

# Application for a Permit to Use Surface Water



**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 DRYER LLC		PHONE (HM)	
PHONE (WK)	CELL (503) 799-3873	FAX	
MAILING ADDRESS 15221 NW WESTSIDE RD.			
CITY YAMHILL	STATE OR	ZIP 97148	E-MAIL * VANDYKEBEN@YAHOO.COM

### Organization

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

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

AGENT / BUSINESS NAME WILL MCGILL SURVEYING, LLC		PHONE (503) 931-0210		FAX
MAILING ADDRESS 15333 PLETZER RD. SE				CELL (503) 510-3026
CITY TURNER	STATE OR	ZIP 97392	E-MAIL * WILLMCGILL.SURVEYING@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 by OWRD**

**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 legally use water until the Water Resources Department issues a permit.
- The Department encourages all applicants to wait for a permit to be issued before beginning construction of any proposed diversion. Acceptance of this application does not guarantee a permit will be issued.
- If I begin construction prior to the issuance of a permit, I assume all risks associated with my actions.
- If I receive 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 receive water to which they are entitled.

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

Applicant Signature

Print Name and Title if applicable

Date

Applicant Signature

Print Name and Title if applicable

Date

For Department Use: App. Number: \_\_\_\_\_

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## 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*).

James F. & Julie D. Van Dyke, PO Box 400, Yamhill, OR 97148

William R. & Janice A. Van Dyke, 12825 NE Yamhill Rd., Carlton, OR 97111

Westview Farms Inc., PO Box 400, Yamhill, OR 97148

John A. & Linda C. Van Dyke, 1255 E Main St., Yamhill, OR 97148

Van Dyke Riverview Farms LLC, 8456 NW McSween Ln., Yamhill, OR 97148

**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: SOURCE OF WATER

### A. Proposed Source of Water

Provide the commonly used name of the water body from which water will be diverted, and the name of the stream or lake it flows into (if unnamed, say so), and the locations of the point of diversion (POD):

Source 1: Riverview Pond	Tributary to: Yamhill Creek
TRSQQ of POD: T3S, R4W, Sec. 4, NWSE	
Source 2:	Tributary to:
TRSQQ of POD:	

If any source listed above is stored water that is authorized under a water right permit, certificate, or decree, attach a copy of the document or list the document number (for decrees, list the volume, page and/or decree name).

Permit R-15622

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## B. Applications to Use Stored Water

Do you, or will you, own the reservoir(s) described in Section 3A above?

☒ Yes. ☐ No. (Enclose a copy of your written notification to the operator of the reservoir of your intent to file this application, which should have been mailed or delivered to the operator.)

If *all* sources listed in Section 3A are stored water, the Department will review your application using the expedited process provided in ORS 537.147, unless you check the box below. Please see the instruction booklet for more information.

☐ By checking this box, you are requesting that the Department process your application under the standard process outlined in ORS 537.150 and 537.153, rather than the expedited process provided by ORS 537.147. To file an application under the standard process, you must enclose the following:

- A copy of a signed non-expired contract or other agreement with the owner of the reservoir (if not you) to impound the volume of water you propose to use in this application.
- A copy of your written agreement with the party (if any) delivering the water from the reservoir to you.

## 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.

To answer the following questions, use the map provided in [Attachment 3](#) or the link below to determine whether the proposed point of diversion (POD) 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 T,R,S,QQ or the Lat/Long of a POD 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\\_trsqg\\_features/](https://apps.wrd.state.or.us/apps/misc/lkp_trsqg_features/)

If you need help to determine in which area the proposed POD is located, please call the customer service desk at (503) 986-0900.

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

Is the POD 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.

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If yes,

- I understand that the proposed use does not involve appropriation of direct streamflow during the time period April 15 to September 30, except as provided in OAR 690-033-0140.
- I understand that I will install, operate and maintain a fish screen and fish passage as listed in ORS 498.301 through 498.346, and 509.580 through 509.910, to the specifications and extent required by Oregon Department of Fish and Wildlife, prior to diversion of water under any permit issued pursuant to this application.
- I understand that the Oregon 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 POD located in an area where the Lower Columbia rules apply?

☒ Yes ☐ No

**If yes, you are notified** that 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, provide the following information** (the information must be provided with the application to be considered complete).

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

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

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

Is the POD located in an area where the Statewide rules apply?

☒ Yes ☐ No

**If yes**, 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.

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## SECTION 5: WATER USE

Provide the amount of water you propose to use from each source, for each use, in cubic feet-per-second (cfs) or gallons-per-minute (gpm). If the proposed use is from storage, provide the amount in acre-feet (af):  
(1 cfs equals 448.8 gpm. 1 acre-foot equals 325,851 gallons or 43,560 cubic feet)

SOURCE	USE	PERIOD OF USE	AMOUNT
Riverview Pond	Irrigation	Mar. 1 - Oct. 31	9.1 <input type="checkbox"/> cfs <input type="checkbox"/> gpm <input checked="" type="checkbox"/> af
			<input type="checkbox"/> cfs <input type="checkbox"/> gpm <input type="checkbox"/> af
			<input type="checkbox"/> cfs <input type="checkbox"/> gpm <input type="checkbox"/> af
			<input type="checkbox"/> cfs <input type="checkbox"/> gpm <input type="checkbox"/> af

Please indicate the number of primary, supplemental and/or nursery acres to be irrigated.

Primary: 486.7 Acres      Supplemental: \_\_\_\_\_ Acres      Nursery Use: \_\_\_\_\_ Acres

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

Indicate the maximum total number of acre-feet you expect to use in an irrigation season: 9.1 AF

- If the use is **municipal or quasi-municipal**, attach **Form M**
- If the use is **domestic**, indicate the number of households:
- If the use is **mining**, describe what is being mined and the method(s) of extraction:

## SECTION 6: WATER MANAGEMENT

### A. Diversion and Conveyance

What equipment will you use to pump water from your source?

- ☒ Pump (give horsepower and type): 15 HP Centrifugal  
☐ Other means (describe):

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

A 15 HP pump will deliver water through a 4" PVC buried mainline to the POU.

### B. Application Method

What equipment and method of application will be used? (e.g., drip, wheel line, high-pressure sprinkler)  
Drip

### 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 public uses of affected surface waters.

The water requested is needed for crop irrigation. A high efficiency system will be installed equipped with a water use measuring device.

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## SECTION 7: RESOURCE PROTECTION

In granting permission to use water from a stream or lake, the state encourages, and in some instances requires, careful control of activities that may affect the 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:

- ☒ Diversion will be screened per ODFW specifications in ORS 498.301 through 498.346 to prevent uptake of fish and other aquatic life.  
Describe planned actions: A fish screen will be appropriately sized to the system and installed.
- ☒ Excavation or clearing of banks will be kept to a minimum to protect riparian or streamside areas.  
**Note:** If disturbed area is more than one acre, applicant should contact the Department of Environmental Quality to determine if a 1200C permit is required.  
Describe planned actions and additional permits required for project implementation: Minimal to no clearing will be required at proposed POD location.
- ☒ Operating equipment in a water body will be managed and timed to prevent damage to aquatic life.  
Describe planned actions and additional permits required for project implementation: There should be no need to operate equipment in a water body.
- ☒ Water quality will be protected by preventing erosion and run-off of waste or chemical products.  
Describe planned actions: Care will be taken to keep equipment in good operating condition to prevent run-off.
- ☐ List other federal and state permits or contracts to be obtained, if a water right permit is granted.

## SECTION 8: PROJECT SCHEDULE

- a) Date construction will begin: Upon permit issuance  
b) Date construction will be completed: Request standard 5-year completion time  
c) Date beneficial water use will begin: Following permit issuance and system construction

## SECTION 9: WITHIN A DISTRICT

- ☐ Check here if the point of diversion or place of use are located within or are served by an irrigation or other water district.

Irrigation District Name	Address	
City	State	Zip

## SECTION 10: REMARKS

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

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## 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: Source of Water
- ☒ SECTION 4: Sensitive, Threatened or Endangered Fish Species Public Interest Information
- ☒ SECTION 5: Water Use
- ☒ SECTION 6: Water Management
- ☒ SECTION 7: Resource Protection
- ☒ SECTION 8: Project Schedule
- ☒ 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: \$1,630.00  
See the Department's Fee Schedule at [www.oregon.gov/owrd](http://www.oregon.gov/owrd) or call (503) 986-0900.
- ☒ Map that includes the following items:
  - ☒ 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

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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](http://www.oregon.gov/OWRD)

## NOTE TO APPLICANTS

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

**This form is NOT required if:**

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

## NOTE TO LOCAL GOVERNMENTS

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

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



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**Oregon Water Resources Department**

725 Summer Street NE, Suite A

Salem, Oregon 97301-1266

(503) 986-0900

www.oregon.gov/OWRD

NAME Dryer LLC			PHONE (503) 799-3873	
MAILING ADDRESS 15221 NW Westside Rd.				
CITY Yamhill	STATE OR	ZIP 97148	EMAIL vandykeben@yahoo.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	4W	4	SWSE	1900	EFU	<input checked="" type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Farming
3S	4W	3	SWNW	1700	EFU	<input checked="" type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Farming
2S	4W	34	SWSW SESW	1300	EFU	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Farming
3S	4W	3	NWNE NENW	1300	EFU	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Farming
2S	4W	34	NWSW SWSW	3500	EFU	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Farming
3S	4W	3	NENW NWNW	3500	EFU	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Farming
3S	4W	3	NWNW SWNW	1400	EFU	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Farming
3S	4W	3	NWSW	1700	EFU	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Farming
3S	4W	3	SWNE SENW NESW NWSW NWSE	1701	EFU	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Farming
3S	4W	3	SWNE NWSE	2000	EFU	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Farming
3S	4W	3	NESW NWSW SWSW SESW	3300	EFU	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Farming
3S	4W	4	NESE SESE	3300	EFU	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Farming
3S	4W	9	NENE	3300	EFU	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Farming



3S	4W	10	NENW NWNW	3300	EFU	<input type="checkbox"/> Diverted <input type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used	Farming
3S	4W	4	NESW NESE NWSE SWSE SESE	1900	EFU	<input type="checkbox"/> Diverted <input type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used	Farming
3S	4W	9	NENE NWNW	1900	EFU	<input type="checkbox"/> Diverted <input type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used	Farming

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

Yamhill

**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) Stag Hollow Creek

Estimated quantity of water needed: 179.35    ☐ 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:

It is proposed to use the existing reservoir under Permit R-15622 to irrigate the following properties:

R243403500  
 R340301300  
 R340301400  
 R340301700  
 R340301701  
 R340302000  
 R340401900  
 R340303300

It is also proposed to move portions of certificates 51744 and 61597 to the irrigated property and authorize existing PODs.

**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**

Salem, OR

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): 402 of the YCZO
- ☐ Land uses to be served by the proposed water use(s), including proposed construction, involve discretionary land-use approvals as listed in the table below. (Please attach documentation of applicable land-use approvals which have already been obtained. Record of Action/land-use decision and accompanying findings are sufficient.) **If approvals have been obtained but all appeal periods have not ended, check "Being Pursued."**

Type of Land-Use Approval Needed (e.g., plan amendments, rezones, conditional-use permits, etc.)	Cite Most Significant, Applicable Plan Policies & Ordinance Section References	Land-Use Approval:	
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued

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

Name: Ken Friday Title: P.D.  
 Signature: [Signature] Date: 06/27/2025  
 Governmental Entity: Yamhill Co. Phone: 503-434-7516

**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: \_\_\_\_\_



AFTER RECORDING RETURN TO:

Maria C. Schmidtkofer  
Schwabe, Williamson & Wyatt  
530 Center Street NE, Suite 730  
Salem, OR 97301

UNTIL A CHANGE IS REQUESTED, ALL TAX  
STATEMENTS SHALL BE SENT TO:

James F. Van Dyke Living Trust  
Julie D. Van Dyke Living Trust  
PO Box 400  
Yamhill, OR 97148

Yamhill County Official Records		<b>202409577</b>
<b>DMR-DDMR</b>		
Stn=1001 FELTYC	<b>10/15/2024 09:29:03 AM</b>	
3Pgs \$15.00 \$11.00 \$5.00 \$60.00	<b>\$91.00</b>	
I, Keri Hinton, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.		
Keri Hinton - County Clerk		

**STATUTORY BARGAIN AND SALE DEED  
(Oregon)**

JAMES F. VAN DYKE and JULIE D. VAN DYKE, husband and wife, as tenants by the entirety (collectively, "Grantor"), convey to JAMES F. VAN DYKE and JULIE D. VAN DYKE, Trustees, or their successors in interest, of the JAMES F. VAN DYKE LIVING TRUST dated June 15, 2022, and any amendments thereto, as to an undivided one-half (1/2) interest and JULIE D. VAN DYKE and JAMES F. VAN DYKE, Trustees, or their successors in interest, of the JULIE D. VAN DYKE LIVING TRUST dated June 15, 2022, and any amendments thereto, as to an undivided one-half (1/2) interest (collectively, "Grantee"), the following described real property:

The real property described on the Exhibit "A" attached hereto.

The true consideration for this conveyance consists of other property or value given or promised, which is either part or the whole consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Received by OWRD


Dated this 11 day of October, 2024.


JUN 27 2025

(Signatures and notary acknowledgement on next page)

Salem, OR

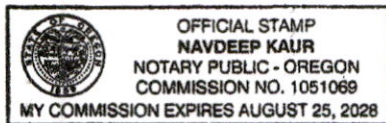
GRANTOR:

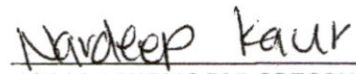
  
JAMES F. VAN DYKE

  
JULIE D. VAN DYKE

STATE OF OREGON                     )  
                                                  ) ss.  
County of Marion                    )

This record was acknowledged before me this 11 day of October, 2024, by JAMES F. VAN DYKE and JULIE D. VAN DYKE.



  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: August 25, 2028

Received by OWRD  
JUN 27 2025  
Salem, OR



**EXHIBIT "A"**

**Legal Description of Property**

A part of the Joseph Robertson and wife Donation Land Claim No. 65 in Section 34, Township 2 South, Range 4 West and Claim No. 85 in Section 13, Township 3 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, said part being more particularly described as follows, to-wit:

BEGINNING at a point on the West line of said Donation Land Claim, 26.50 chains North 5' East from the Southwest corner of said Claim, and running thence North 5' East on the West line of said Claim, 54.76 chains, thence East 16.00 chains, thence South 1°30' West, 53.13 chains, thence West 14.50 chains to the place of beginning.

SAVING AND EXCEPTING that portion of the above described premises included in the Depot grounds of the Southern Pacific Company, and EXCEPT that portion of the premises lying West of State Highway No. 47.

EXCEPTING that property conveyed from Westview Farms, LLC an Oregon Limited Liability Company to Van Dyke Riverview Farms, LLC, an Oregon Limited Liability Company by Bargain and Sale Deed recorded in Yamhill County as Document No. 201404924.

(Tax Assessor's Account No. 556849)

Received by OWRD

JUN 27 2025

Salem, OR

**After Recording, return to:**  
Dianne L. Haugeberg, Attorney  
P.O. Box 480  
McMinnville, OR 97128

**Send Tax Statements to:**  
Janice A. Van Dyke and  
William R. Van Dyke, Co-Trustees  
Janice A. Van Dyke Trust  
11900 N.E. Yamhill Road  
Carlton, OR 97111

OFFICIAL YAMHILL COUNTY RECORDS  
BRIAN VAN BERGEN, COUNTY CLERK

201404653



\$51.00

04/25/2014 03:20:35 PM

DMR-DDMR Cnt=1 Str=2 MILLSA  
\$15.00 \$5.00 \$11.00 \$20.00

### SPECIAL WARRANTY DEED

JANICE A. VAN DYKE, "Grantor", hereby conveys and specially warrants to JANICE A. VAN DYKE AND WILLIAM R. VAN DYKE, CO-TRUSTEES OF THE JANICE A. VAN DYKE TRUST U/A DATED JANUARY 29, 2014, including any amendments thereto, or to such Successor Trustee(s) of such trusts created under such instruments as may hereafter be appointed, as "Grantee", all of Grantor's undivided 50% tenancy in common interest in the following described real property located in Yamhill County, Oregon, free of encumbrances created or suffered by Grantor and except for matters of public record, to-wit:

*See legal description attached hereto as Exhibit A and by this reference incorporated herein.*

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR(S) TO GRANTEE AND GRANTEE'S SUCCESSORS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR(S) UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR(S) OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-.  
(This conveyance is made for estate planning purposes.)

"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, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

DATED this 24 day of April, 2014.

GRANTOR:

JANICE A. VAN DYKE

STATE OF OREGON )  
County of Yamhill ) ss.

On April 24, 2014, personally appeared before me the above-named JANICE A. VAN DYKE who acknowledged the within instrument as his true and voluntary act and deed.



Notary Public for Oregon

F:\New\EP\Van Dyke, William R. & Janice A. - 7975 001\Deed to Trust\_Janice

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JUN 27 2025

Salem, OR



## EXHIBIT A

### PARCEL 1:

Being a part of the Frederick Bunn Donation Land Claim, Notification #1558, Claim #56 and a part of Lots 1 and 2 of Section 17, Township 3 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon and said part being more particularly described as beginning at a stone and iron pipe set at the Northeast corner of said Bunn Donation Land Claim; and running thence South 89° 57' 40" West along the North line of said Claim, 10.938 chains to the Northeast corner of a tract of land conveyed to John Frederick Bunn by Deed recorded at Page 524 of Book 62 of Records of Deeds for Yamhill County, Oregon; thence South 24.028 chains to division line of said Bunn Claim; thence East 12.142 chains to the West line of 30 foot road; thence North 00° 04' 20" East along the West line of said roadway, 20.258 chains to the South line of the Samuel McSween Donation Land Claim; thence West 1.304 chains to iron pipe set at the Southwest corner of said McSween Donation Land Claim and on the East line of the Frederick Bunn Donation Land Claim; thence North 00° 09' West along the East line of said Bunn Claim, 3.757 chains to the place of beginning.

All of the above property is Subject To the rights of the public in streets, roads and highways.

*(For informational purposes only: No Site Address; Also known as Yamhill County Tax Lot #R3417 00700.)*

### PARCEL 2:

A tract of land in the Jeremiah Rowland Donation Land Claim #50 in Sections 14 and 23, Township 3 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, described as follows:

Beginning at the Southeast corner of a tract of land described in deed from E. W. Clark, et ux to Yamhill County, Oregon, recorded September 21, 1935 in Book 110, Page 529, said point also being the Southwest corner of that tract of land conveyed to Marion L. Crownover, et ux, by instrument recorded January 1, 1971, in Film Volume 82, Page 714, Deed and Mortgage Records; thence North along the East line of said Yamhill County tract and the West line of said Crownover tract, 1825 feet to a point; thence East 1200 feet to a point; thence South 1825 feet to a point on the South line of the Jeremiah Rowland Donation Land Claim #50 thence West 1200 feet to the Point of Beginning.

SUBJECT TO rights of the public in and to that portion of the above property lying in the County Road.

*(For information purposes only: No Site Address; Also known as Yamhill County Tax Lot #R3414 00402.)*

### PARCEL 3:

Part of the Joseph Robertson Donation Land Claim No. 65 and 85 in Townships 2 and 3 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, described as follows:

Beginning at a stone at the Northwest corner of the R. R. Laughlin Donation Land Claim No. 62; thence South 0° 55' West along the Claim line 3043 feet to the North margin of State Highway No. 240; thence South 88° 35' West along the North margin of said Highway 20 feet to an iron pipe; thence North 0° 55' East 742.3 feet to an iron rod; thence South 89° 28' West 1580.4 feet to an iron pipe on the East margin of the Southern Pacific Railroad Depot grounds; thence North 2° 15' East 213.30 feet to an iron pipe at the Northeast corner of the Depot grounds; thence North 87° 45' West along the Depot grounds 70 feet to a pipe 30 feet from and at right angles to the center of said Railroad right of way; thence North 2° 15' East along the East margin of the Railroad right of way 1979.5 feet; thence along a right curve at the Railroad right of way, the long chord of which bears North 3° 09' East, 155.2 feet to an iron rod which is 30 feet measured radially from the center of said Railroad right of way; thence South 88° 49' East 1613 feet to Place of Beginning.

SAVING AND EXCEPTING THEREFROM that portion conveyed to Keith W. Schrepel, et ux, by deed recorded January 25, 1982 in Film Volume 167, Page 222 and described as follows:

Part of the Joseph Robertson Donation Land Claim No. 65 and No. 85 in Townships 2 and 3 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, described as follows:

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JUN 27 2025  
Salem, OR

Beginning at the Northeast corner of those certain premises described in deed recorded in Film 117, Page 823, Yamhill County Deed Records, and running South along the East line thereof to a point which is 742.3 feet North of the North margin of State Highway No. 240, being the true place of beginning; thence continuing South along the East line of said premises 742.3 feet to the North margin of State Highway No. 240; thence South 88° 35' West along the North margin of said Highway 20 feet to an iron pipe; thence North 0° 55' East 742.3 feet to an iron rod; thence Easterly to the true place of beginning.

Including an appurtenant roadway easement conveyed by Keith W. Schrepel and Kathryn E. Schrepel, husband and wife, grantors to William R. Van Dyke and Susan I. (Van Dyke) Elliott, grantees, by easement dated January 21, 1982 and recorded June 29, 1982 in Film Volume 170, Page 986, Deed Records Yamhill County, Oregon.

**(For informational purposes only: No Site Address; Also known as Yamhill County Tax Lot #R3403 01300.)**

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## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that JAMES F VAN DYKE & JULIE D VAN DYKE, husband & wife, hereinafter referred to as "GRANTOR," for the consideration hereinafter stated, do hereby GRANT, BARGAIN, SELL and CONVEY unto, WESTVIEW FARMS, INC , an Oregon Corporation hereinafter referred to as "GRANTEE," and unto Grantee's heirs, successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Yamhill, State of Oregon, described as follows, to-wit

See Attached Exhibit A

SUBJECT TO All liens, encumbrances, easements and restrictions of record, including existing leases which WESTVIEW shall assume and take subject to

To have and to hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever

The true and actual consideration for this transfer stated in terms of dollars is the exchange of real property with the Grantee, plus the sum of \$39,000 00 given which is the whole consideration

**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 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**

After Recording Return to  
Peterson & Plause L L P  
P O Box 827  
McMinnville, Oregon 97128

Until a change is requested, all tax statements  
shall be sent to the following address

No change results from this transfer

PAGE 1 - BARGAIN AND SALE DEED

Received by OWRD

JUN 27 2025

Salem, OR

OFFICIAL YAMHILL COUNTY RECORDS  
BRIAN VAN BERGEN, COUNTY CLERK

201916146



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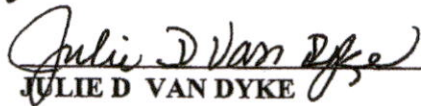
\$91 00

11/05/2019 02 20 23 PM

DMR-DDMR Cnt=1 Stn=6 MILLSA  
045 00 05 00 041 00 080 00

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, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010

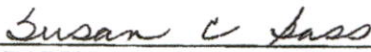
  
JAMES F VAN DYKE

  
JULIE D VAN DYKE

STATE OF OREGON           )  
                                          ) ss  
County of Yamhill        )

The above and foregoing BARGAIN AND SALE DEED was acknowledged before me by James F Van Dyke this 18<sup>th</sup> day of OCTOBER, 2019

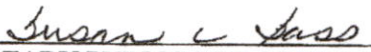


  
NOTARY PUBLIC FOR OREGON  
My Commission Expires 2/26/2021

STATE OF OREGON           )  
                                          ) ss  
County of Yamhill        )

The above and foregoing BARGAIN AND SALE DEED was acknowledged before me by Julie D Van Dyke this 18<sup>th</sup> day of OCTOBER, 2019



  
NOTARY PUBLIC FOR OREGON  
My Commission Expires 2/26/2021



## EXHIBIT A

(Tax Assessor's Account No 86855)

A part of the Joseph Robertson and wife Donation Land Claim No 65 in Section 34, Township 2 South, Range 4 West and Claim No 85 in Section 13, Township 3 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, said part being more particularly described as follows, to-wit

BEGINNING at a point on the West line of said Donation Land Claim, 26 50 chains North 5' East from the Southwest corner of said Claim, and running thence North 5' East on the West line of said Claim, 54 76 chains, thence East 16 00 chains, thence South 1°30' West, 53 13 chains, thence West 14 50 chains to the place of beginning

SAVING AND EXCEPTING that portion of the above described premises included in the Depot grounds of the Southern Pacific Company, and EXCEPT that portion of the premises lying West of State Highway No 47

EXCEPTING that property conveyed from Westview Farms, L L C an Oregon Limited Liability Company to Van Dyke Riverview Farms, L L C, an Oregon Limited Liability Company by Bargain and Sale Deed recorded in Yamhill County as Document No 201404924

AFTER RECORDING, RETURN TO:

Deb Lush  
Heltzel Williams PC  
P.O. Box 1048  
Salem, OR 97308-1048

Consideration: \$0.00

Send Tax Statements To:  
John A. VanDyke and  
Linda C. VanDyke, Co-Trustees  
1255 E Main St.  
Yamhill, OR 97148

OFFICIAL YAMHILL COUNTY RECORDS  
BRIAN VAN BERGEN, COUNTY CLERK

202020024



\$96.00

00597826202000200240040042

11/06/2020 01:16:20 PM

DMR-DDMR Cnt=1 Stn=6 MILLSA  
\$20.00 \$5.00 \$11.00 \$60.00

### DEED

JOHN VAN DYKE and LINDA VAN DYKE, as Grantors, 1255 E Main St.,  
Yamhill, OR 97148,

convey to

JOHN A. VanDYKE and LINDA C. VanDYKE, as Co-Trustees of THE JOHN  
AND LINDA VanDYKE TRUST dated November 3, 2020 as Grantee, 1255 E  
Main St., Yamhill, OR 97148,

the following described real property located in Yamhill County, Oregon:

See Exhibit A.

Grantors covenant that they are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have the right to convey the property, that the property is free from encumbrances except those which are a matter of public record as of the date of this deed, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage.

**WARNING. 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**

1 - DEED - 1255 E Main St., Yamhill, OR 97148  
2/12/20 DRL:ab W:\clients\VA18516\001\00514509.DOCX

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JUN 27 2025

Salem, OR



REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is \$0.00.

Duly executed November 3, 2020.

John Van Dyke  
John Van Dyke

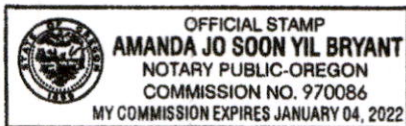
Linda C. Van Dyke  
Linda Van Dyke

**GRANTORS**

Marion County, Oregon – ss.

On November 3, 2020, personally appeared John Van Dyke and Linda Van Dyke and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



Amanda Jo Soon Yil Bryant  
Notary Public - State of Oregon  
My Commission Expires: 01-04-2022

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JUN 27 2025

Salem, OR

## EXHIBIT A

All of the following described tract lying West of the center line of the Southern Pacific Railroad, described as follows:

COMMENCING at the Southwest corner of the Donation Land Claim of Joseph Robertson and wife, Notification No. 1581, Claim No. 85 in Section 3, Township 3 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence North 5° East, 26 ½ chains; thence East 40.22 chains; thence South 26 ½ chains; thence West 40.09 chains to the point of beginning.

EXCEPTING THEREFROM the right of way of the Oregon and California Railroad Co. extending across said premises.

FURTHER EXCEPTING a strip of land 10 feet wide on each side of the above right of way, commencing at the North end of Railroad bridge on said right of way extending to South end of bridge, a distance of 336 feet.

ALSO EXCEPTING THEREFROM that tract of land conveyed to Ladd Elliott et ux., by Deed recorded October 24, 1947 in Book 145, Page 496, Deed records.

AND ALSO EXCEPTING THEREFROM the following tract of land:

Part of the Joseph Robertson Donation Land Claim No. 85 in Section 3 of Township 3 South, Range 4 West of the Willamette Meridian, in Yamhill County, Oregon, and further described as follows:

BEGINNING on the West line of the Southern Pacific Railroad Right of Way at its intersection with the South line of said Joseph Robertson Donation Land Claim, and being West 1803.11 feet from the Southeast corner of said Robertson Claim; thence North 01° 51' 08" East along the West line of said railroad right of way, a distance of 984.60 feet to a fence corner post; thence South 83° 33' 25" West along a fence, 357.60 feet to a gate post; thence South 47° 56' West along a fence, 110.76 feet to an oak tree, of 18 inch diameter; thence South 55° 51' 40" West along a fence, 60.40 feet; thence South 70° 21' 15" West along a fence, 157.00 feet to a corner post; thence South 04° 34' 45" East along a fence, 543.87 feet to an angle point; thence South 42° 25' East along a fence 326.38 feet to the South line of said Robertson Donation Land Claim; thence East 340.11 feet to the Point of Beginning.

SAVE AND EXCEPT the property transferred by Quitclaim deed recorded on July 6, 2016, Yamhill County Official Record no. 201610192, which is legally described as follows:

Any portion of that tract of land described in Film Volume 251, Page 496 that lies inside of the following described tract:

A tract of land located in the Joseph Robertson Donation Land Claim No. 65, in Section 03 of Township 3 South, Range 4 West, Willamette Meridian, Yamhill County, Oregon, said tract being more particularly described as follows:



Beginning at a point on the west line of the Joseph Robertson Donation Land Claim No. 65, said point being North 00° 52' 46" East 17.86 feet from the Southeast corner of the Alfred Job Donation Land Claim No. 78; thence North 00° 52' 46" East 260.00 feet along the west line of said Joseph Robertson Donation Land Claim to the intersection with the south margin of Oregon State Highway 240; thence South 89° 06' 31" East 282.00 along said south margin to a point; thence South 00° 52' 46" West 260.00 feet parallel with the west line of said Joseph Robertson Donation Land Claim to a point; thence North 89° 06' 31" West 282.00 feet parallel with the south margin of Oregon State Highway 240 to the point of beginning, containing 1.7 Acres, more or less.

**RECORDING COVER SHEET****(Per ORS 205.234 or ORS 205.244)**

This cover sheet has been prepared by the person  
presenting the attached instrument for recording.

Any errors in this cover sheet do not effect the  
Transaction(s) contained in the instrument itself

**After recording return to:**

Carol J. Prause  
Carol J. Prause Law Office, LLC  
P.O. Box 827  
McMinnville, OR 97128

OFFICIAL YAMHILL COUNTY RECORDS  
BRIAN VAN BERGEN, COUNTY CLERK

**202117735****\$101.00**

00621118202100177350050058

**08/30/2021 03:32:28 PM**

DMR-DDMR Cnt=1 Stn=1030 WANNERK  
\$25.00 \$5.00 \$11.00 \$60.00

- 1) Title of Transaction ORS 205.234(a): Bargain & Sale Deed
- 2) Direct Party/Grantor(s) ORS 205.125(1)(b): James F. Van Dyke & Julie D. Van Dyke
- 3) Indirect Party/Grantee(s) ORS 205.125(1)(a) and ORS 205.160: Westview Farms, Inc.
- 4) True and Actual Consideration ORS 93.030: none
- 5) Send Tax Statements to: No change results from this transfer

☐ If this box is checked, the below applies:

If this instrument is being re-recorded, complete the following statement, in accordance with ORS 205.244: "Re-recorded at the request of Grantor to correct the legal description on the Bargain and Sale Deed previously recorded as Fee Number 201916146."

Received by OWRD

JUN 27 2025

Salem, OR



## BARGAIN AND SALE DEED

**KNOW ALL MEN BY THESE PRESENTS**, that **JAMES F. VAN DYKE & JULIE D. VAN DYKE**, husband & wife, hereinafter referred to as "**GRANTOR**," for the consideration hereinafter stated, do hereby **GRANT, BARGAIN, SELL and CONVEY** unto, **WESTVIEW FARMS, INC., an Oregon Corporation** hereinafter referred to as "**GRANTEE**," and unto Grantee's heirs, successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Yamhill, State of Oregon, described as follows, to-wit:

See Attached Exhibit A

**SUBJECT TO:** All liens, encumbrances, easements and restrictions of record, including existing leases which **WESTVIEW** shall assume and take subject to.

To have and to hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration for this transfer stated in terms of dollars is the exchange of real property with the Grantee, plus the sum of \$39,000.00 given which is the whole consideration.

**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 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**

After Recording Return to:  
Peterson & Prause L.L.P.  
P.O. Box 827  
McMinnville, Oregon 97128

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

No change results from this transfer.

PAGE 1 - BARGAIN AND SALE DEED

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Salem, OR

OFFICIAL YAMHILL COUNTY RECORDS  
BRIAN VAN BERGEN, COUNTY CLERK

201916146



00571762201900161460030034

\$91.00

11/05/2019 02:20:23 PM

DMR-DDMR Cnt=1 Stn=6 MILLSA  
\$15.00 \$5.00 \$11.00 \$60.00

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, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


  
JAMES F. VAN DYKE

  
JULIE D. VAN DYKE

STATE OF OREGON           )  
                                          ) ss.  
County of Yamhill        )

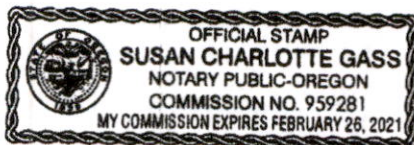
The above and foregoing BARGAIN AND SALE DEED was acknowledged before me by James F. Van Dyke this 18<sup>th</sup> day of OCTOBER, 2019.




  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 2/26/2021

STATE OF OREGON           )  
                                          ) ss.  
County of Yamhill        )

The above and foregoing BARGAIN AND SALE DEED was acknowledged before me by Julie D. Van Dyke this 18<sup>th</sup> day of OCTOBER, 2019.



  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 2/26/2021

PAGE 2 - BARGAIN AND SALE DEED

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**EXHIBIT A**

(Tax Assessor's Account No. 86855):

A part of the Joseph Robertson and wife Donation Land Claim No. 65 in Section 34, Township 2 South, Range 4 West and Claim No. 85 in Section 13, Township 3 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, said part being more particularly described as follows, to-wit:

BEGINNING at a point on the West line of said Donation Land Claim, 26.50 chains North 5' East from the Southwest corner of said Claim; and running thence North 5' East on the West line of said Claim, 54.76 chains; thence East 16.00 chains; thence South 1°30' West, 53.13 chains; thence West 14.50 chains to the place of beginning.

SAVING AND EXCEPTING that portion of the above described premises included in the Depot grounds of the Southern Pacific Company, and EXCEPT that portion of the premises lying West of State Highway No. 47.

EXCEPTING that property conveyed from Westview Farms, L.L. C. an Oregon Limited Liability Company to Van Dyke Riverview Farms, L.L.C., an Oregon Limited Liability Company by Bargain and Sale Deed recorded in Yamhill County as Document No. 201404924.

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EXHIBIT A

All that portion of the following described tract of land more particularly described as follows

Part of the Joseph Robertson Donation Land Claim No 85 in Section 3 of Township 3 South, Range 4 West of the Willamette Meridian, in Yamhill County, Oregon, and further described as follows Beginning on the West line of the Southern Pacific Railroad Right of Way at its intersection with the South line of said Joseph Robertson Donation Land Claim, and being West 1803 11 feet from the Southeast corner of said Robertson Claim, thence N 1° 51' 08" E along the West line of said railroad right of way, a distance of 984 60 feet to a fence corner post, thence S 83° 33' 25" W along a fence, 357 60 feet to a gate post, thence S 47° 56' W along a fence, 110 76 feet to an oak tree, of 18 inch diameter, thence S 55° 51' 40" W along a fence, 60 40 feet, thence S 70° 21' 15" W along a fence, 157 10 feet to a corner post, thence S 4° 34' 45" E along a fence, 543 84 feet to an angle point, thence S 42° 25' E along a fence, 326 38 feet to the South line of said Robertson Donation Land Claim, thence East 340 11 feet to the point of beginning

---- All of the following described tract lying East of the center line of the Southern Pacific Railroad, described as follows

COMMENCING at the Southwest corner of the Donation Land Claim of Joseph Robertson and wife, Notification No 1581, Claim No 85 in Section 3 Township 3 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, thence North 5° East 26 ½ chains, thence East 40 22 chains, thence South 26 ½ chains, thence West 40 09 chains to the point of beginning

EXCEPTING THEREFROM the right of way of the Oregon and California Railroad Co Extending across said premises

FURTHER EXCEPTING a strip of land 10 feet wide on each side of the above right of way, commencing at the North end of Railroad bridge on said right of way, extending to South end of bridge, a distance of 336 feet

ALSO SAVING AND EXCEPTING THEREFROM that tract conveyed to the Oregon Growers Packing Corp , by Deed recorded in Book 82, Page 526, Deed Records of Yamhill County, Oregon

ALSO EXCEPTING THEREFROM that certain tract conveyed to Charles J Single et ux , by Deed recorded August 30, 1919 in Book 80, Page 288, Deed Records ----

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RECORDING REQUESTED BY:



115 N College St., Ste 2  
Newberg, OR 97132

GRANTOR'S NAME:  
LLAMB LLC

GRANTEE'S NAME:  
Dryer LLC

AFTER RECORDING RETURN TO:

Order No.: 471820091117-MJH  
Benjamin James Vandyke  
Dryer LLC  
15221 NW Westside Road  
Yamhill, OR 97148

SEND TAX STATEMENTS TO:

Dryer LLC  
15221 NW Westside Road  
Yamhill, OR 97148

APN: 86962  
Map: R3403 02000

Yamhill County Official Records		202007968
DMR-DDMR		05/19/2020 01:24:00 PM
Str=3 SUTTONS		
2Pgs \$10.00 \$11.00 \$5.00 \$60.00		\$86.00
I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.		
Brian Van Bergen - County Clerk		

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

LLAMB LLC, an Oregon limited liability company, which acquired title as LLAMB, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Dryer LLC, 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 Yamhill, State of Oregon:

Beginning at a point on the Southerly margin of Secondary State Highway No. 151 and on the East line of the Joseph Robertson Donation Land Claim No. 85, a distance of 426 feet South from the Southwest corner of the R. R. Laughlin Donation Land Claim No. 86 in Section 3, Township 3 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence South, along the East line of said Robertson Donation Land Claim, 1306.4 feet to a point on the Westerly extension of the North line of that certain tract conveyed to Leland L. Hutt, et ux, by deed recorded July 16, 1947 in Book 143, page 743, Deed Records; thence South 87°00' East, along said Westerly extension and the North line of said Leland L. Hutt tract, 630.8 feet to an iron pipe at the Southwest corner of that certain tract conveyed to Lester Hutt by deed recorded July 16, 1947 in Book 143, page 745, Deed Records; thence North, along the West line of said Lester Hutt tract, 1317.4 feet to the Northwest corner thereof; thence North 88°00' West, along the Southerly margin of said Highway No. 151, a distance of 630.3 feet to the point of beginning.

EXCEPTING THEREFROM, that portion lying within the county road.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000.00). (See ORS 93.030).

Subject to:

The Land has been classified as farm land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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Salem, OR

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 5/15/2020

LLAMB LLC  
BY: [Signature]  
Lee W. Schrepel  
Manager

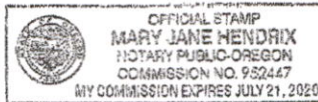
BY: [Signature]  
Linda M. Schrepel  
Manager

State of OR  
County of Gamwell

This instrument was acknowledged before me on May 15, 2020 by Lee W. Schrepel, as Manager for LLAMB LLC and Linda M. Schrepel, as Manager for LLAMB LLC.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 7/21/2020




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<b>BARGAIN AND SALE DEED</b>			
Van Dyke Riverview Farms, L.L.C. 15221 N.W. Westside Road Yamhill, OR 97148 Grantor's Name and Address		OFFICIAL YAMHILL COUNTY RECORDS BRIAN VAN BERGEN, COUNTY CLERK	201401468
Van Dyke Riverview Farms, L.L.C. 15221 N.W. Westside Road Yamhill, OR 97148 Grantee's Name and Address		 00432084201400014680040047	\$56.00
After Recording Return to (Name, Address, Zip) Peterson & Prause, L.L.P. P.O. Box 827 McMinnville, OR 97128		02/10/2014 03:25:16 PM DMP-DDMR Cnt=1 Stn=4 HOLLANDK \$20.00 \$5.00 \$11.00 \$20.00	

**KNOW ALL MEN BY THESE PRESENTS**, that **VAN DYKE RIVERVIEW FARMS, L.L.C.**, an Oregon limited liability company, hereinafter referred to as "**GRANTOR**," for the consideration hereinafter stated, does hereby GRANT, BARGAIN, SELL and CONVEY unto **VAN DYKE RIVERVIEW FARMS, L.L.C.**, an Oregon limited liability company, hereinafter referred to as "**GRANTEE**," and unto Grantee's successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Yamhill, State of Oregon, described as follows, to-wit:

See attached Exhibits A

SUBJECT TO: All liens, encumbrances, easements and restrictions of record.

To have and to hold the same unto the said Grantee and Grantee's successors and assigns forever.

The true and actual consideration for this transfer stated in terms of dollars is none; however, the actual consideration consists of or includes other property or value given or promised, which is the whole consideration. The purpose of this Bargain and Sale Deed is for the completion of Yamhill County Department of Planning and Development lot-line adjustment Docket L-03-13, Tax Lots 3404-1900 and 2200.

*This conveyance is made solely as an adjustment of common boundary between adjoining properties, and does not create a separate parcel that can be conveyed independently of adjacent land.*

**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 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,**

PAGE 1 - BARGAIN AND SALE DEED

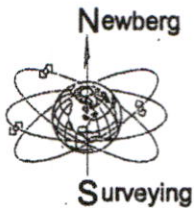
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Newberg Surveying, Inc  
1205 NE Evans  
McMinnville, OR 97128  
(503)-474-4742 • (503)-474-3752 FAX

# EXHIBIT A

29 January, 2014

Legal Description for remaining portion of Tax Lot 3404-1900 after adjustment

A tract of land being a portion of that land described in that deed recorded June 9, 1999 in Instrument #199912165 located within the John B Rowland Donation Land Claim #44 in Section 4, Township 3 South, Range 4 West, Willamette Meridian, Yamhill County, Oregon and being more particularly described as follows:

Beginning at a stake set in the center of Third Street in the City of Yamhill in said County and State at a point South 0° 30' East 5.095 chains from the Northeast corner of said John B. Rowland Donation Land Claim and at a point North 89° 55' East 1.915 chains from the intersection of Third Street and Cedar Street in said City of Yamhill; running thence South 0° 30' East along the East line of said J. B. Rowland Donation Land Claim 42.635 chains to a stake at the Southeast corner at a point 4 links West of the intersection of the present fences; thence South 89° 32' West along fence now there 22.61 chains to the center of the County Road from which an oak 18 inches in diameter bears East 46 links; thence North 24° 09' West along the center of the County Road 0.85 chains to an angle in said County Road; thence North 16° 03' West along the center line of the County Road 29.53 chains to a point; thence North 73° 57' East at right angles to said County Road 2.77 chains to a stake in the center of the ditch from which an oak 20 inches in diameter bears North 69° West 70.5 links; thence following the center of branch creek North 13° 57' West 4.14 chains to an angle; thence North 26° 15' West 1.735 chains to an angle; thence North 20° 48' East 1.385 chains to an angle; thence North 41° 16' West 1.858 chains to an angle; thence South 63° 03' West 2.70 chains to the center of the County Road; thence North 16° 03' West along the center of the County Road 6.05 chains to an iron bolt in the center line of Third Street in said City of Yamhill at a point North 89° 55' East 1.91 chains from the intersection of Third Street and Maple Street in said City of Yamhill; thence North 89° 55' East along the center line of Third Street in said City of Yamhill 8.125 chains to an iron pipe set at the Northwest corner of the City Park, County Survey No. 2552; thence South 05° West 6.667 chains to an iron pipe set at the Southwest corner of the City Park; thence North 89° 55' East 7.498 chains to an iron pipe; thence North 05° West 6.667 chains to an iron pipe in the center line of Third Street at the Northeast corner of the City Park; thence North 89° 55' East along the center line of Third Street in said City of Yamhill 19.077 chains to the place of beginning.

EXCEPTING THEREFROM: A tract of land located in the southeast quarter of Section 4, Township 3 South, Range 4 West, Willamette Meridian, Yamhill County, Oregon, said tract being a portion of that tract of land described in deed to Van Dyke Riverview

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Farms, L.L.C., and recorded in Instrument 199912165, Yamhill County Deed Records, said tract being more particularly described as follows:

Beginning at the northeast corner of said Van Dyke Riverview Farms, L.L.C. tract, said corner on record as being a stake set in the center of Third Street in the City of Yamhill at a point South 00° 30' 00" East 336.27 feet from the northeast corner of the John B. Rowland Donation Land Claim and at a point that is North 89° 55' 00" East 126.39 feet from the intersection of Third Street and Cedar Street in the City of Yamhill; thence South 89° 55' 00" West 1259.08 feet along the north line of said Van Dyke Riverview Farms, L.L.C. tract to the northeast corner of the City Park as conveyed to the City of Yamhill in Book 93, Page 513, Yamhill County Deed Records; thence South 00° 05' 00" East 440.02 feet to the southeast corner of said City Park; thence North 89° 55' 00" East 1262.28 feet, more or less, to the east line of said Van Dyke Riverview Farms, L.L.C.; thence North 00° 30' 00" West 440.03 feet along said east line to the place of beginning.

Containing 102.5 acres more or less.

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## Business Registry Business Name Search

[New Search](#)

## Business Entity Data

06-26-2025

13:29

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
1665976-91	DLLC	ACT	OREGON	04-24-2020	04-24-2026	
Entity Name DRYER LLC						
Foreign Name						

[New Search](#)

## Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS				
Addr 1	15221 NW WESTSIDE RD					
Addr 2						
CSZ	YAMHILL	OR	97148		Country	UNITED STATES OF AMERICA

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT		Start Date	04-24-2020	Resign Date	
Name	BENJAMIN	JAMES	VANDYKE				
Addr 1	15221 NW WESTSIDE RD						
Addr 2							
CSZ	YAMHILL	OR	97148	Country	UNITED STATES OF AMERICA		

Type	MAL	MAILING ADDRESS				
Addr 1	15221 NW WESTSIDE RD					
Addr 2						
CSZ	YAMHILL	OR	97148		Country	UNITED STATES OF AMERICA

Type	MEM	MEMBER				Resign Date	
Name	BENJAMIN		VANDYKE				
Addr 1	15221 NW WESTSIDE RD						
Addr 2							
CSZ	YAMHILL	OR	97148	Country	UNITED STATES OF AMERICA		

[New Search](#)

## Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
DRYER LLC	EN	CUR	04-24-2020	

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Please [read](#) before ordering [Copies](#).

JUN 27 2025

Salem, OR

STATE OF OREGON

COUNTY OF YAMHILL

PERMIT TO STORE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO

VANDYKE RIVERVIEW FARMS  
8456 NW MCSWEEN LANE  
YAMHILL OR 97148

The specific limits and conditions of the use are listed below.

APPLICATION FILE NUMBER: R-89098

SOURCE OF WATER: RUNOFF, TRIBUTARY TO YAMHILL CREEK; YAMHILL CREEK, TRIBUTARY TO NORTH  
YAMHILL RIVER

STORAGE FACILITY: RIVERVIEW POND

MAXIMUM DAM HEIGHT: 9.7 FEET

MAXIMUM VOLUME: 9.1 ACRE-FEET

PURPOSE OR USE OF THE STORED WATER: MULTIPURPOSE USE

WATER MAY BE APPROPRIATED FOR STORAGE DURING THE PERIOD: DECEMBER 1 THROUGH MAY 31

DATE OF PRIORITY: APRIL 26, 2021

DAM LOCATION/AUTHORIZED POINT OF DIVERSION:

POD Name	Twp	Rng	Mer	Sec	Q-Q	Measured Distances
Riverview Pond	3 S	4 W	WM	4	NW SE	1326 FEET NORTH AND 2139 FEET WEST FROM SE CORNER, SECTION 4
Yamhill Creek #1	3 S	4 W	WM	4	SW SE	1046 FEET NORTH AND 1612 FEET WEST FROM SE CORNER, SECTION 4
Yamhill Creek #2	3 S	4 W	WM	3	SW NW	2828 FEET NORTH AND 1000 FEET EAST FROM SE CORNER, SECTION 4

THE AREA TO BE SUBMERGED BY THE RESERVOIR:

Twp	Rng	Mer	Sec	Q-Q
3 S	4 W	WM	4	NW SE
3 S	4 W	WM	4	SW SE

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## PERMIT SPECIFIC CONDITIONS

1. Failure to comply with any of the provisions of this permit may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the permit.
2. **Water Use Measurement, Recording, and Reporting:**
  - A. Before water use may begin under this permit, the permittee shall install a totalizing flow meter at each point of diversion. The permittee shall maintain the device in good working order.
  - B. The permittee shall allow the watermaster access to the device; provided however, where any device is located within a private structure, the watermaster shall request access upon reasonable notice.
  - C. The permittee shall keep a complete record of the volume of water diverted each month and shall submit a report which includes water-use measurements to the Department annually, or more frequently as may be required by the Director. Further, the Director may require the permittee to report general water-use information, including the place and nature of use of water under the permit.
  - D. The Director may provide an opportunity for the permittee to submit alternative measuring and reporting procedures for review and approval.
3. **In-Water Work:**
  - Any in-water work related to construction, development, or maintenance of the proposed use shall be conducted during the preferred work period of July 15 through September 30, unless an alternate time period is approved by Oregon Department of Fish and Wildlife.
4. **Fish Screen and By-Pass Device:**

The permittee shall install, maintain, and operate fish screening and by-pass devices consistent with current Oregon Department of Fish and Wildlife (ODFW) standards. Fish screening is to prevent fish from entering the proposed diversion while by-pass devices provide adequate upstream and downstream passage for fish. The required screen and by-pass devices are to be in place and functional, and approved in writing by ODFW prior to diversion of any water. The permittee may submit evidence in writing that ODFW has determined screens and/or by-pass devices are not necessary.
5. **Off-Channel Stored Water Releases:**

The permittee shall not release polluted water from this off-channel reservoir into waters of the state except when the release is directed by the State Engineer to prevent dam failure.



**6. Riparian Area Restoration:**

If the riparian area is disturbed in the process of developing a point of diversion, the permittee shall be responsible for restoration and enhancement of such riparian area in accordance with ODFW's Fish and Wildlife Habitat Mitigation Policy OAR 635-415. For purposes of mitigation, the ODFW Fish and Wildlife Habitat Mitigation Goals and Standards, OAR 635-415, shall be followed.

**7. Water Quality:**

- A. The use may be restricted if the quality of the source stream or downstream waters decrease to the point that those waters no longer meet existing state or federal water quality standards due to reduced flows.
  - B. All water use under this permit shall comply with state and federal water quality laws. The permittee shall not violate any state and federal water quality standards, shall not cause pollution of any waters of the state, and shall not place or cause to be placed any wastes in a location where such wastes are likely to escape or be carried into the waters of the state by any means. The use may be restricted if the quality of source stream or downstream waters decrease to the point that those waters no longer meet existing state or federal water quality standards.
8. The storage of water allowed herein is subject to the installation and maintenance of an outlet pipe (with a minimum diameter of 8" for any in-channel reservoir). This requirement may be waived if the Department determines other means have been provided to evacuate water when necessary.
  9. The permittee shall pass all live flow outside the storage season described above.
  10. This permit allows an annual appropriation (not to exceed the specified volume). This permit does not provide for the appropriation of water for out-of-reservoir uses, the maintenance of the water level or maintaining a suitable freshwater condition. If any water is to be used for out-of-reservoir purposes, a secondary water right is required. If any additional live flow is to be appropriated to maintain either the water level or a suitable freshwater condition, an additional water right is required.

**STANDARD CONDITIONS**

1. This permit is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.
2. By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.
3. The use of water allowed herein may be made only at times when sufficient water is available to satisfy all prior rights, including prior rights for maintaining instream flows.

JUN 27 2025

Salem, OR



## DEVELOPMENT AND COMPLETION TIMELINE REQUIREMENTS

1. Construction of the water system shall begin within five years of the date of permit issuance. The deadline to begin construction may not be extended. This permit is subject to cancellation proceedings if the begin construction deadline is missed.
2. The permitted volume of water shall be stored within five years of the date of permit issuance. If additional time is needed, the permittee may submit an application for extension of time, which may be approved based upon the merit of the application.
3. Within one year after storage of water, the permittee shall submit a claim of beneficial use to the Oregon Water Resources Department.
4. The claim of beneficial use shall be prepared by a Certified Water Right Examiner in conformance with the requirements of OAR 690-014 if an associated secondary permit exists for the use of stored water under this permit, or if the reservoir capacity is equal to or greater than 9.2 acre-feet.
5. If no secondary permit exists and the reservoir capacity is less than 9.2 acre-feet of water, the claim of beneficial use need not be prepared by a Certified Water Right Examiner. The information submitted to the Oregon Water Resources Department shall include:
  - a. the dimensions of the reservoir;
  - b. the maximum capacity of the reservoir in acre-feet; and
  - c. a map identifying the location of the reservoir prepared in compliance with Water Resources Department standards.

ISSUED DEC 15 2023

*Katherine Ratcliffe*

Katherine Ratcliffe  
Water Rights Section Manager, for  
Douglas E. Woodcock, Acting Director  
Oregon Water Resources Department

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JUN 27 2025

Salem, OR



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JUN 27 2025  
Salem, OR

Date Received (Date Stamp Here)

## OWRD Over-the-Counter Submission Receipt

Applicant Name(s) & Address: Dryer LLC 15221 NW Westside Rd  
Yamhill, OR 97148

Transaction Type: SW App

Fees Received: \$ 1630.00

☐ Cash

☒ Check:

Check No. 2422

Name(s) on Check: Will McGill Surveying LLC

Thank you for your submission. Oregon Water Resources Department (Department) staff will review your submittal as soon as possible.

If your submission is determined to be complete, you will receive a receipt for the fees paid and an acknowledgement letter stating your submittal is complete.

If determined to be incomplete, your submission and the accompanying fees will be returned with an explanation of deficiencies that must be addressed in order for the submittal to be accepted.

If you have any questions, please feel free to contact the Department's Customer Service staff at 503-986-0801 or 503-986-0810.

Sincerely,

OWRD Customer Service Staff

Submission received by: Sarah Benham  
(Name of OWRD staff)

### Instructions for OWRD staff:

- Complete this Submission Receipt and make two (2) copies. Place one copy with the check/cash; and place the other copy with the submission (i.e., the application or other document).
- Date-stamp all pages. (NOTE: Do not stamp check.)
- Give this original Submission Receipt to the applicant.
- Record Submission Receipt information on the "RECEIVED OVER THE COUNTER" log sheet.
- Fold and put one copy of the Submission Receipt with check/cash into the Safe slot. Place the other copy of the Submission Receipt with submission (application/other document) in the top drawer of filing cabinet.