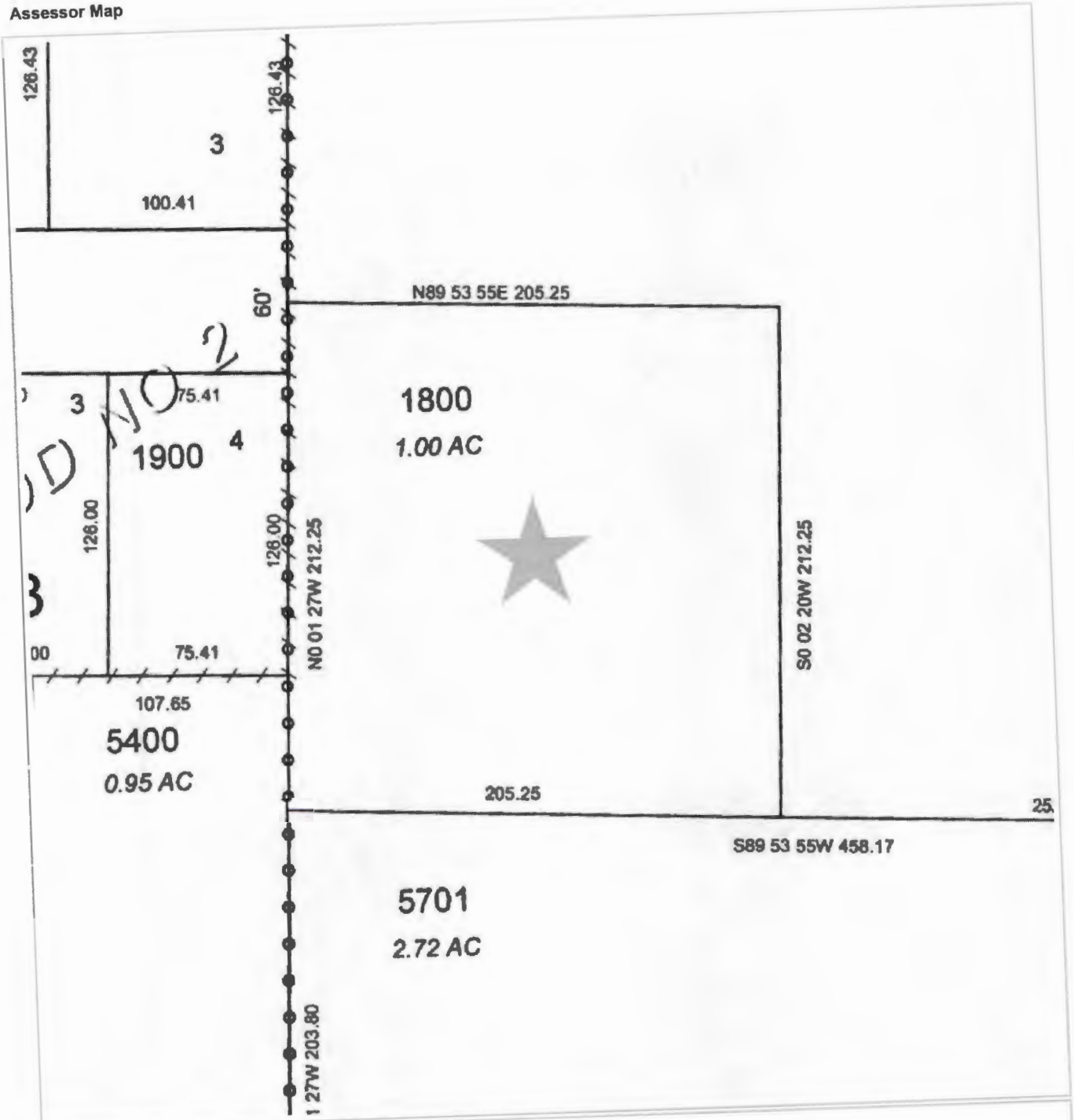
SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
Clearlake Farms LLC	12/18/2020	2021-1432 (44240365)	\$225,000.00	Deed		Conv/Unk
JOSEPH L LARKO		07550390	\$32,000.00	Deed		Conv/Unk

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Assessor Map



First American Title

Parcel ID: 519645

Site Address:

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Aerial Map



First American Title

Parcel ID: 519645

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Received
SEP 03 2024

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Until a change is requested, all tax statements shall be sent to:

Clearlake Farms LLC
8474 Hazelgreen Rd. NE
Silverton, OK 97381

After recording return to:

Same as above

REEL 4424 PAGE 365
MARION COUNTY
BILL BURGESS, COUNTY CLERK
12-18-2020 11:20 am.
Control Number 631707 \$ 101.00
Instrument 2020 00070247

3626382

FIRST AMERICAN

STATUTORY WARRANTY DEED

Patricia Halseth, Grantor, conveys and warrants to Clearlake Farms L.L.C., Grantee, the following described real property and improvements located thereon, free of encumbrances except as specifically set forth herein:

Described on Exhibit A, attached hereto and incorporated by this reference.

The true consideration for this conveyance is \$225,000.00.

SUBJECT TO THE FOLLOWING

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
3. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
4. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
5. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.

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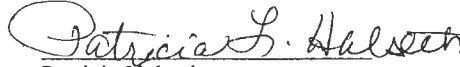
6. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
8. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.
9. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
10. Unrecorded leases or periodic tenancies, if any.

Statutory Warning (ORS 93.040(2)). THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY,

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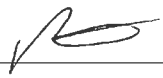
UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: 12-17, 2020

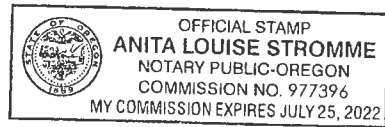

Patricia Halseth

State of Oregon
County of Marion

This instrument was acknowledged before me on Dec 17, 2020, by Patricia Halseth, as Grantor.



Notary Public
My commission expires: 7/28, 2022.



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Exhibit "A"

Real property in the County of Marion, State of Oregon, described as follows:

PARCEL I:

Beginning at a point which is 24.95 chains West, measured along the East-West center line of Section 23, and 348.80 feet North 00°01'27" West of the East one quarter (1/4) corner of Section 23, Township 6 South, Range 3 West of the Willamette Meridian, in Marion County, Oregon; thence North 00°01'27" West, 570.00 feet to an iron pipe; thence North 89°53'55" East, 458.80 feet to an iron pipe; thence South 00°02'20" West, 570.00 feet to an iron pipe; thence South 89°53'55" West, 458.17 feet to an iron pipe, said iron pipe being the point of beginning.

SAVE AND EXCEPT THAT PORTION PREVIOUSLY DEEDED AND DESCRIBED AS FOLLOWS:

Beginning at a point which is 24.95 chains West measured along the East-West center line of Section 23, and 348.80 feet North 00°01'27" West of the East one quarter (1/4) corner of Section 23, Township 6 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence North 00°01'27" West 212 feet 3 inches; thence North 89°53'55" East 205 feet 3 inches; thence South 00°02'20" West 212 feet 3 inches; thence South 89°53'55" West 205 feet 3 inches to an iron pipe, said pipe being the point of beginning.

PARCEL II:

Beginning at a point which is 24.95 chains West measured along the East-West center line of Section 23, and 348.80 feet North 00°01'27" West of the East one quarter (1/4) corner of Section 23, Township 6 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence North 00°01'27" West 212 feet 3 inches; thence North 89°53'55" East 205 feet 3 inches; thence South 00°02'20" West 212 feet 3 inches; thence South 89°53'55" West 205 feet 3 inches to an iron pipe, said pipe being the point of beginning.

NOTE: This legal description was created prior to January 1, 2008.

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REEL: 4424

PAGE: 365

December 18, 2020, 11:20 am.

CONTROL #: 631707

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 101.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

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16

AUG - 5 1991

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

WATER RESOURCES DEPT.
SALEM, OREGON

MAR 17 1991

25/30/23 ad

(START CARD) # 30566

(1) OWNER: Well Number: 2935
Name RICK JOHNSON
Address 1585 Clearlake Rd. N.E.
City Keizer, Oregon 97303 State Zip

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

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable
 Other

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

(5) BORE HOLE CONSTRUCTION:
Special Construction approval Yes No Depth of Completed Well 200' ft.
Explosives used Yes No Type Amount

HOLE		SEAL		Amount	
Diameter	From To	Material	From To	sacks or pounds	
14	0 19	1200lbs.	0 19	Dry Bentonite	
8	0 200				

How was seal placed: Method A B C D E
 Other As Per 690-210-340

Backfill placed from ft. to ft. Material
Gravel placed from ft. to ft. Size of gravel

(6) CASING/LINER:

Diameter	From To	Gauge	Steel	Plastic	Welded	Threaded
Casing: 8"	+1 200	.250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner:			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) 200'

(7) PERFORATIONS/SCREENS:
 Perforations Method Mills Knife (3/8" X 2 1/2")
 Screens Type Material

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
120	150		312			<input checked="" type="checkbox"/>	<input type="checkbox"/>
183	200		240			<input checked="" type="checkbox"/>	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailer Air Flowing Artesian
Yield gal/min Drawdown Drill stem at Time
500+ 199 1 hr.

Temperature of water 53° Depth Artesian Flow Found
Was a water analysis done? Yes By whom

Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other

Depth of strata:

(9) LOCATION OF WELL by legal description:
County Marion Latitude Longitude
Township 6S N or S, Range 3W E or W, WM.
Section 23 SE 1/4 NE 1/4
Tax Lot Lot Block Subdivision
Street Address of Well (or nearest address)
1585 Clearlake Rd. N.E.

(10) STATIC WATER LEVEL:
62 ft. below land surface. Date 6/19/91
Artesian pressure lb. per square inch. Date

(11) WATER BEARING ZONES:
Depth at which water was first found 75

From	To	Estimated Flow Rate	SWL
75	200	XHXX1000+	

(12) WELL LOG: Ground elevation

Material	From	To	SWL
Topsoil	0	2	
Brown Clay	2	62	
Gray Clay	62	75	
Cemented Black Sand and Gravel	75	91	
Cemented Brown Sand and Gravel	91	150	
Blue Clay	150	172	
Cemented Black Sand and Gravel	172	180	
Black Sand and Gravel	180	200	

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Date started 6/17/91 Completed 6/19/91

(unbonded) Water Well Constructor Certification:
I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to my best knowledge and belief.
Signed Mark D. Beier WWC Number 753 Date 6/20/91

(bonded) Water Well Constructor Certification:
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. all work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief. WILLAMETTE DRILLING CO. WWC Number 753
Signed Mark D. Beier Date 6/20/91

