

Application for a Permit to Use Surface Water

Received by OWRD

JUN 30 2025

Salem, OR



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 <u>Fox Ridge Water Company, LLC</u>		PHONE (HM)	
MARILYN ABRAMS TRUST			
PHONE (WK)	CELL (503) 474-7069	FAX	
MAILING ADDRESS 12475 BAKER CREEK RD.			
CITY MCMINNVILLE	STATE OR	ZIP 97128	E-MAIL * JOHNABRAMS1@FRONTIER.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.)

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.

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


Applicant Signature

John ABRAMS
Print Name and Title if applicable

6-30-2025
Date

Applicant Signature

Print Name and Title if applicable

Date

For Department Use: App. Number: _____

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).*

CC Meisel Co. Inc., PO Box 1097, Wilsonville, OR 97070

Fox Ridge Developers LLC, 1688 NW Emerson Ct., McMinnville, OR 97128

Edward & April Carothers, 1765 Hill Rd. S, McMinnville, OR 97128

All of West Wind Country Estates: see attached assessor map

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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: Muhs Quarry Reservoir	Tributary to: Cozine Creek
TRSQQ of POD: T4S, R4W, 18, SESW	
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).

Certificate 91043

B. Applications to Use Stored Water

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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.)

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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_trsqq_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. Salem, OR
- 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
Muhs Quarry Reservoir	Irrigation	Mar. 1 – Oct. 31	42.5 <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: 43.0 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: 42.5

- 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):

☒ Other means (describe): Gravity Flow

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

10" PVC gravity flow pipe will deliver water to development where the gravity flow pipes size down to 8" and 6". Water will be delivered to each individual home's irrigation system by 1" pipe through a service meter.

B. Application Method

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

Water use is less than standard for irrigation and will be metered. Equipment will be kept in good operating condition to prevent waste.

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SECTION 7: RESOURCE PROTECTION

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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: ODFW approval or exemption will be sought. Closed system.
- ☒ 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: No excavation or clearing necessary for this project.
- ☒ 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: Equipment operation in a water body will not be necessary for this project.
- ☒ Water quality will be protected by preventing erosion and run-off of waste or chemical products.
Describe planned actions: Equipment will be kept in good operating condition to prevent waste or 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: Upon permit issuance or completion of 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).*

This is a re-application for water use that was permitted under Permit S-54466.

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

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Include the following additional items:

- ☒ Land Use Information Form with approval and signature of local planning department (*must be an original*) or signed receipt.
- ☒ Provide the legal description of: (1) the property from which the water is to be diverted, (2) any property crossed by the proposed ditch, canal or other work, and (3) any property on which the water is to be used as depicted on the map.
- ☒ Fees - Amount enclosed: \$2,075.00
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)

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

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NOTE TO APPLICANTS

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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.

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Land Use Information Form



Attachment 2: Land Use Information Form

Oregon Water Resources Department

725 Summer Street NE, Suite A

Salem, Oregon 97301-1256

(503) 986-0900

www.oregon.gov/OWRD

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JUN 30 2025

NAME Maralynn Abrams Trust		PHONE Salem, OR (503) 474-7069	
MAILING ADDRESS 12475 Baker Creek Rd.			
CITY McMinnville	STATE OR	ZIP 97128	EMAIL johnabrams1@frontier.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:
4S	4W	18	SWSW	102	VLDR 2.5	<input checked="" type="checkbox"/> Diverted <input type="checkbox"/> Conveyed <input type="checkbox"/> Used	Landscape/ lawn irrigation
4S	4W	18	SESW	700	EF80	<input type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input type="checkbox"/> Used	
4S	4W	18	NESW	900	EF80	<input type="checkbox"/> Diverted <input type="checkbox"/> Conveyed <input type="checkbox"/> Used	
See attached list of taxlots for water use.						<input type="checkbox"/> Diverted <input type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used	

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

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) _____

Estimated quantity of water needed: 42.5 ☐ 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 irrigate the lawn and landscaping within the housing development with the existing gravity flow system from Muhs Quarry Reservoir.

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 →

Land Use Form: Taxlots with Water Use

Taxlot	Zoning
R4418B 01300	EF80
R4418B 01200	EF80
R4418B 01100	EF80
R4418B 01000	EF80
R4418B 00900	EF80
R4418B 00800	EF80
R4418B 00600	EF80
R4418B 00700	EF80
R4418B 00500	EF80
R4418B 00400	EF80
R4418B 00300	EF80
R4418B 00200	EF80
R4418B 00100	EF80
R4418 01000	EF80
R4418B 05300	EF80
R4418B 05200	EF80
R4418B 03800	EF80
R4418B 03900	EF80
R4418B 04000	EF80
R4418B 04100	EF80
R4418B 04900	EF80
R4418B 04800	EF80
R4418B 04200	EF80
R4418B 04300	EF80
R4418B 04400	EF80
R4418B 04500	EF80
R4418B 04600	EF80
R4418B 04700	EF80
R4418B 05000	EF80
R4418B 05100	EF80
R4418B 03700	EF80
R4418B 02700	EF80
R4418B 02800	EF80
R4418B 03600	EF80
R4418B 02900	EF80
R4418B 03000	EF80
R4418B 03500	EF80
R4418B 03400	EF80
R4418B 03300	EF80
R4418B 03100	EF80

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R4418B 03200	EF80
R4418B 01400	EF80
R4418B 01500	EF80
R4418B 01700	EF80
R4418B 01800	EF80
R4418B 01900	EF80
R4418B 02000	EF80
R4418B 02100	EF80
R4418B 02200	EF80
R4418B 02300	EF80
R4418B 02400	EF80
R4418B 02500	EF80
R4418B 02600	EF80
R4418B 01601	NC
R4418B 01602	NC
R4418B 01604	NC
R4418B 01605	NC

For Local Government Use Only

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

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Please check the appropriate box below and provide the requested information

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- ☒ 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 + 502 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: Kenneth P. Finkley Title: P.D.

Signature: *Kenneth P. Finkley* Date: 06/27/25

Governmental Entity: Yamhill County 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: _____

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R4418B 00600
ABRAMS MARALYNN TRUSTEE
ABRAMS MARALYNN TRUST
12477 BAKER CREEK RD
MCMINNVILLE, OR 97128

R4418B 01604
ABRAMS MARALYNN TRUSTEE
ABRAMS MARALYNN TRUST
12477 BAKER CREEK RD
MCMINNVILLE, OR 97128

R4418B 03600
AMERSON GINA K
AMERSON ALANA
2270 NW WEST WIND DR
MCMINNVILLE, OR 97128

R4418B 02800
AMERSON GINA K
AMERSON ALANA
2270 SW WEST WIND DR
MCMINNVILLE, OR 97128

R4418B 01800
ANDERSON LAURENCE V TRUSTEE
ANDERSON FAMILY LIVING TRUST
ANDERSON SANDRA K TRUSTEE
3401 E CAMINO A LOS VIENTOS
TUCSON, AZ 85718

R4418B 03400
ANDREWS NANCY L
ANDREWS GARY D
2200 SW WEST WIND DR
MCMINNVILLE, OR 97128

R4418B 04400
BECK JEANNE C TRUSTEE BECK DAVID P
TRUSTEE
BECK DAVID & JEANNE REVOCABLE TRUST
2075 SW FOX SWALE LN
MCMINNVILLE, OR 97128

R4418B 04500
TAFT VINCENT BEST ALLISON LIVING TRUST
BEST ALLISON D TRUSTEE
2025 SW FOX SWALE DR
MCMINNVILLE, OR 97128

R4418B 04300
BROWN DIANE H
BROWN MICHAEL
2125 SW FOX SWALE LN
MCMINNVILLE, OR 97128

R4418B 04700
CANALES THOMAS & RITA FAMILY TRUST
CANALES RITA A CO-TRUSTEE
CANALES THOMAS W CO-TRUSTEE
2050 SW SAILING CT
MCMINNVILLE, OR 97128

R4418B 00400
CANTWELL JOHN M REVOCABLE TRUST
CANTWELL KATHRYN R TRUSTEE
CANTWELL JOHN M TRUSTEE
2425 SW WEST WIND DR
MCMINNVILLE, OR 97128

R4418B 03500
WANG HAIJUAN
CHANG YONGJIAN
2260 NW WEST WIND DR
MCMINNVILLE, OR 97128

R4418B 01700
CORDIE HEATHER H
CORDIE ANTON S
2180 SW HOMER ROSS LOOP
MCMINNVILLE, OR 97128

R4418B 01900
DAOUST-STEWART BONNIE A
2220 SW HOMER ROSS LOOP
MCMINNVILLE, OR 97128

R4418B 02300
DIEHL FAMILY TRUST
DIEHL ROGER E & DENISE A TRUSTEES FOR
2350 SW HOMER ROSS LP
MCMINNVILLE, OR 97128

R4418B 05200
DOTY LAWRENCE G TRUSTEE DOTY DEVRI D
REVOC LIVING TRUST
DOTY LAWRENCE G REVOC LIVING TRUST
1707 NW DOTY LN
MCMINNVILLE, OR 97128

R4418B 01601
DOTY RENNKA
3643 NE JOEL ST
MCMINNVILLE, OR 97128

R4418B 03200
SEMPH JEAN L TRUSTEE SEMPH JAMES K
TRUSTEE
EDWARDS JEAN L TRUST
2175 SW HOMER ROSS LOOP
MCMINNVILLE, OR 97128

R4418B 02900
CARDENAS JOSE GARCIA
GARCIA MARIA
2265 SW HOMER ROSS LOOP
MCMINNVILLE, OR 97128

R4418B 02400
HOLMGREEN KURTIS & CATHERINE FAM
TRUST HOLMGREEN CATHERINE J TRUSTEE
HOLMGREEN KURTIS R TRUSTEE
2100 NW FOX SWALE LN
MCMINNVILLE, OR 97128

R4418B 05000
INGRAM LORIE A M TRUSTEE INGRAM
MICHAEL J TRUSTEE
INGRAM FAMILY 2017 TRUST
2075 SW SAILING CT
MCMINNVILLE, OR 97128

R4418B 01400
JOHNSON KAREN I
3454 GLEN AVE
CARLSBAD, CA 92010

R4418B 04800
KAELIN AMY M
KAELIN JAMES A &
14845 SW MURRAY SCHOLLS DR STE 110
PMB 226
BEAVERTON, OR 97007

R4418B 00500
KUHN KRISTINE R CO-TRUSTEE KUHN DAVID
A CO-TRUSTEE
KUHN FAMILY TRUST
PO BOX 594
MCMINNVILLE, OR 97128

R4418B 01000
LARSON CHRISTINE E TRUSTEE LARSON
DOUGLAS L TRUSTEE
LARSON DOUGLAS & CHRISTINE JOINT RLTY
2225 SW WEST WIND DR
MCMINNVILLE, OR 97128

R4418B 00900
LOPEZ MARIO
2275 SW WEST WIND DR
MCMINNVILLE, OR 97128

R4418B 04600
LUCAS SANDRA R
LUCAS RONY G
2000 SW SAILING CT
MCMINNVILLE, OR 97128

R4418B 02100
MARTINEZ BERTHA A
MARTINEZ JOSE L
2340 NW GRENFELL LOOP
MCMINNVILLE, OR 97128

R4418B 00700
MELLBYE LEANNE
2345 SW WEST WIND DR
MCMINNVILLE, OR 97128

R4418B 04200
JIMMIL TRUST
MUMFORD MICHAEL E TRUSTEE
2175 SW FOX SWALE LN
MCMINNVILLE, OR 97128

R4418B 02700
OLEARY PATRICIA A
2220 NE NUT TREE LN
MCMINNVILLE, OR 97128

R4418B 03700
OLEARY PATRICIA A
2220 NW NUT TREE LN
MCMINNVILLE, OR 97128

R4418B 00100
PFAHLER EILEEN P
PFAHLER MARKUS
2515 NW WEST WIND DR
MCMINNVILLE, OR 97128

R4418B 00800
PRICE KIMBERLEY D
PRICE SEAN F
2305 SW WEST WIND DR
MCMINNVILLE, OR 97128

R4418B 03000
RAPER TRUST RAPER SUSAN D TRUSTEE
RAPER DAVID P TRUSTEE
2245 SW HOMER ROSS LOOP
MCMINNVILLE, OR 97128

R4418B 01200
ROGERS MARIA
2145 NW WEST WIND DR
MCMINNVILLE, OR 97128

R4418B 01602
SALVO CHRISTOPHER
6633 NE MEMORY LN
YAMHILL, OR 97148

R4418B 01300
SCHLOTFELDT KATHY B
SCHLOTFELDT JAMES J
PO BOX 1797
MCMINNVILLE, OR 97128

R4418B 04000
SEIFERT COURTNEY E
SEIFERT JOSEPH C
2410 NW WEST WIND DR
MCMINNVILLE, OR 97128

R4418B 05100
SMITH AMBER N FAMILY TRUST SMITH JESSE
M TRUSTEE
SMITH AMBER N TRUSTEE
2025 SW SAILING CT
MCMINNVILLE, OR 97128

R4418B 02600
SOODIK LYNN CO-TRUSTEE WASSERMAN
STEPHAN H CO-TRUSTEE
SOODIK/WASSERMAN FAMILY TRUST
409 LINCOLN BLVD
SANTA MONICA, CA 90402

R4418B 03300
SPENCER CHRISTEANA D
SPENCER KORY D &
1271 NE HWY 99W #449
MCMINNVILLE, OR 97128

R4418B 00300
STALRIT-OMELIA FAMILY TRUST OMELIA
BARBARA D CO-TRUSTEE
STALRIT JAY S CO-TRUSTEE
2455 SW WEST WIND DR
MCMINNVILLE, OR 97128

R4418B 05300
STINSON L PATRICK TRUSTEE STINSON CATHY
L TRUSTEE
STINSON FAMILY TRUST
2540 SW WEST WIND DR
MCMINNVILLE, OR 97128

R4418B 03100
STLOUIS DAVID W & CAROL A FAMILY TRUST
STLOUIS CAROL A TRUSTEE
STLOUIS DAVID W TRUSTEE
2215 SW HOMER ROSS LP
MCMINNVILLE, OR 97128

R4418B 02500
STOLLER REBECCA K CO-TRUSTEE STOLLER
TYLER A CO-TRUSTEE
STOLLER FAMILY TRUST
2050 SW FOX SWALE LN
MCMINNVILLE, OR 97128

R4418B 04100
STOLLER REBECCA K CO-TRUSTEE STOLLER
TYLER A CO-TRUSTEE
STOLLER FAMILY TRUST
2050 SW FOX SWALE LN
MCMINNVILLE, OR 97128

R4418B 00200
TONE JOINT TRUST TONE MARIE V TRUSTEE
TONE ROBERT P TRUSTEE
2475 SW WEST WIND DR
MCMINNVILLE, OR 97128

R4418B 04900
VANHOF DIANE K TRUSTEE VANHOF JEFFREY
D TRUSTEE
VAN HOF TRUST
5839 NW NECANICUM WAY
PORTLAND, OR 97229

R4418B 03900
VISSER SHARON TRUSTEE VISSER ROBERT
TRUSTEE
VISSER ROBERT & SHARON LIVING TRUST
2440 SW WEST WIND DR
MCMINNVILLE, OR 97128

R4418B 01605
WALSH TESSA
WALSH JOHN
1924 NE 37TH AVE
PORTLAND, OR 97212

R4418B 01100
WILKINS JILL S
WILKINS JOSEPH R
2175 SW WEST WIND DR
MCMINNVILLE, OR 97128

R4418B 02200
WYSE BARBARA
WYSE NEAL
2300 SW HOMER ROSS LOOP
MCMINNVILLE, OR 97128

R4418B 02000
MO MO MO GUIFANG
XIE TIANBAO
2250 SW HOMER ROSS LOOP
MCMINNVILLE, OR 97128

R4418B 03800
ZUMWALT JEFFREY & LORI LIVING TRUST
ZUMWALT LORI L TRUSTEE
ZUMWALT JEFFREY A TRUSTEE
2470 SW WEST WIND DR
MCMINNVILLE, OR 97128

R4418B 01500
ZUMWALT TRACY TRUSTEE ZUMWALT BLAKE
TRUSTEE
ZUMWALT LIVING TRUST
PO BOX 321
MCMINNVILLE, OR 97128

STATE OF OREGON

COUNTY OF YAMHILL

CERTIFICATE OF WATER RIGHT

Received by OWRD

THIS CERTIFICATE ISSUED TO

JUN 30 2025

TDM CO.
THOMAS C. MILLER
DONNA J. MILLER
1263 NW OAKMONT COURT
MCMINNVILLE, OREGON 97128

Salem, OR

confirms the right to store water perfected under the terms of Permit R-13864. The amount of water used to which this right is entitled is limited to the amount used beneficially, and shall not exceed the amount specified, measured at the point of diversion from the source. The specific limits and conditions of the use are listed below.

APPLICATION NUMBER: R-83820

SOURCE: SPRINGS AND RUNOFF, TRIBUTARY TO COZINE CREEK

STORAGE FACILITY: MUHS QUARRY RESERVOIR

PURPOSE OR USE OF THE STORED WATER: TO BE APPROPRIATED UNDER APPLICATION S-83821,
PERMIT S-53993 FOR IRRIGATION USE

MAXIMUM STORAGE VOLUME: 135.0 ACRE-FEET EACH YEAR

WATER MAY BE APPROPRIATED FOR STORAGE DURING THE PERIOD: NOVEMBER 1 THROUGH JUNE 30

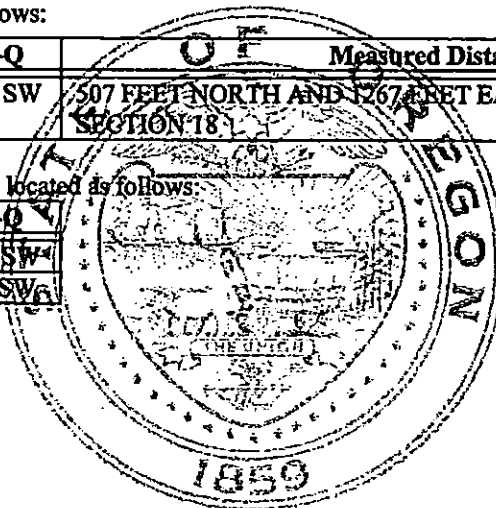
DATE OF PRIORITY: APRIL 30, 1998

The point of diversion is located as follows:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
4 S	4 W	WM	18	SW SW	507 FEET NORTH AND 1267 FEET EAST FROM SW CORNER, SECTION 18

The area submerged by this reservoir is located as follows:

Twp	Rng	Mer	Sec	Q-Q
4 S	4 W	WM	18	SW SW
4 S	4 W	WM	18	SE SW

**NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW**

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.484 and ORS 536.075. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.484(2). Pursuant to ORS 183.484, ORS 536.075 and OAR 137-004-0080, you may petition for judicial review and petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied. In addition, under ORS 537.260 any person with an application, permit or water right certificate subsequent in priority may jointly or severally contest the issuance of the certificate within three months after issuance of the certificate.

JUN 30 2025

Measurement, recording and reporting conditions:

Salem, OR

- A. The water user shall maintain a meter or other suitable measuring device approved by the Director in good working order, shall keep a complete record of the amount of water used each month, and shall submit a report which includes the recorded water use measurements to the Department annually or more frequently as may be required by the Director. Further, the Director may require the water user to report general water-use information, including the place and nature of use of water under the right.
- B. The water user shall allow the watermaster access to the meter or measuring device; provided however, where the meter or measuring device is located within a private structure, the watermaster shall request access upon reasonable notice.

The use may be restricted if the quality of the source stream or downstream water decrease to the point that those waters no longer meet state or federal water quality standards due to reduced flows.

Use under this right is limited to the reservoir area. This right does not provide for the appropriation of water for maintaining the water level or maintaining a suitable fresh water condition.

The dam shall be operated and maintained according to the plans and specifications approved May 18, 1998, on file with the Water Resources Department.

The outlet gate shall be cycled at least once each year and shall be fully operational at all times.

Routine maintenance of the dam, spillway and appurtenant structures shall be performed as necessary to remove trees, brush and debris, and to repair slumps, areas of erosion, or defective equipment.

The emergency spillway and reservoir shall be maintained according to the approved plans and specifications on file with Oregon Water Resources Dam Safety program.

The completed structure shall not be enlarged, modified, altered or otherwise changed without the prior written approval of the Director of the Water Resources Department or the Director's authorized representative. Except for routine repair and maintenance, plans and specifications prepared by an Oregon licensed engineer are required for any modification or rehabilitation of the dam, spillway or appurtenant structures.

The water user shall not use the emergency spillway on this reservoir unless water inflow into the reservoir exceeds the outflow capacity of the 10" water transmission pipe that serves as an outflow for this reservoir.

The storage of water allowed herein is subject to the installation and maintenance of a fully functional conduit/gate assembly having a minimum diameter of 8 inches.

Failure to comply with any of the provisions of this right may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the right.

This right 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.

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 plans.

The storage 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.

The right to store water for the above purpose is restricted to beneficial use at the place of use described.

Issued JAN 25 2016

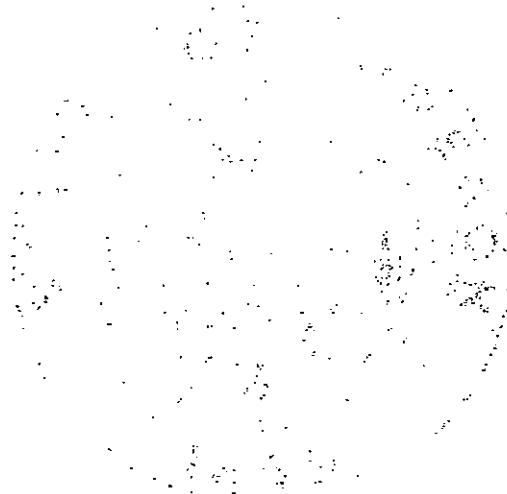
Received by OWRD

JUN 30 2025

Salem, OR



Dwight French
Water Right Services Division Administrator, for
Thomas M. Byler, Director
Oregon Water Resources Department



Received by OWRD

JUN 30 2025

Salem, OR

TDM WATER CO.
1263 nw Oakmont Ct
McMinnville OR 97128

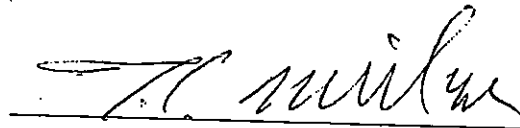
RECEIVED

MAR 24 2008

WATER RESOURCES DEPT
SALEM, OREGON

We agree to provide permitted water to John B. Abrams and Maralynn M. Abrams
from Our Muhs Quarry.

Our current reservoir permit, R13864, has excess stored water that they will utilize
for irrigation.



Thomas C. Miller, President


Donna J. Miller, Secretary

March 22, 2008
Date

587127

Received by OWRD
JUN 30 2025
Salem, OR

0393

T. 4 S., R.4 W., W.M.

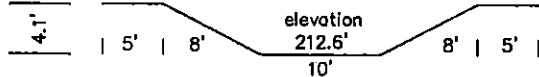
Exhibit "A"

Scale: 1" = 100'

Location: The SW 1/4 of the SW 1/4 and the SE 1/4 of the SW 1/4
Section 18, T. 4 S., R.4 W., W.M., Yamhill County, OR

Tax Lot: 4418CC - 102

Date: 25 Sept. 2008



Spillway Detail Scale: 1" = 10'

At Water Elevation 210'
Site Volume Table: Unadjusted

211101.22 cu. yds.(F) Composite
211105.75 cu. yds.(F) Prismoidal
211108.02 cu. yds.(F) End area

$235,942 + 235,932 = 471,874 / 2 = 235,932$ cu. yds.

$211,104 \times 27 = 5,699,826$ cu. ft.
 $5,699,826 / 43,560 = 130.85$ Acre ft.

Calculated Volume - AutoCad Land Development

I certify that the information I have provided in this application is an accurate representation of the proposed water use and is true and correct to the best of my knowledge. This map is to be used for the purpose of identifying the location of water right only and is not intended to provide legal dimensions or locations of property ownership lines.

Matt Dunkel

Matt Dunkel
MacDonald & Assoc.
3765 Riverside Drive
McMinnville, Oregon 97128
Phone: 503-472-7904
Fax: 503-472-0367
Email: matt@dunkelassoc.com

TL 4418CC-100

TL 4418CC-102

TL 4418CC-101

Manhole, Point of diversion
1267' East & 507' North of
SW corner of Section 18,
Existing Manhole Rim Elev. =
217.28'

concrete
spillway -
see detail

TL 4418CC-102

MUHS QUARRY

5.7 Acres water surface
7.0 Acres to top of high wall

FINAL PROOF SURVEY

UNDER

Application No. R-83820 Permit No. R-13864

IN NAME OF

RECEIVED

TDM Co.

SEP 29 2008

Surveyed Sept. 25, 2008

WATER RESOURCES DEPT
SALEM, OREGON

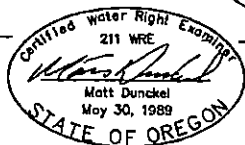
Foxridge Road

COBU MAP # 0393 1 of 2

5551
#3617
#2576

13 18

24 19



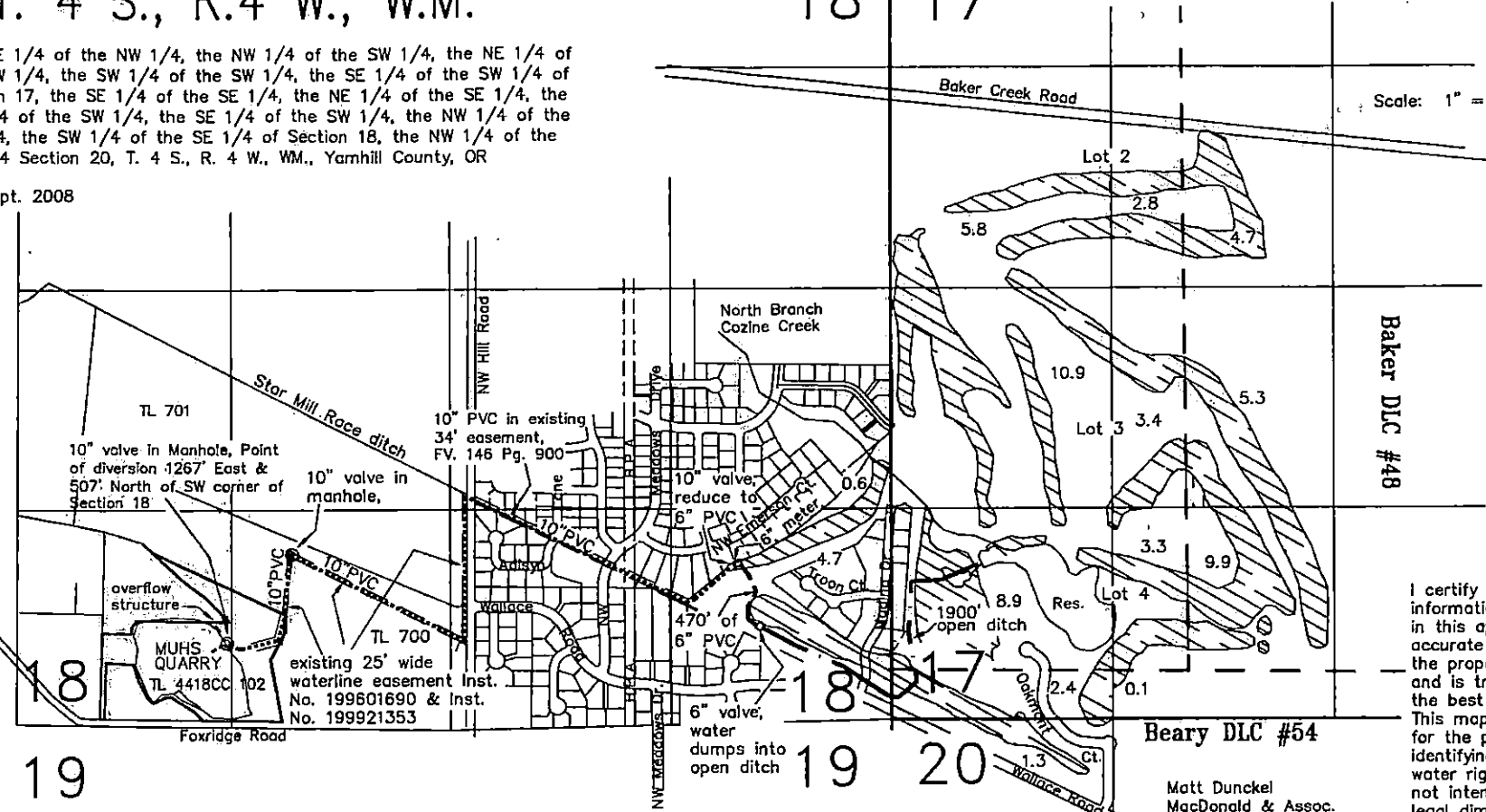
3660
0393
2 of 2

T. 4 S., R.4 W., W.M.

Exhibit "B"

The SE 1/4 of the NW 1/4, the NW 1/4 of the SW 1/4, the NE 1/4 of the SW 1/4, the SW 1/4 of the SW 1/4, the SE 1/4 of the SW 1/4 of Section 17, the SE 1/4 of the SE 1/4, the NE 1/4 of the NW 1/4, the SW 1/4 of the SW 1/4, the SE 1/4 of the SW 1/4, the NW 1/4 of the SE 1/4, the SW 1/4 of the SE 1/4 of Section 18, the NW 1/4 of the NW 1/4 Section 20, T. 4 S., R. 4 W., WM., Yamhill County, OR

25 Sept. 2008

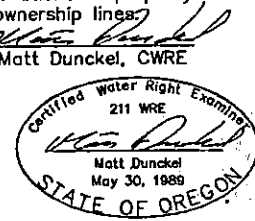


Scale: 1" = 660'

North

I certify that the information I have provided in this application is an accurate representation of the proposed water use and is true and correct to the best of my knowledge. This map is to be used for the purpose of identifying the location of water right only and is not intended to provide legal dimensions or locations of property ownership lines.

Matt Dunckel
MacDonald & Assoc.
3765 Riverside Drive
McMinnville, Oregon 97128
Phone : 503-472-7904
Fax: 503-472-0367
Email: matt@dunckelassoc.com



FINAL PROOF SURVEY
UNDER

LEGEND:

- = D.L.C. line
- = "40" line
- = Section line
- - - = open ditch
- - - = existing 6" PVC
- - - = existing 10" PVC

[Hatched box symbol] = place of use under Application S-83821, Permit 53993 area of existing water rights under Application G-11038, R-63048 & 630149, Permit No. G-10202, R-8344 & 46419 in the name of MICHELBOOK ESTATES, INC.

Application No. R-83820 Permit No. R-13864

IN NAME OF

RECEIVED

Received by OWRD

TDM Co.

SEP 29 2008

Surveyed Sept. 24, 2008

WATER RESOURCES DEPT
SALEM, OREGON

JUN 30 2025

Salem, OR

West Wind Country Estates

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

A Subdivision in the
W 1/2 Section 18 T. 4 S., R. 4 W., WM.,
Part of the T.J. Shadden Certificate Claim
Yamhill County, OR
Date: 12 October, 2007
Docket No. S-05-05

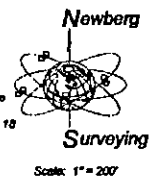
Legend

- = 5/8" X 30" iron rod set with yellow plastic cap marked "Newberg 2833", flush to 0.2" down unless otherwise stated
- = 5/8" X 30" iron rod set with aluminum cap marked "Newberg 2833", flush to 0.2" down unless otherwise stated
- = monument found, flush to 0.2" down, origin stated if known, in good condition unless otherwise stated
- ⊙ = Yamhill County iron pipe and brass cap as noted, in good condition unless otherwise stated
- — — = iron rod found in this survey
- — — = "with yellow plastic cap" marked as noted
- — — = "with red plastic cap" marked as noted
- — — = "with aluminum cap" marked as noted
- () = record data as noted
- () = record data CSP-4564 & F.V. 73 Pg. 630
- — — = road right of way as noted
- L=XXX = length of arc along curve
- sf = square feet
- — — = private easement as noted:
 - S.E. Private Sanitary Sewer Easement
 - A.E. Private Access Easement
 - S.D.E. Private Storm Drainage Easement
 - L.S.E. Private Landscape Easement
 - U.E. Utility Easement
- — — = roadway centerline

INDEX

- Page 1.....Boundary Survey & overview of complete subdivision
- Page 2.....East Half of Subdivision showing lot dimensions and detail of entrance
- Page 3.....West Half of Subdivision showing lot dimensions and utilities & easements extending across adjoining land to the west
- Page 4.....Detail of Wastewater Easements Curve Table of property lines for all lots 1 - 50
- Page 5.....Surveyor's Certificate Acknowledgements Narrative Notes

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JUN 30 2025
Salem, OR



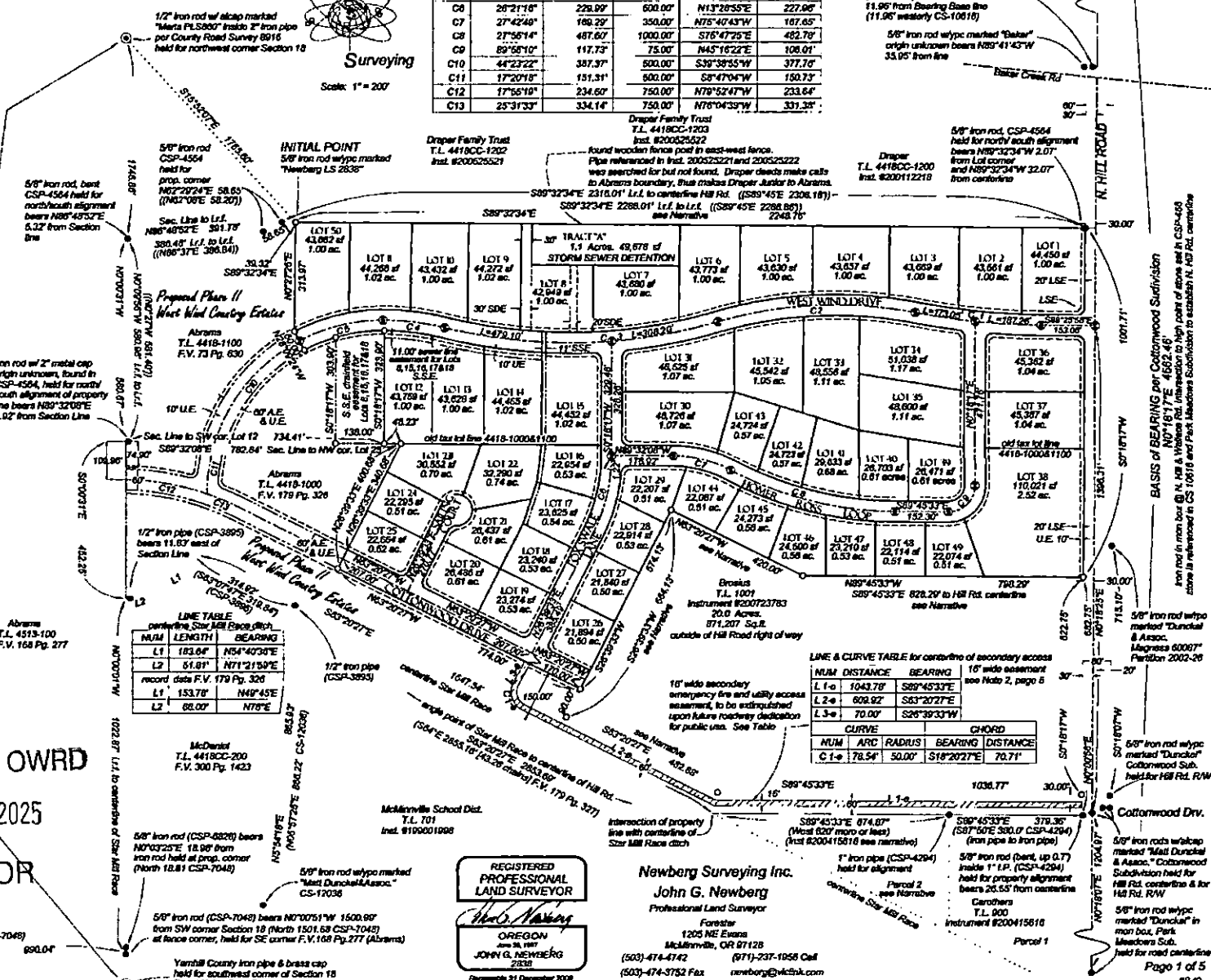
Scale: 1" = 200'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	10°19'19"	300.31'	2000.00'	S84°16'18"E	359.62'
C2	27°06'33"	567.78'	1200.00'	S87°20'06"W	682.50'
C3	30°04'21"	787.30'	1500.00'	N88°48'50"E	778.30'
C4	13°36'36"	178.16'	750.00'	N82°57'00"W	177.74'
C5	28°23'57"	247.83'	500.00'	S76°02'34"W	243.30'
C6	26°21'16"	228.99'	600.00'	N13°26'55"E	227.06'
C7	27°42'40"	180.29'	350.00'	N75°40'43"W	167.65'
C8	27°56'14"	487.60'	1000.00'	S75°47'25"E	482.78'
C9	89°58'10"	117.73'	75.00'	N45°16'22"E	108.01'
C10	44°23'22"	387.37'	500.00'	S39°38'55"W	377.70'
C11	17°20'18"	151.31'	600.00'	S5°47'04"W	150.73'
C12	17°56'10"	234.60'	750.00'	N78°52'47"W	233.64'
C13	25°31'33"	334.14'	750.00'	N76°04'53"W	331.35'

high point of stone, accepted as 631'232'4" stone set in CSP-486 marking the NW corner of that portion of the T.J. Shadden Claim sold to Hulse 5/8" iron rod marked "Barker" (CS-10616) bears N47°34'05"W 1.22' from stone
5/8" iron rod (CSP-9512) bears S79°56'12"E 1.20' from stone

5/8" iron rod w/ycp marked "Pardner" (CSP-9512) bears N89°41'43"W 11.96' from Bearing Base line (11.96' westerly CS-10616)

5/8" iron rod w/ycp marked "Baker" origin unknown bears N89°41'43"W 35.95' from line



NUM	LENGTH	BEARING
L1	183.60'	N54°40'08"E
L2	51.01'	N71°21'59"E

record data F.V. 179 Pg. 326

NUM	LENGTH	BEARING
L1	153.78'	N40°45'E
L2	68.00'	N78°E

NUM	ARC	RADIUS	BEARING	DISTANCE
L-1	1043.78'	S89°45'33"E		
L-2	609.92'	S63°20'27"E		
L-3	70.00'	S26°39'33"W		

NUM	ARC	RADIUS	BEARING	DISTANCE
C1	78.54'	50.00'	S18°20'27"E	70.71'

REGISTERED
PROFESSIONAL
LAND SURVEYOR
John G. Newberg
OREGON
JUN 30 1987
JOHN G. NEWBERG
2038
Renewable 31 December 2008

Newberg Surveying Inc.
John G. Newberg
Professional Land Surveyor
Forester
1205 NE Evans
McMinnville, OR 97128
(503) 474-4742 (503) 474-3752 Fax
jnewberg@victrol.com

West Wind Country Estates

A Subdivision in the
W 1/2 Section 18 T. 4 S., R. 4 W., WM.,
Part of the T.J. Shadden Certificate Claim
Yamhill County, OR
Date: 12 October, 2007
Docket No. S-05-05

DETAIL "B"

LINE TABLE for centerline of 10' wide
easement granted from F.V. 73 Pg. 630
to Lots 8, 15, 16, 17 & 18

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
L5	29.09°	6.90'	1174.19'	S01°18'17"W	6.90'
L7	187.50°	6.90'	1174.19'	S01°18'17"W	6.90'
L8	187.50°	6.90'	1174.19'	S01°18'17"W	6.90'

DETAIL "B"

CURVE TABLE for centerline of 11' wide
easement granted from F.V. 73 Pg. 630
to Lots 8, 15, 16, 17 & 18

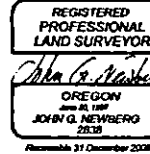
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C-1	0°19'54"	6.90'	1174.19'	N89°32'08"E	6.90'
C-2	8°12'45"	108.58'	757.52'	S86°06'10"W	108.49'

DETAIL "B"

Wastewater on site treatment, access and installation easements (per OAR 340-71-130) granted by F.V. 73 Pg. 630
for the benefit of Lots 8, 15, 16, 17 & 18 of West Wind Country Estates as shown herein.
Also showing the 11 foot wide sanitary sewer utility easement across Lots 12, 13, 14, 15, 16 & 17 (per OAR 340-071-0130)
dedicated for the installation and maintenance of the sub-surface transmission lines servicing each lot granted said
wastewater treatment easement from F.V. 73 Pg. 630.

Newberg Surveying Inc.
John G. Newberg
Professional Land Surveyor

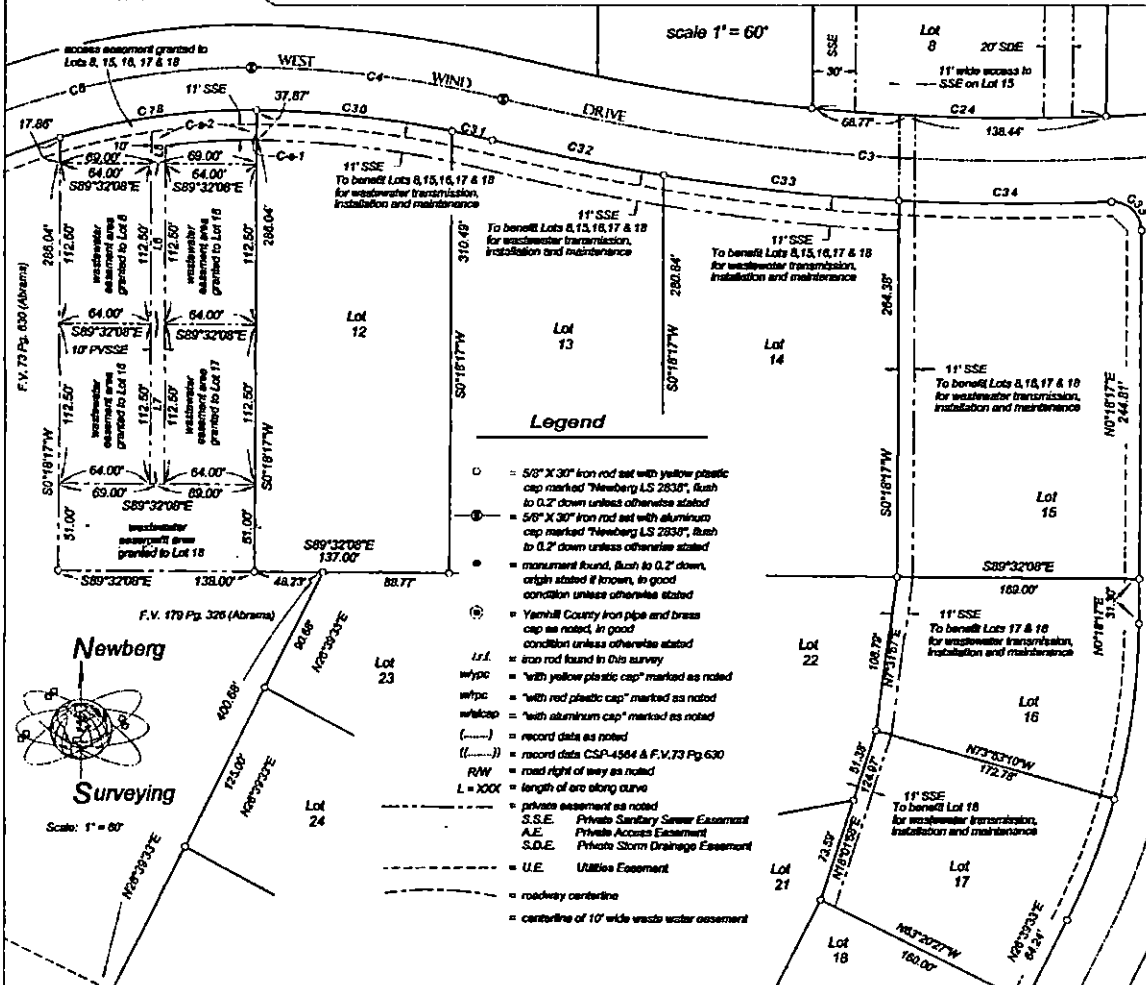
Forster
1205 NE Evans
McMinnville, OR 97128
(503)-474-4742 (571)-237-1856 Cell
(503)-474-3752 Fax newberg@vlnk.com



THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

CURVE TABLE PROPERTY LINES LOTS 1 - 50

LOT	NUM	DELTA	ARC LENGTH	RADIUS	BEARING	DISTANCE
1	C14	90°15'45"	31.50'	20.00'	N45°28'10"E	28.35'
1	C15	1°37'18"	55.76'	1070.00'	S89°37'10"E	55.76'
2	C16	5°13'15"	179.51'	1070.00'	S89°12'02"E	179.45'
3	C17	3°28'46"	119.83'	1070.00'	S89°31'01"E	119.82'
3	C18	3°43'55"	80.84'	1230.00'	N89°50'30"W	80.82'
4	C19	10°14'19"	219.80'	1230.00'	N87°59'43"W	219.81'
5	C20	9°43'21"	206.72'	1230.00'	S82°01'28"W	206.47'
6	C21	3°22'51"	72.62'	1230.00'	S75°28'17"W	72.61'
6	C22	4°08'38"	106.32'	1470.00'	N75°51'07"E	106.30'
7	C23	0°41'12"	248.53'	1470.00'	N82°46'03"E	248.23'
8	C24	7°59'54"	205.21'	1470.00'	S88°22'24"E	205.04'
9	C25	5°54'29"	151.58'	1470.00'	S81°26'12"E	151.51'
10	C26	2°20'07"	59.92'	1470.00'	S77°18'54"E	59.91'
10	C27	7°47'09"	106.00'	780.00'	N80°02'25"W	105.91'
11	C28	5°48'27"	78.29'	780.00'	N85°50'43"W	78.25'
11	C29	10°31'52"	97.42'	530.00'	S84°59'37"W	97.28'
12	C30	10°58'26"	137.90'	720.00'	N83°50'47"W	137.69'
13	C31	2°18'29"	28.03'	720.00'	N77°18'16"W	28.03'
13	C32	4°34'11"	122.03'	1830.00'	S78°25'56"E	122.00'
14	C33	6°10'37"	164.95'	1530.00'	S83°48'20"E	164.87'
15	C34	8°32'45"	148.10'	1530.00'	S89°40'02"E	148.04'
16	C35	82°44'42"	32.37'	20.00'	N48°04'44"W	28.05'
16	C36	15°11'57"	124.68'	470.00'	N7°54'16"E	124.31'
17	C37	11°00'18"	91.51'	470.00'	N21°04'54"E	91.38'
19	C38	90°00'00"	31.42'	20.00'	N71°39'33"E	28.28'
20	C39	90°00'00"	31.42'	20.00'	S18°20'27"E	28.28'
21	C40	82°10'48"	32.56'	30.00'	S87°44'57"W	30.90'
21	C41	88°50'21"	88.77'	45.00'	N44°28'11"E	62.99'
22	C42	68°13'08"	52.01'	45.00'	N33°06'33"W	43.16'
23	C43	01°44'19"	64.20'	45.00'	S72°54'43"W	58.89'
24	C44	5°05'49"	4.86'	45.00'	S29°04'38"W	4.86'
25	C45	90°00'00"	31.42'	20.00'	N71°39'33"E	28.28'
26	C46	90°00'00"	31.42'	20.00'	S18°20'27"E	28.28'
28	C47	12°48'33"	118.49'	630.00'	N20°15'15"E	118.24'
29	C48	8°20'34"	78.10'	530.00'	N5°37'42"E	78.03'
29	C49	53°03'26"	28.69'	20.00'	S47°56'09"W	27.04'
30	C50	6°30'51"	36.94'	320.00'	N86°13'42"W	36.82'
30	C51	19°10'58"	127.23'	380.00'	N79°56'38"W	126.63'
30	C52	85°47'34"	29.95'	20.00'	S42°35'30"E	27.23'
31	C53	63°32'45"	28.16'	20.00'	S42°04'40"W	26.65'
31	C54	10°04'14"	268.92'	1530.00'	N78°48'55"E	268.58'
31	C55	1°59'08"	40.54'	1170.00'	S74°48'21"W	40.53'
32	C56	0°43'11"	198.48'	1170.00'	S80°37'30"W	198.25'
33	C57	1°50'32"	180.14'	1170.00'	S89°24'22"W	180.02'
34	C58	7°33'43"	154.42'	1170.00'	N82°53'07"W	154.31'
34	C59	3°41'22"	130.72'	2030.00'	S80°57'19"E	130.70'
34	C60	83°08'17"	29.01'	20.00'	N41°14'52"W	26.63'
36	C61	80°58'10"	70.84'	45.00'	N45°18'22"E	63.60'
40	C62	0°04'49"	102.04'	970.00'	S86°43'08"E	102.60'
41	C63	0°56'56"	168.44'	970.00'	S78°42'15"E	168.22'
42	C64	7°49'13"	132.40'	970.00'	S69°49'10"E	132.30'
43	C65	4°05'14"	69.20'	970.00'	S63°51'55"E	69.18'
43	C66	8°31'50"	58.58'	380.00'	N68°05'14"W	58.53'
44	C67	21°05'58"	117.84'	320.00'	N72°22'17"W	117.18'
44	C68	2°42'54"	48.81'	1030.00'	S63°10'45"E	48.81'
45	C69	0°05'27"	145.45'	1030.00'	S89°34'57"E	145.33'
45	C70	0°08'52"	108.92'	1030.00'	S78°41'07"E	108.87'
47	C71	7°57'20"	143.02'	1030.00'	S82°43'14"E	142.91'
48	C72	3°03'38"	60.02'	1030.00'	S89°13'44"E	59.01'
48	C73	25°18'47"	48.39'	105.00'	N77°35'04"E	48.01'
38	C74	84°37'23"	118.43'	105.00'	N32°36'59"E	112.26'
36	C75	84°05'13"	32.84'	20.00'	S47°20'44"W	29.21'
36	C76	3°49'28"	135.50'	2030.00'	S87°31'14"E	135.48'
36	C77	89°44'11"	31.32'	20.00'	N46°33'49"W	28.22'
37	C78	17°03'18"	139.90'	470.00'	S82°12'52"W	139.39'
37	C79	11°50'37"	97.15'	470.00'	S67°45'54"W	96.08'
50	C80	17°52'05"	165.28'	830.00'	S70°48'29"W	164.82'



Salem, OR

JUN 30 2025

Received by OWRD

West Wind Country Estates

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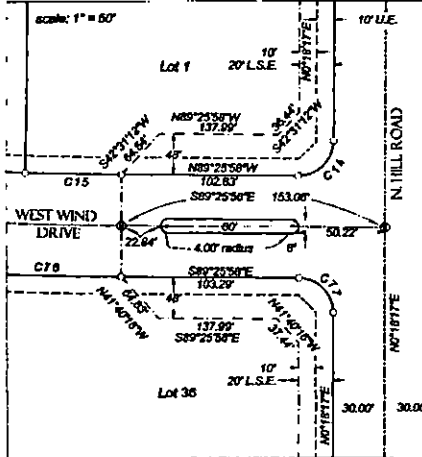
A Subdivision in the
W 1/2 Section 18 T. 4 S., R. 4 W., WM.,
Part of the T.J. Shadden Certificate Claim
Yamhill County, OR
Date: 12 October, 2007
Docket No. S-05-05

Draper Family Trust
T.L. 441800-1203
Inst. #200525522

Draper
T.L. 441800-1200
Inst. #200112218

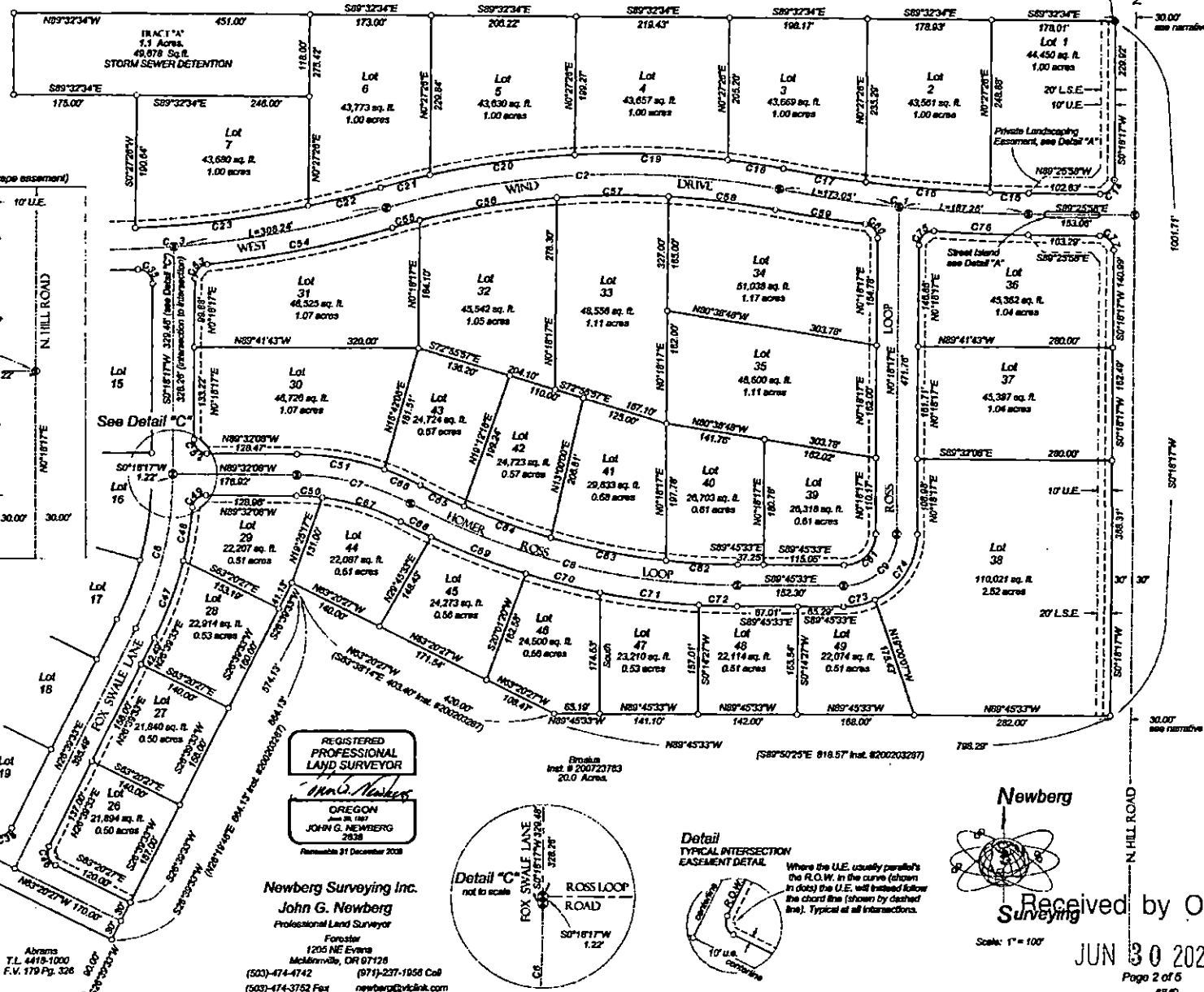
5/8" iron rod, CSP-4504
held for north-south alignment
bears N89°32'34"W 2.07'
from property corner

Detail "A" (main entrance, street island tract & landscape easement)



Legend

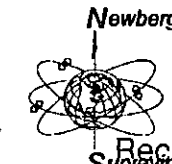
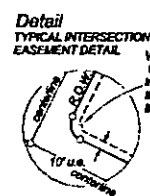
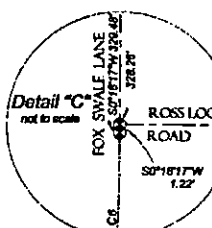
- = 5/8" X 30" iron rod set with yellow plastic cap marked "Newberg LS 2538", flush to 0.2" down unless otherwise stated
- = 5/8" X 30" iron rod set with aluminum cap marked "Newberg LS 2538", flush to 0.2" down unless otherwise stated
- = monument found, flush to 0.2" down, origin stated if known, in good condition unless otherwise stated
- ⊙ = Yamhill County iron pipe and brass cap as noted, in good condition unless otherwise stated
- Lrt. = iron rod found in this survey
- wtpc = "with yellow plastic cap" marked as noted
- wtpa = "with red plastic cap" marked as noted
- wfscap = "with aluminum cap" marked as noted
- (.....) = record data as noted
- (.....) = record data CSP-4504 & F.V. 73 Pg. 630
- R/W = road right of way as noted
- L = XXX' = length of arc along curve
- - - - - = private easement as noted
- - - - - = S.S.E. Private Sanitary Sewer Easement
- - - - - = A.E. Private Access Easement
- - - - - = S.D.E. Private Storm Drainage Easement
- - - - - = U.E. Utility Easement
- - - - - = roadway centerline
- - - - - = L.S.E. Private Landscape Easement



REGISTERED
PROFESSIONAL
LAND SURVEYOR
John G. Newberg
OREGON
JAN 1987
JOHN G. NEWBERG
2538
Renewable 31 December 2038

Newberg Surveying Inc.
John G. Newberg
Professional Land Surveyor

Forster
1205 NE Evans
McMinnville, OR 97128
(503)-474-4742 (971)-237-1958 Cell
(503)-474-3752 Fax newberg@vnetlink.com



Received by OWRD
Surveying

Scale: 1" = 100'
JUN 30 2025
Page 2 of 5
#549

Salem, OR

West Wind Country Estates

A Subdivision in the
W 1/2 Section 18 T. 4 S., R. 4 W., WM.,
Part of the T.J. Shadden Certificate Claim
Yamhill County, OR
Date: 12 October, 2007
Docket No. S-05-05

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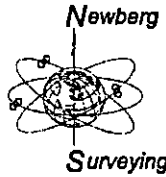
JUN 30 2025

Salem, OR

NOTE "A"
The roadways shown crossing lands described in Pl. 73 Pg. 630 and Pl. 179 Pg. 326 are part of an engineered master plan allocating another 21 lots in Phase 2 West Wind Country Estates when the parcels are fully developed. Prior to Phase 2 clearing, the roadways are easements for public and private utilities for the purpose of access, construction and maintenance for the benefit of the water system and electrical service providers for West Wind Country Estates. Said easements are to be terminated at such time as said Phase 2 is constructed and/or said roadways are dedicated to the public.

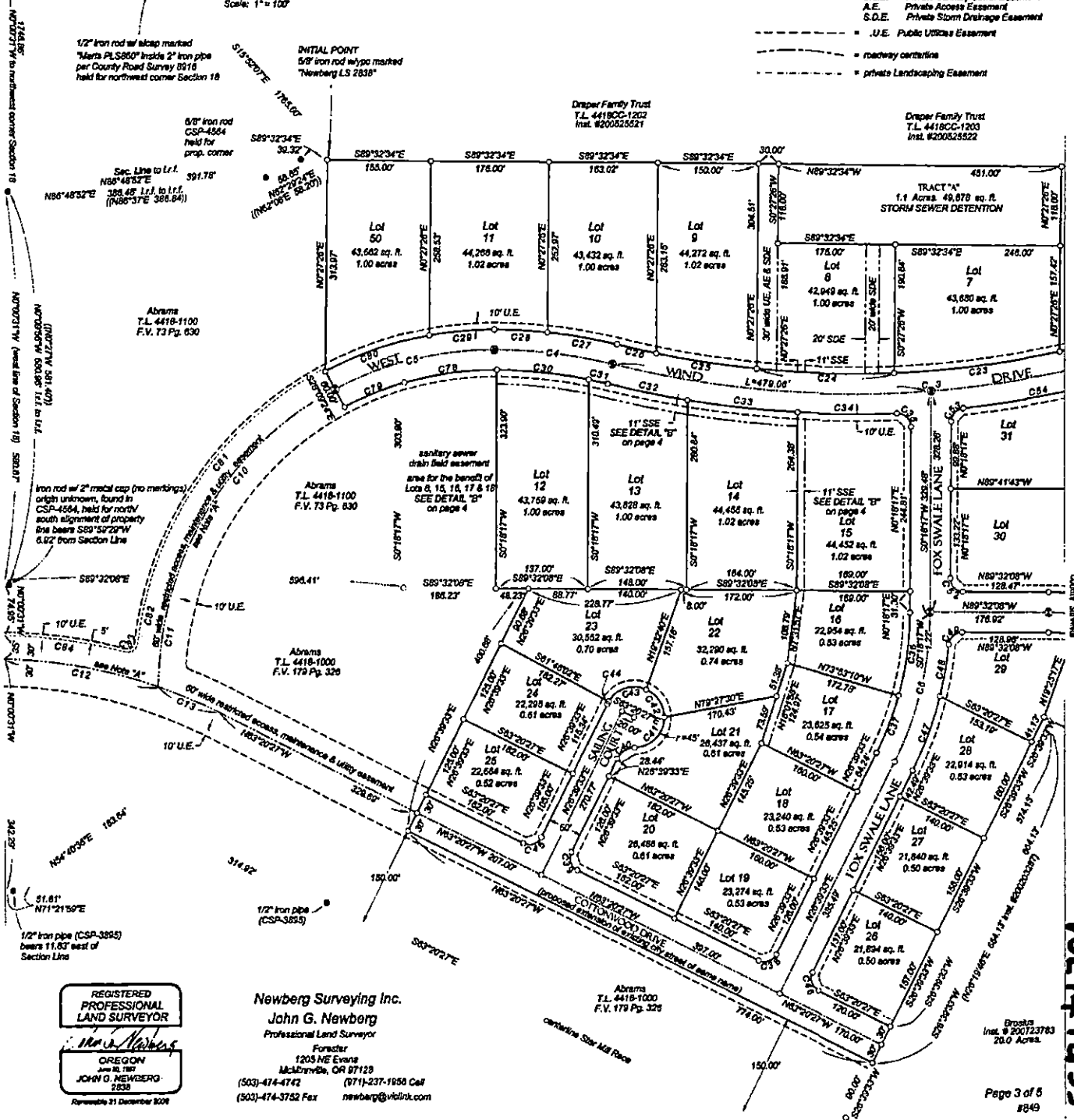
Legend

- = 5/8" X 30" iron rod set with yellow plastic cap marked "Newberg LS 2838", flush to 0.2' down unless otherwise stated
- = 5/8" X 30" iron rod set with aluminum cap marked "Newberg LS 2838", flush to 0.2' down unless otherwise stated
- ⊙ = monument found, flush to 0.2' down, origin stated if known, in good condition unless otherwise stated
- ⊕ = Yamhill County iron pipe and brass cap as noted, in good condition unless otherwise stated
- L.I. = iron rod found in this survey
- w/yep = "with yellow plastic cap" marked as noted
- w/rp = "with red plastic cap" marked as noted
- w/alap = "with aluminum cap" marked as noted
- (---) = record data as noted
- (---) = record data CSP-4564 & F.V. 73 Pg. 630
- R/W = road right of way as noted
- L = 100' length of arc along curve
- - - = private easement as noted
- S.S.E. = Private Sanitary Sewer Easement
- A.E. = Private Access Easement
- S.D.E. = Private Storm Drainage Easement
- - - = U.E. Public Utility Easement
- - - = roadway easement
- - - = private Landscaping Easement



Scale: 1" = 100'

CURVE TABLE FOR CENTERLINE OF U.E. OUTSIDE SUBDIVISION		CHORD	
CURVE			
C81	45°49'11"	427.86'	833.00'
C82	9°18'59"	86.99'	838.00'
C83	87°25'38"	25.81'	16.00'
C84	13°19'00"	182.45'	783.00'



West Wind Country Estates

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A Subdivision in the
W 1/2 Section 18 T. 4 S., R. 4 W., WM.,
Part of the T.J. Shadden Certificate Claim
Yamhill County, OR
Date: 12 October, 2007
Docket No. S-05-05

Declaration:

I, John Newberg, do hereby certify that I have correctly surveyed and marked with proper monuments the land hereon shown as West Wind Country Estates and the boundary of which is described as follows:

Beginning at a point on the north line of that land described in deed from Lester Grenfell and Roberta Grenfell to Robert Abrams and Marilyn Abrams and recorded in Film Volume 73 Page 630 of the Yamhill County Deed Records, said land being located in Section 18, Township 4 South, Range 4 West, of the Willamette Meridian, in Yamhill County, Oregon, said point bears South 15°20'34" East 1765.00 feet from the northwest corner of said Section 18; thence South 69°32'34" East 2278.76 feet to a point on the existing center line of North Hill Road, said point also being on the south line of that tract of land described in Instrument No. 200112218 Yamhill County Deed Records (Draper); thence South 0°18'17" West 1001.71 feet along the centerline of North Hill Road to the northwest corner of that tract of land described in Instrument No. 200203287 Yamhill County Deed Records (Brooks); thence North 69°45'33" West 826.29 feet along the north line of said Brooks tract to an angle point; thence continuing along said north line North 63°20'27" West 420.00 feet to the northwest corner of said Brooks tract; thence South 25°39'33" West 574.13 feet along the west line of said Brooks tract to a point, said point bears North 26°39'33" East 90.00 feet from the southwest corner of said Brooks tract; thence North 63°20'27" West 774.00 feet to a point; thence North 26°39'33" East 40.00 feet to a point on the north line of that land described in deed from John G. Manning and Ethel R. Manning to Marilyn Abrams and recorded in Film Volume 179 Page 326 of the Yamhill County Deed Records; thence North 60°32'03" West 48.23 feet along the north line of said Abrams tract to a point; thence North 0°18'17" East 323.00 feet to a point; thence 135.90 feet along a curve with a radius of 470.00 feet and chord bearing of South 82°12'52" West to a point; thence 87.15 feet along a curve with a radius of 470.00 feet and chord bearing of South 67°45'54" West to a point; thence North 26°07'24" West 60.00 feet to a point; thence North 0°27'26" East 313.67 feet to the Place of Beginning.

Marilyn Abrams
Marilyn Abrams

Acknowledgement:

State of Oregon)
 ss.

County of Yamhill)

This is to certify that on this 10 day of October, 2007, before me, a notary public for the State of Oregon, in the County of Yamhill, did personally appear Marilyn Abrams in the capacity shown in the above owner's statement and who is personally known to me to be the identical person described in and who executed the above instrument and who acknowledged to me that she executed the same freely and voluntarily.

Kathy R. Bickel
Notary Public for the State of Oregon
My commission expires April 30, 2010



CERTIFICATE OF COUNTY CLERK

OFFICIAL YAMHILL COUNTY RECORDS
JON COLEMAN, COUNTY CLERK
200724005
\$66.00
11/05/2007 04:33:47 PM
PR-PPR On1el S1m2 AN1TR
\$45.00 \$10.00 \$11.00

Surveyor's Certificate:

I, John Newberg, do hereby certify that I have correctly surveyed and marked with proper monuments the land hereon shown as West Wind Country Estates and the boundary of which is described as follows:

Beginning at a point on the north line of that land described in deed from Lester Grenfell and Roberta Grenfell to Robert Abrams and Marilyn Abrams and recorded in Film Volume 73 Page 630 of the Yamhill County Deed Records, said land being located in Section 18, Township 4 South, Range 4 West, of the Willamette Meridian, in Yamhill County, Oregon, said point bears South 15°20'34" East 1765.00 feet from the northwest corner of said Section 18; thence South 69°32'34" East 2278.76 feet to a point on the existing center line of North Hill Road, said point also being on the south line of that tract of land described in Instrument No. 200112218 Yamhill County Deed Records (Draper); thence South 0°18'17" West 1001.71 feet along the centerline of North Hill Road to the northwest corner of that tract of land described in Instrument No. 200203287 Yamhill County Deed Records (Brooks); thence North 69°45'33" West 826.29 feet along the north line of said Brooks tract to an angle point; thence continuing along said north line North 63°20'27" West 420.00 feet to the northwest corner of said Brooks tract; thence South 25°39'33" West 574.13 feet along the west line of said Brooks tract to a point, said point bears North 26°39'33" East 90.00 feet from the southwest corner of said Brooks tract; thence North 63°20'27" West 774.00 feet to a point; thence North 26°39'33" East 40.00 feet to a point on the north line of that land described in deed from John G. Manning and Ethel R. Manning to Marilyn Abrams and recorded in Film Volume 179 Page 326 of the Yamhill County Deed Records; thence North 60°32'03" West 48.23 feet along the north line of said Abrams tract to a point; thence North 0°18'17" East 323.00 feet to a point; thence 135.90 feet along a curve with a radius of 470.00 feet and chord bearing of South 82°12'52" West to a point; thence 87.15 feet along a curve with a radius of 470.00 feet and chord bearing of South 67°45'54" West to a point; thence North 26°07'24" West 60.00 feet to a point; thence North 0°27'26" East 313.67 feet to the Place of Beginning.

John G. Newberg
John G. Newberg, PLS 2938



Newberg Surveying Inc.
John G. Newberg
Professional Land Surveyor
Forester
1206 NE Evans
McMinnville, OR 97128
(503)-474-4742 (971)-237-1958 Cell
(503)-474-3732 Fax newberg@victlink.com

Notes:

- 1) Lots shown on this plat were authorized by voters of land use regulations by Yamhill County and the State of Oregon pursuant to ORS 107.352, 2005 replacement part (Measure 37). The Yamhill County voter is found in Board Order 05-305, recorded in the Yamhill County Deed & Mortgage Records as Instrument No. 200511294. Yamhill County makes no representations or warranties as to the transferability of the lots of any development rights related to the lots.
- 2) 10 foot secondary emergency fire and utility access easement granted by Film Volume 73 Page 630, Yamhill County Deed Records to provide alternate emergency access to West Wind Country Estates until such time as another public right of way is available, providing a second legal access to said subdivision.
- 3) This subdivision is subject to covenants, conditions and restrictions recorded in Instrument No. _____ Yamhill County Deed Records
- 4) This subdivision is subject to Home Owners Association by-laws of which are recorded in Instrument No. _____ Yamhill County Deed Records
- 5) All road right of ways within the boundary of this subdivision are dedicated to Yamhill County for public use and are to be privately maintained by the above mentioned Home Owners Association. In addition said right of ways contain the storm sewer system and the potable and irrigation water systems serving this subdivision, however public (street) systems remain.
- 6) All lots and land bounded by public road right-of-ways are subject to a 10 foot wide utility easement.
- 7) All adjacent land bounded by the 60 foot Phase 2 roadways, as shown hereon, now being depicted as access and utility easements are subject to a 10 foot wide utility easement. See Note "A" on page 3 of this plat.

Narrative:

The purpose of this survey is to subdivide a portion of land described in Instrument Film Volume 179 Page 326 (Abrams) and Film Volume 73 Page 630 (Abrams) of the Yamhill County Deed Records into 50 lots, to dedicate the roadways as shown for public use, and to create both private and public easements as shown and as approved by Yamhill County Docket No. S-05-05.

The Scale of Bearing is North 0° 18' 17" East between found monuments of recorded Surveys CSP-405, CS-10618, Cottonwood Subdivision and Park Meadows Subdivision. Monuments set in CS-10618 referencing the centerline and easterly right of way of N. Hill Road at the intersection with Baker Creek Rd were not found. The stone set in CSP-405 (March 24, 1874) marking the northwest corner of that portion of the T.J. Shadden Certificate Claim sold to "Hibbe" was found in good condition and its location was held. Said stone was tied, and an iron rod set in a monument box marking the centerline intersection of N. Hill Road with Wallace Road per Park Meadows Plat. The location of the aluminum cap monument set in the Cottonwood Subdivision marking the centerline intersection of Cottonwood Drive and N. Hill Road fits well with the centerline location of N. Hill Road as shown.

The tracts of land described in Film Volume 179 Page 326 and Film Volume 73 Page 630 make calls to the centerline of N. Hill Road as the east boundary of each tract. The adjacent boundaries of the lots adjoining N. Hill Road are 30 feet from the said centerline.

A tract of land was originally conveyed to Scott Brooks in Instrument No. 200203287 and its senior to this subdivision. It was originally sold as a 20 acre tract (excluding roads) with the southerly line of said tract being 90 feet northerly and parallel with the existing centerline of the Star Hill Road. As a result of surveying the boundaries for West Wind Country Estates, a more accurate description reflecting the intent of Instrument No. 200203287 was prepared and a "Deed Correction" (Instrument No. 200723763) was recorded with the Yamhill County Deed Records.

Similarly, the tract of land described as Parcel 2 in Instrument No. 200415516 (Cordery) was sold as a Lot Line Adjustment and was not surveyed. The deed makes an approximate call for the north line by extending the corner of the north line of Parcel 1 Instrument No. 200415516 to the intersection point with the centerline of the Star Hill Road. The measurements from this survey show the north line of Parcel 2 is 54.87 feet longer than the "50 foot more or less" call in Instrument No. 200415516.

The north line of West Wind Country Estates was established by holding found monuments of CSP-4564. The deeds for the landowners to the north are Junior as they make calls to the north line of a 38.6 acre tract conveyed to Abrams in Film Volume 73 Page 630.

The iron pipe referenced in Instruments No. 200625521 (Draper) and No. 200625522 (Draper) marking the common south corners of said Draper tracts was not found, however a decaying wood fence post appears to mark this location and is consistent with Abrams' north line.

Approvals:

Unavailable
Yamhill County, Commissioner
Approved this _____ Day of _____, 2007.

Mary P. Stern
Yamhill County, Commissioner
Approved this 6th Day of Nov., 2007.

Mark H. Chinn
Yamhill County, Commissioner
Approved this 6th Day of Nov., 2007.

Mark R. Carlson
McMinnville Water and Light
Approved this 6th Day of Nov., 2007.

William A. Lee
Yamhill County, Planning Director
Approved this 6th Day of Nov., 2007.

William A. Lee
Yamhill County, Director of Public Works
Approved this 6th Day of Nov., 2007.

William A. Lee
Yamhill County, Surveyor
Approved this 6th Day of Nov., 2007.

William A. Lee
Yamhill County Tax Collector
Approved this 6th Day of Nov., 2007.

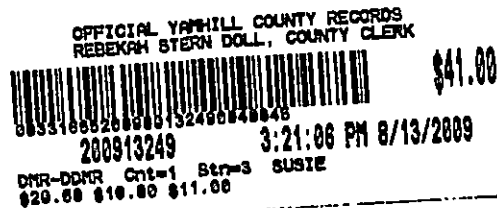
Received by OWRD
JUN 30 2025
Salem, OR

Received by OWRD

JUN 30 2025

Salem, OR

After recording return to:	
Order Number: 26893	
Western Title & Escrow 1215 NE Baker Street McMinnville, OR 97128	
Grantee Name(s):	
Fox Ridge Developers, LLC 1689 Emerson Dr McMinnville, OR 97128	
Until a change is requested, all tax statements shall be sent to the following address:	
Same as Above	



Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Alan Ruden Inc, an Oregon corporation Grantor conveys and warrants to
Fox Ridge Developers, LLC, an Oregon Limited Liability Company, Grantee the
following described real property free of encumbrances except as specifically set forth
herein:

SEE ATTACHED EXHIBIT A

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the
date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$0.00. (Here comply with requirements of
ORS 93.030.)

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

Executed this 12th day of August, 2009

Alan Ruden, Inc.

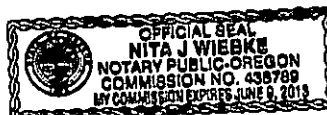
By Alan Ruden

Its President

State of Oregon, County of Yamhill) ss.

This Instrument was acknowledged before me on this 12th day of August, 2009 by Alan
Ruden as President of Alan Ruden, Inc., an Oregon Corporation

Notary Public for Oregon



1/4

WESTERN TITLE & ESCROW 26893

Order No. 26883

JUN 30 2025

"EXHIBIT A"

Salem, OR

Part of Section 18, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, described as follows:

BEGINNING at the Southeast corner of that certain tract described in deed from Fred W. Muhs to Anna K. Muhs, recorded in Book 117, Page 283, Deed Records; thence Northerly along the East line of said Muhs tract and along the centerline of County Road No. 2822, a distance of 1395.36 feet to the centerline of the Star Mill Race Ditch; thence North 64° West along the center of said ditch to the Northeast corner of that certain tract conveyed by Anna K. Muhs to John M. McDaniel by deed recorded September 7, 1965 in Film Volume 47, Page 797, Deed and Mortgage Records; thence South 06°03'17" West, 1319.20 feet to the North line of that tract conveyed by Anna K. Muhs to John McDaniel by deed recorded December 16, 1964 in Film Volume 42, Page 317, Deed Records; thence South 78°37' East, 192.3 feet to the Northeast corner of the last mentioned McDaniel tract; thence South 72°55' East, 237.60 feet; thence South 47°11' East, 322.82 feet; thence South 52°56' East, 177.38 feet; thence South 45° East, 424.27 feet; thence South 41°29' East, 158.77 feet; thence South 10°29' East to the South line of said Section 18; thence East along the South line of said section to the point of beginning.

EXCEPT the following described tract to-wit:

BEGINNING at the Southeast corner of that tract described in deed from Fred W. Muhs to Anna K. Muhs, recorded in Book 117, Page 283, Deed Records; thence North 89°11' West, 133.94 feet to an iron pipe on the edge of the road; thence North 31°46'30" East, a distance of 271 feet to a pipe on the edge of the road; thence South 02°10' West, 232.46 feet to the point of beginning.

EXCEPTING THEREFROM a tract of land in Section 18, Township 4 South, Range 4 West, Yamhill County, Oregon, the perimeter of which is described as follows:

BEGINNING at a point that is North 10°15'18" West, 651.65 feet from a 5/8" iron rod at the Southeast corner of Parcel I of Yamhill County Partition 1994-18 (Basis of bearing CS-10510); thence South 63°12'07" East, 1729.47 feet to the West margin of Hill Road (30' from centerline); thence North 00°21'47" East, 900.00 feet to the centerline of Star Hill Race, which is also the North line of that tract of land described in deed from Vierra to Mark Smith and recorded in Film Volume 240, Page 511, Yamhill County Deed Records; thence North 63°12'07" West, 1729.47 feet along said centerline; thence South 00°21'47" West, 900.00 feet to the point of beginning.

EXCEPTING THEREFROM a tract of land in Section 18, Township 4 South, Range 4 West, Yamhill County, Oregon, the perimeter of which is described as follows:

BEGINNING at a 5/8" iron rod at the Southeast corner of Parcel 1 of Yamhill County Partition 1994-18; thence South 45°02'59" East 216.43 feet along the Easterly line of Parcel 2 of PT 1994-18 to an iron rod (basis of bearing CS-10510); thence South 41°31'59" East 158.69 feet along said line to an iron pipe; thence North 10°29'39" West 46.50 feet to an iron rod; thence North 27°43'06" East 180.67 feet to an iron rod; thence North 01°05'21" East 111.63 feet to an iron rod; thence North 65°12'44" West 879.75 feet to an iron rod on the Easterly line of said Parcel 1; thence South 47°15'12" East 237.18 feet along said line to an iron pipe; thence South 52°58'15" East 177.25 feet along said line to an iron pin; thence South 45°02'59" East 207.62 feet along said line to the point of beginning.

EXCEPTING THEREFROM a tract of land in Section 18, Township 4 South, Range 4 West, Yamhill County, Oregon, being part of that tract of land described in deed from Vierra to Mark Smith and recorded in film Volume 240, Page 511, Yamhill County Deed Records, and

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JUN 30 2025

being more particularly described as follows:

Salem, OR

BEGINNING at the Southeast corner of that tract of land described in deed from Mark Smith to McMinnville School District No. 40, said Southeast corner being on the West margin of Hill Road (30 feet from centerline); thence South 89°47'49" East 30.00 feet to the centerline of Hill Road; thence South 00°12'11" West 514.90 feet along said centerline and the Southerly extension of said centerline to the Southeast corner of that tract of land described in deed from Fred W. Muhs to Anna K. Muhs and recorded in Book 117, Page 283; thence North 89°16'50" West 555.12 feet along the South line of said Muhs tract (South line of Section 18); thence Northerly 33.36 feet along a curve concave to the East having a radius of 550.00 feet (chord = North 26°38'16" East 33.35 feet); thence continuing Northerly 340.11 feet along said curve (chord = North 46°05'26" East 334.71 feet); to the beginning of curve concave to the Northwest having a radius of 450.00 feet; thence Northerly 361.84 feet along said curve (chord = North 40°46'12" East 352.17 feet) to the Southerly line of said McMinnville School District No. 40 tract; thence South 63°12'07" East 45.74 feet to the point of beginning.

EXCEPTING THEREFROM a tract of land in Section 18, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, and being more particularly described as follows:

Beginning at a point that is North 10°15'18" West 651.65 feet from a 5/8" iron rod at the Southeast corner of Parcel 1 of Yamhill County Partition 1994-18 (Basis of Bearings CS-10510), said point being the Southwest corner of that tract of land described in deed to School District 40 and recorded in Instrument No. 199601998, Deed Records of Yamhill County; thence North 00° 22' 35" East 64.12 feet; thence North 00° 22' 35" East 835.78 feet to the Northwest corner of said SCHOOL DISTRICT 40 tract, being a point in the center of Star Mill Race and being a point on the North line of a tract of land described in deed to FOX RIDGE LLC and recorded in Instrument No. 200100732, Deed Records of Yamhill County; thence North 63° 12' 07" West 106.64 feet along the North line of said FOX RIDGE LLC tract to the TRUE POINT OF BEGINNING; thence continuing North 63° 12' 07" West, 670.79 feet to the Northwest corner of said FOX RIDGE LLC tract; thence South 05° 57' 25" West 866.22 feet to an iron rod on the West line of said FOX RIDGE LLC tract; thence South 67° 21' 16" East 420.28; thence North 22° 38' 44" East 781.16 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH A tract of land in Section 18, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, and being more particularly described as follows:

Beginning at a point that is North 10°15'18" West 651.65 feet from a 5/8" iron rod at the Southeast corner of Parcel 1 of Yamhill County Partition 1994-18 (Basis of Bearings CS-10510), said point being the Southwest corner of that tract of land described in deed to School District 40 and recorded in Instrument No. 199601998 Deed Records of Yamhill County; thence South 63°12'07" East 1729.52 feet to an iron rod on the West margin of North Hill Road (30 feet from centerline), being the Southeast corner of said School District 40 tract; thence North 00°22'35" East 228.11 feet to an iron rod on said West margin; thence North 89°37'25" West 70.00 feet to an iron rod; thence North 67°21'16" West 1598.05 feet to a point on the West line of said School District 40 tract; thence South 00°22'35" West 64.12 feet to the point of beginning.

EXCEPTING THEREFROM A tract of land in Section 18, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, and being more particularly described as follows:

BEGINNING at a point that is North 10°15'18" West, 651.65 feet from a 5/8" iron rod at the Southeast corner of Parcel 1 of Yamhill County Partition 1994-18 (Basis of Bearings CS-

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JUN 30 2025

Salem, OR

10510); said point being the Southwest corner of that tract of land described in deed to SCHOOL DISTRICT 40 and recorded in Instrument No. 199601998, Deed Records of Yamhill County; thence North 00°22'35" East 64.12 feet to the TRUE POINT OF BEGINNING; thence North 00°22'35" East 835.78 feet to the Northwest corner of said SCHOOL DISTRICT 40 tract, being a point in the center of Star Mill Race and being a point on the North line of a tract of land described in deed to FOX RIDGE LLC and recorded in Instrument No. 200100732, Deed Records of Yamhill County; thence North 63°12'07" West 106.64 feet along the North line of said FOX RIDGE LLC tract; thence South 22°38'44" West 781.16 feet; thence South 67°21'16" East 423.09 feet to the POINT OF BEGINNING.

FURTHER EXCEPTING THERE FROM:

A tract of land in Section 18, Township 4 South, Range 4 West, Yamhill County, Oregon, being more particularly described as follows:

Beginning in the centerline of North Hill Road and at the Southeast corner of that tract of land described in deed from Fred W. Muhs to Anna K. Muhs and recorded in Book 117 Page 283, Yamhill County Deed Records; thence North 00°22'35" East 742.07 feet along the centerline of North Hill Road to the centerline of Wallace Road; thence North 89°20'14" West 30.00 feet to the northeast corner of that tract of land described in deed from McMinnville School District No. 40 to FOX RIDGE, LLC and recorded in Instrument No. 200512295; thence North 89°37'25" West 70.00 feet along the North line of said tract; thence North 67°21'16" West 1172.37 feet along the north line of said FOX RIDGE, LLC tract to the TRUE POINT OF BEGINNING; thence South 22°38'44" West 425.84 feet to the North line of that tract of land described in deed to C.C. Miesel Co. and recorded in Instrument No. 199619761; thence South 65°12'44" East 245.38 feet along the North line of said C.C. Miesel Co. tract to the Northeasterly corner of said tract; thence South 01°05'21" West 111.63 feet along the East line of said tract; thence South 27°43'06" West 116.39 feet along said East line; thence North 84°52'32" East 288.19 feet; thence North 04°00'01" West 57.13 feet; thence South 84°52'34" West 90.02 feet; thence North 04°00'01" West 256.63 feet; thence North 33°11'52" East 52.89 feet; thence North 22°38'44" East 230.00 feet to the North line of said FOX RIDGE, LLC; thence North 67°21'16" West 320.25 feet along said North line to the TRUE POINT OF BEGINNING.

4/4

Received by OWRD

JUN 30 2025

Salem, OR

Order Number: 30605

Western Title & Escrow
1215 NE Baker Street
McMinnville, OR 97128

(Grantee) Name(s):
Edward W. Carothers
April Carothers
1765 NW Hill Road South
McMinnville, OR 97128

SUPPLY GRANTOR(S) REQUESTED ALL TAX STATEMENTS
BEING SENT TO THE FOLLOWING ADDRESS:

Same as Above

OFFICIAL YAMHILL COUNTY RECORDS
REBEKAH STERN DOLL, COUNTY CLERK

201004151 11:17:23 AM 3/31/2010

DMR-DDMR Cnt=1 Str=3 6USIE
\$10.00 \$10.00 \$11.00 \$15.00

\$46.00

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Edward W. Carothers
Grantor(s) convey and warrant to
Edward W. Carothers and April Carothers, as tenants by the entirety, Grantees the
following described real property free of encumbrances except as specifically set forth
herein:

SEE ATTACHED EXHIBIT "A"

Account No(s): **145499**
Map/Tax Lot No(s): **R4418-00900**

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the
date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of
ORS 93.030.)

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

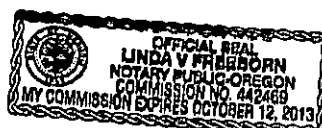
March 26, 2010


Edward W. Carothers

State of Oregon, County of Yamhill)ss:

This Instrument was acknowledged before me this 26th day of March, 2010 by Edward W.
Carothers.

Notary Public for State of Oregon
My Commission Expires: 10/12/13



WESTERN TITLE & ESCROW 30605

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EXHIBIT "A"

PARCEL I:

Beginning at a point in the center of the County Road and the center of Mill Race, said point being South 89°11' East 2730.1 feet and North 02°10' East 1395.4 feet from the Southwest corner of Section 18, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence North 02°10' East along the center of the County Road, 538.34 feet; thence North 87°50' West, 400.00 feet to an iron pipe; thence South 02°10' West, 336.09 feet to the center of the Mill Race; thence along the center of said Mill Race, South 61°01' East, 448.20 feet to the Point of Beginning.

EXCEPTING THEREFROM any portion lying within the County Road (NW Hill Road) and Mill Race.

PARCEL II:

A tract of land in Section 18, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, described as follows:

Beginning at the Northwest corner of that tract of land described in deed to Edward W. Carothers, et ux, recorded June 30, 1998 as Document No. 199812376, Yamhill County Records; thence West, 620 feet, more or less, to the center of the mill ditch; thence Southeasterly along the center of said Mill Ditch, 693 feet, more or less, to the Southwest corner of the aforesaid Carothers tract; thence Northerly along said West line, 336.00 feet, more or less, to the Point of Beginning.

EXCEPTING THEREFROM any portion lying within Mill Ditch.

WT&E
1844-4-1

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JUN 30 2025

Salem, OR

Received by OWRD

JUN 30 2025

BARGAIN AND SALE DEED

Salem, OR

KNOW ALL MEN BY THESE PRESENTS, that **MARALYNN ABRAMS**, hereinafter referred to as "**GRANTOR**," for the consideration hereinafter stated, does/ do hereby **GRANT, BARGAIN, SELL and CONVEY** unto **MARALYNN ABRAMS**, Trustee of the **MARALYNN ABRAMS TRUST DATED August 9th**, 2011, by and between **MARALYNN ABRAMS**, as Trustor, and **MARALYNN ABRAMS**, as initial Trustee, and successor Trustees, 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 Exhibit 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.

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

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.

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

202115625

PAGE 1 - BARGAIN AND SALE DEED



\$106.00

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DMR-DDMR Cnt=1 Str=8 MILLSA
\$30.00 \$5.00 \$11.00 \$60.00

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Salem, OR

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.

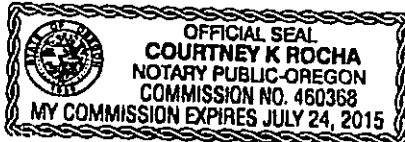
IN WITNESS WHEREOF, the Grantor has executed this instrument on this 8 day of August, 2011.

Maralynn Abrams
MARALYNN ABRAMS

STATE OF OREGON)
) ss.
County of Yamhill)

The above and foregoing BARGAIN AND SALE DEED was acknowledged before me by MARALYNN ABRAMS this 8th day of August, 2011.

(SEAL)



Courtney Rocha
NOTARY PUBLIC FOR OREGON
My Commission Expires: 7/24/15

Received by OWRD

JUN 30 2025

Salem, OR

Exhibit "A"

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

PARCEL 1: [4513-100]

TRACT 1:

The North Half of the Donation Land Claim of Edmund S. Salling and Elizabeth M. Salling, his wife, Notification No. 2623 In Section 13, Township 4 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon.

TRACT 2:

Beginning at an iron pipe on the East line of the William Dawson and wife Donation Land Claim No. 43, Notification No. 2222, in Section 13, Township 4 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, said point being 35.16 chains North of the Southeast corner of said Claim; thence West, 22.055 chains to an iron pipe in the center of the County Road; thence North along the center of the County Road, 23.40 chains to the intersection of County Road; thence South 88°30' East along the center of County Road, 21.38 chains to a stone on the East line of said William Dawson and wife Donation Land Claim; thence South to the point of beginning.

TRACT 3:

Beginning at the Southeast corner of the William Dawson and wife, Donation Land Claim No. 43, Notification No. 2222, in Section 13, Township 4 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon; thence East 20.90 chains; thence North 15.76 chains to a stone; thence West 20.96 chains to the East line of said William Dawson and wife Donation Land Claim; thence South 15.76 chains to the point of beginning.

TRACT 4:

Beginning at the Northwest corner of the Donation Land Claim of Thomas J. Shadden and wife, Notification No. 1210 in Section 18, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; and running thence South (VAR. 21°43' East) along West line of these premises, 20.85 chains to the Southwest corner of this tract; thence North 85° East, 8.05 chains to angle; thence North 32-1/4° East, 3.08 chains; thence North 61° East, 45 feet to center of Baker Creek; thence Northeasterly along center of Baker Creek to center of the Mouth of Berry Creek or Cowis Creek; thence Northerly along center of Berry Creek or Cowis Creek to the North line of said Shadden Donation Land Claim and center of County Road; thence North 89°30' West along center of County Road to the point of beginning.

TRACT 5:

A part of Donation Land Claim of Thomas J. Shadden and wife Notification No. 1210, in Section 18, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, said part being more particularly described as follows:

BEGINNING at the Northwest corner of said Donation Land Claim, being the Northwest corner of Section 18, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; and running thence South 0°25' West along the West line of said Section 18, 1130 feet to the center of Baker Creek; thence following down the center line of Baker Creek, as follows: North 50°24' East, 225.6 feet; South 52°0' East, 145 feet; South 9°0' East, 120 feet; South 64°30' East, 118 feet; North 63°0' East 110 feet; thence leaving creek, North 61° East, 11.93 chains; thence North 18° East, 0.93 of a chain; thence North 1.07 chains to the left bank of Baker Creek; thence meandering down said creek following the left bank thereof, the following courses and distances, to-wit: North 38° East, 2 chains; thence North 63° East, 1.70 chains; North 2.60 chains; North 73°30' East, 1.40 chains; North 28° East, 2.83 chains; North 18°30' East, 2.45 chains to a stone in the center of the County Road on the North line of said Donation Land

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Claim; thence North 89°30' West along the North line of said Donation Land Claim to the point of beginning.

TOGETHER WITH the following described tract:

A tract of land in Section 18, Township 4 South, Range 4 West, Yamhill County, Oregon, being more particularly described as follows:

All that portion of that tract of land described in deed from THOMAS E. DRAPER and LEONA F. DRAPER to THOMAS E. DRAPER and LEONA F. DRAPER, Co-Trustees of the THOMAS and FAYE DRAPER FAMILY TRUST dated March 13, 2002 and recorded in Instrument No. 200525521, Yamhill County Deed Records lying WESTERLY of following described line:

Beginning at an Iron rod on the north line of Lot of Lot 50 of WEST WIND ESTATES that is South 89° 32' 34" East 119.03 feet from the northwest corner of said Lot 50; thence North 452.45 to an Iron rod; thence North 69° 29' 48" West 27 feet, more or less, to the center of Baker Creek as shown by CS-13268

SAVING AND EXCEPTING THEREFROM 0.664 of an acre conveyed to Yamhill County, Oregon by Deed recorded in Book 116, Page 441, Deed Records of Yamhill County, Oregon.

ALSO EXCEPTING that tract conveyed to Merle S. Dix and Winifred Dix, by Deed recorded August 10, 1966 in Film Volume 54, Page 537, Deed and Mortgage Records.

FURTHER EXCEPTING that tract conveyed to Eldon Garris and Betty A. Garris, by Deed recorded October 30, 1969 in Film Volume 77, Page 1130, Deed and Mortgage Records.

ALSO SAVE AND EXCEPT that tract conveyed to Thomas E. Draper and Leona F. Draper, co-trustees of the Thomas and Faye Draper Family Trust dated March 13, 2002 in Bargain and Sale Deed recorded February 27, 2017 as Instrument No. 201703191, Deed and Mortgage Records

TRACT 6:

Part of the South Half of the Edmund S. Salling and wife Donation Land Claim, Notification No. 2623 in Section 13, Township 4 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, described as follows:

BEGINNING at the Northeast corner of the South Half of said Salling Claim; thence West along the division line of said Claim, 15.12 chains to the East line of tract conveyed to John G. Manning et. ux., by Deed recorded June 23, 1942 in Book 120, Page 5, Deed Records; thence South along the East line of said Manning tract, 14.98 chains to the Southeast corner of said Manning tract; thence East 15.12 chains to the East line of said Section 13; thence North along the East line of said Section 13, 14.98 chains to the point of beginning.

TRACT 7:

A parcel of land in the Southeast Quarter of Section 13, Township 4 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of Section 13, Township 4 South, Range 5 West of the Willamette Meridian; thence North 1501.68 feet along the Section line to a 5/8 Inch Iron rod set for the True point of beginning; thence South 88°34'52" West 990.11 feet to a 5/8 Inch Iron rod set on the West boundary of that tract conveyed to Gerald S. Mickel, Jr. et ux., by Deed recorded in Film Volume 103, Page 478, Deed and Mortgage Records; thence North 34.44 feet to a 5/8 Inch Iron rod set at the Northwest corner of said tract; thence North 89°29'11" East 989.84 feet to a 5/8 Inch Iron rod set on the Section line for the Northeast corner of said tract; thence South 18.81 feet along the Section line to the True Point of Beginning.

Received by OWRD
JUN 30 2025
Salem, OR

PARCEL 2: [4418-1000]

UNSURVEYED Parcel 3 of Partition Plat 2019-03, recorded February 19, 2019 as Instrument No. 201901991, Deed and Mortgage Records, Yamhill County, Oregon, more particularly described as follows:

PARCEL A:

A part of the Donation Land Claim of Thomas J. Shadden and wife, Notification No. 2219 in Section 18, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, and said part being more particularly described as follows:

BEGINNING at a point on the West line of said Claim, 35.03 chains South of the Northwest corner of said Donation Land Claim; and running thence East 41.68 chains to the center of the County Road; thence South along the center of said road, 2.06 chains to the center of the Star Mill Race; thence along said Mill Race, the following bearings and distance: North 64° West 43.26 chains; South 49° 45' West 2.33 chains; South 76° West 1.00 chains to the West line of said Donation Land Claim; thence North 6.43 chains to the Point of Beginning.

EXCEPTING THE FOLLOWING DESCRIBED TRACTS previously conveyed:

1. Warranty Deed to Lloyd Dryden and Vera E. Dryden recorded December 29, 1967 in Volume 65, Page 074
2. Warranty Deed to Edward W. Carothers and Rosario M. Carothers recorded November 17, 1999 as Instrument No. 199922592
3. Warranty Deed to Scott Brosius recorded August 31, 2001 as Instrument No. 200115447
4. Warranty Deed to Scott Brosius recorded February 14, 2002 as Instrument No. 200203286
5. That portion now platted as WEST WIND COUNTRY ESTATES

PARCEL B:

Beginning at an iron pipe at the Northwest corner of the 49.33 acre tract described in Volume 179, Page 326, Book of Deeds, Yamhill County, said point being South 00° 27' East 35.03 chains from the Northwest corner of Section 18 Township 4 South, Range 4 West, of the Willamette Meridian; thence North 00° 27' West along the Section line 581.40 feet to an iron rod; thence North 86° 37' East 386.84 feet to an iron rod; thence North 62° 08' East 58.20 feet to an iron rod; thence South 89° 45' East 2308.18 feet to a point in the center of the county road; thence South 00° 05' East along the center of the county road 633.40 feet to an iron bar at the northeast corner of the tract described in Volume 179, Page 326; thence along the north boundary of said 49.33 acre tract North 89° 45' West 2742.11 feet to the point of beginning.

SAVE AND EXCEPT that portion now platted as WEST WIND COUNTRY ESTATES

SAVE AND EXCEPT from Parcels A and B above; Parcels 1 and 2 of Partition Plat 2019-03, recorded February 19, 2019 as Instrument No. 201901991, Deed and Mortgage Records, Yamhill County, Oregon.

PARCEL 3: [4418B-500]

Lot 8, West Wind Country Estates, Yamhill County, Oregon.

PARCEL 4: [4418B-1600]

Lot 38, WEST WIND COUNTRY ESTATES, Yamhill County, Oregon.

PARCEL 5: [4418B-600]

Received by OWRD

JUN 30 2025

Salem, OR

Tract "A", WEST WIND COUNTRY ESTATES, Yamhill County, Oregon.

NOTE: This Legal Description was created prior to January 01, 2008.

JUL 01 2025

Salem, OR

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ANNA K. MUHS, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by C. C. MEISEL CO., INC., an Oregon corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Yamhill and State of Oregon, described as follows, to-wit:

A tract of land in Section 18, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

Beginning at an iron pipe set 1602.7 feet South 89°11' East from the common corner of Section 18 and 19 of Township 4 South, Range 4 West and Sections 13 and 24 of Township 4 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, said point being the most Southerly Southwest corner of that tract conveyed to Joseph Vierra, et ux by deed recorded September 29, 1965 in Film Volume 48, Page 275, Deed and Mortgage Records of Yamhill County, Oregon; thence North 10°29' West 371.2 feet to an iron pipe; thence North 41°29' West 158.77 feet; thence North 45°00' West 424.27 feet; thence North 52°56' West 177.38 feet to an iron pipe; thence North 47°11' West 322.82 feet to an iron pipe; thence North 72°55' West 237.60 feet to an iron pipe at the Northeast corner of that tract conveyed to John McDaniel, et ux., by deed recorded December 16, 1964 in Film Volume 42, Page 317, Deed and Mortgage Records; thence South along the East line of said McDaniels tract and the East line of that tract conveyed to John M. McDaniel, et ux., by deed recorded October 29, 1964 in Film Volume 41, Page 167, Deed and Mortgage Records, 805.39 feet, more or less, to the Northeast corner of that tract conveyed to John B. Herring, Jr., et ux., by deed recorded October 29, 1964 in Film Volume 41, Page 152, Deed and Mortgage Records; thence South along the East line of said Herring tract 200 feet, more or less, to the Southeast corner thereof; thence South along the East line of that tract conveyed to Lawrence W. Bernards, et ux., and the Southerly continuation thereof to a point on the South line of Section 18, Township 4 South, Range 4 West; thence South 89°11' East along said Section line 1097.7 feet, more or less, to the place of beginning.

EXCEPTING THEREFROM that portion conveyed to Yamhill County for road purposes by deed recorded November 4, 1948 in Book 151, Page 60, Deed Records of Yamhill County, Oregon.

Page 1 - WARRANTY DEED

REC APR -4 AM 10:38

F 221 P 0831

88-4-4

JUL 01 2025

Salem, OR

**TICOR TITLE COMPANY****Parcel Information****Parcel #:** 523645**Account:** R4418CC00102**Related:****Site Address:**

McMinnville OR 97128

Owner: C C Meisel Co Inc**Owner2:****Owner Address:** PO Box 1097

Wilsonville OR 97070

Twn/Range/Section: 04S / 04W / 18 / SW**Parcel Size:** 12.65 Acres (551,034 SqFt)**Plat/Subdivision:****Lot:** 2**Block:****Map Page/Grid:** 770-D4**Census Tract/Block:** 030602 / 1005**Waterfront:****Assessment Information****Market Value Land:** \$634,081.00**Market Value Impr:** \$0.00**Market Value Total:** \$634,081.00**Assessed Value:** \$262,983.00**Tax Information****Levy Code Area:** 40.2**Levy Rate:** 12.5182**Tax Year:** 2024**Annual Tax:** \$3,292.07**Exemption Description:****Legal**

PARCEL 2 P2015-11

Land**Cnty Land Use:** 400 - Tract - Vacant**Cnty Bldg Use:** 0**Land Use Std:** 1000 - Residential (General) (Single)**Zoning:** VLDR-2.5 - Rural Residential**Neighborhood:** RMC5 - Rural McMinnville**Recreation:****Watershed:** Yamhill River**School District:** 40 McMinnville**Primary School:** Memorial Elementary School**Middle School:** Duniway Middle School**High School:** McMinnville High School**Improvement****Year Built:****Attic Fin/Unfin:****Fireplace:****Bedrooms:****Total Baths:****Full/Half Baths:****Total Area:****Bsmt Fin/Unfin:****Garage:****Bldg Fin:****1st Floor:****2nd Floor:****Transfer Information****Rec. Date:** 07/15/2016**Sale Price:** \$1,256,400.00**Doc Num:** 2016-10736**Doc Type:** Warranty Deed**Owner:** Alan Ruden Inc**Grantor:** CHEGWYN VILLAGE LLC**Orig. Loan** \$506,400.00**Title Co:** TICOR TITLE COMPANY OF OR**Amt:****Finance Type:****Loan Type:** Seller take-back**Lender:** CHEGWYN VILLAGE LLC

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.



ASSESSMENT & TAX
CARTOGRAPHY

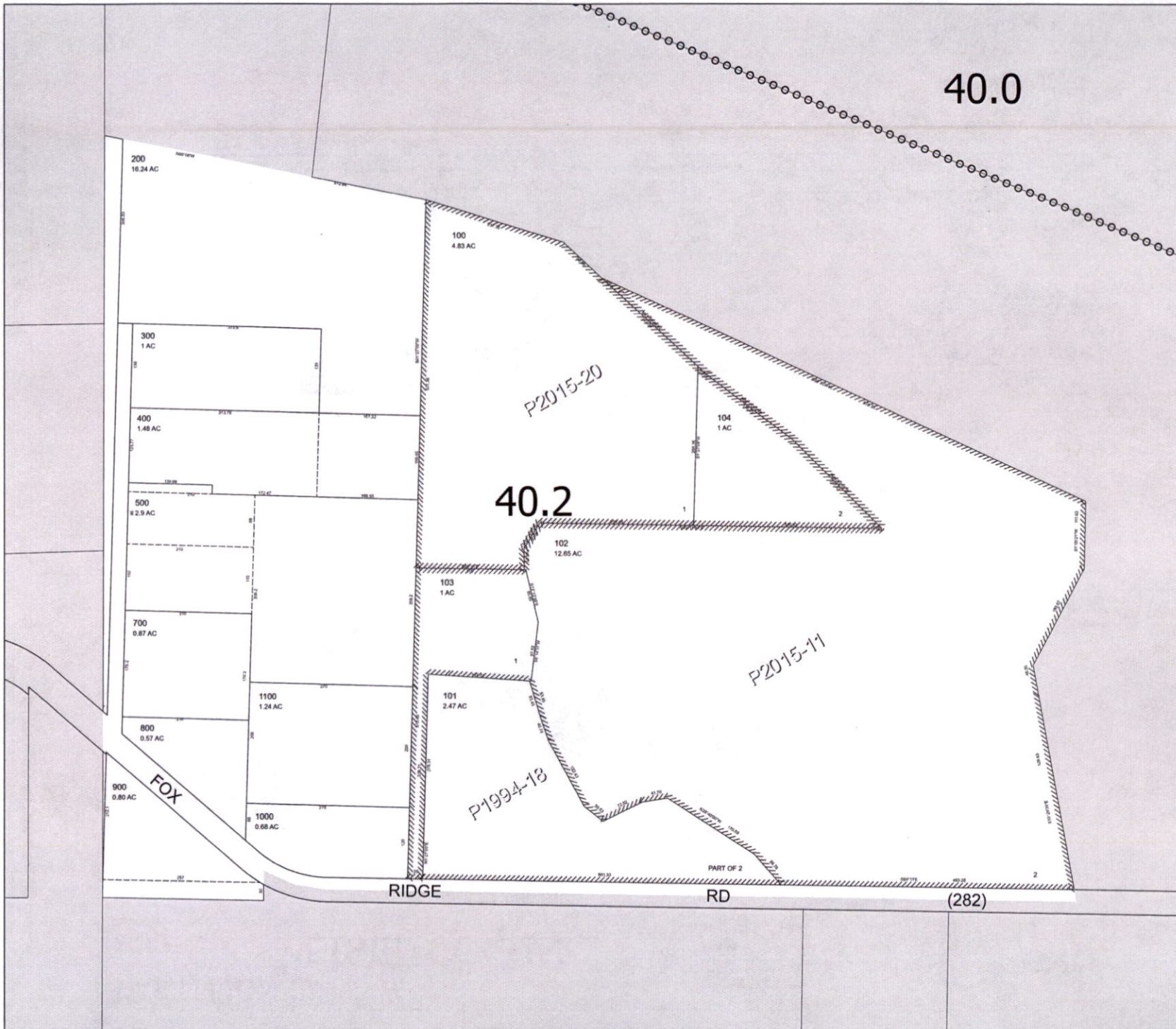
S.W.1/4 S.W.1/4 SEC. 18 T.4 S. R.4 W. W.M.
1"=100'

- Taxlot Boundary
- - - Historical Line
- /// Subdivision/Plat Boundary
- Railroad
- - - Water Body (Non TL Boundary)
- DLC Boundary
- ⊙ DLC Corner
- Tax Levy Code Boundary
- Map Index Boundary

CANCELLED TAXLOTS
600

Received by OWRD
JUL 01 2025
Salem, OR

MAP DATE: 5/21/2025
This product is for Assessment and Taxation (A&T) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than assessment and taxation.



RECEIVED 8/12/2015
County Survey

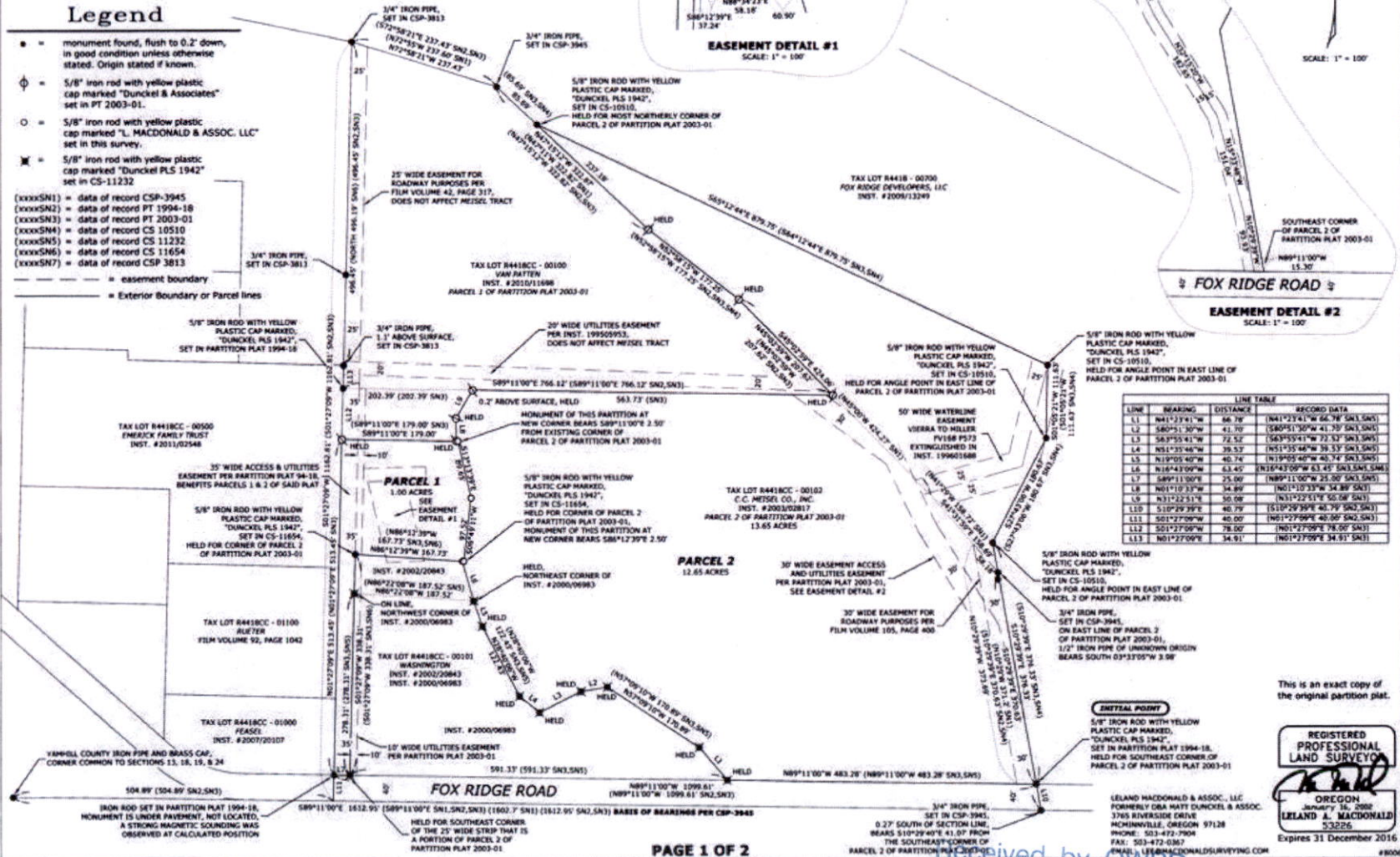
PARTITION 2015-11 FOR: C.C. MEISEL CO., INC.

LOCATION: SW 1/4 SEC. 18, T. 4 S., R. 4 W., W.M.
YAMHILL COUNTY, OREGON
TAX LOT: R4418CC - 00102
DATE: JULY 22, 2015
DOCKET NO. P-06-15

Legend

- = monument found, flush to 0.2" down, in good condition unless otherwise stated. Origin stated if known.
- ⊕ = 5/8" iron rod with yellow plastic cap marked "Duncel & Associates" set in PT 2003-01.
- = 5/8" iron rod with yellow plastic cap marked "L. MACDONALD & ASSOC. LLC" set in this survey.
- ✱ = 5/8" iron rod with yellow plastic cap marked "Duncel PLS 1942" set in CS-11232
- (xxxxSN1) = data of record CSP-3945
- (xxxxSN2) = data of record PT 1994-18
- (xxxxSN3) = data of record PT 2003-01
- (xxxxSN4) = data of record CS 10510
- (xxxxSN5) = data of record CS 11232
- (xxxxSN6) = data of record CS 11654
- (xxxxSN7) = data of record CSP 3813

- = easement boundary
- - - = Exterior Boundary or Parcel lines



RECEIVED by OWRD
JUL 01 2025
Salem, OR

8/12/2015
County Surveyor

PARTITION 2015-11 FOR: C.C. MEISEL CO., INC.

LOCATION: SW 1/4 SEC. 18, T. 4 S., R. 4 W., W.M.
YAMHILL COUNTY, OREGON
TAX LOT: R4418CC - 00102
DATE: JULY 22, 2015
DOCKET NO. P-06-15

Notes

- 1) All parcels have legal access to the county roads.
- 2) This partition does not guarantee the issuance of a residential building permit for either parcel. Prior to issuance of residential development permits for the parcels, the applicable provisions of the Yamhill County Zoning Ordinance must be satisfied.
- 3) No city owned or privately owned sewage disposal system, alternate treatment facility or approved septic site will be provided to the purchaser of either parcel unless otherwise noted.
- 4) No municipal, public utility, community water supply or private well system will be provided to the purchaser of either parcel unless otherwise noted.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 2 OF PARTITION PLAT 2003-01 INTO TO THE TWO PARCELS, AS SHOWN HEREON. THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 89°11'00" EAST ALONG THE SOUTH LINE OF SECTION 18 PER SAID PARTITION PLAT. THIS SURVEY IS BASED ON THE MONUMENTS AND MEASUREMENTS OF SAID PLAT. I HAVE TIED INTO THE TRAVERSE OF SAID PARTITION, AND HAVE VERIFIED THE FOUND MONUMENTS AS SHOWN.

APPROVALS :

William A. Allen 7/30/2015
Yamhill County Surveyor Date

William A. Allen 8-3-15
Yamhill County Planning Director Date

William A. Allen 7/30/2015
Yamhill County Engineer Date

Scott Mayhew 8-5-2015
Yamhill County Tax Assessor Date

Pursuant to O.R.S. 92.095,
Taxes have been paid or bond
posted to this

date: June 30, 2016

Scott Mayhew by *Eden Shaker*
Yamhill County Tax Collector 8-5-2015

DECLARATION

KNOW ALL MEN BY THESE PRESENTS that we C.C. MEISEL Co. Inc. is the owner, of the lands represented on the attached map and more particularly described in the Surveyors Certificate and has caused said lands to be partitioned into the 2 parcels and easements as shown.

Lloyd Allen Town
LLOYD ALLEN TOWN, PRESIDENT & GENERAL MANAGER,
C.C. MEISEL Co., Inc.

Acknowledgement

STATE OF OREGON)
COUNTY OF YAMHILL)

On this day the of 2015, did personally appear LLOYD ALLEN TOWN, PRESIDENT & GENERAL MANAGER, C.C. MEISEL Co., Inc., in the capacity shown in the above Declaration, who being duly sworn, did say that he is the identical person named in the foregoing instrument and that he executed said instrument freely and voluntarily.

OFFICIAL YAMHILL COUNTY RECORDS 201512276
BRIAN VAN BERGEN, COUNTY CLERK
\$81.00
08/06/2015 09:01:07 AM
PR:PAWPE (Print Recd) M015A
\$45.00 \$5.00 \$11.00 \$20.00
Yamhill County Clerk

Michelle A. Stevenson
Notary Public SIGNATURE
Michelle A. Stevenson
Notary Public - Oregon (print name)
Commission Number: 925582
My Commission Expires: 3-16-18

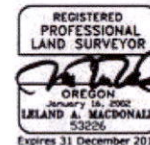
SURVEYOR'S CERTIFICATE

I, Leland A. MacDonald, do hereby certify that I have correctly surveyed and marked with proper monuments the land and easements hereon shown as Parcels 1 and 2, the boundary of which is described as follows:

Parcel 2 of Partition 2003-18, being more particularly described as follows:

Beginning at the Initial Point, and iron rod at the southeast corner of Parcel 2 of Partition Plat No. 1994-18; thence N 89°11'00" W 483.28 feet along the south line of said Parcel 2 to an iron rod; thence N 41°23'41" W 66.78 feet to an iron rod; thence N 57°09'10" W 170.89 feet to an iron rod; thence S 80°51'30" W 41.70 feet to an iron rod; thence S 63°55'41" W 72.52 feet to an iron rod; thence N 51°35'46" W 39.53 feet to an iron rod; thence N 28°40'06" W 122.43 feet to an iron rod; thence N 19°05'40" W 40.74 feet to an iron rod; thence N 16°43'09" W 63.45 feet to an iron rod; thence N 86°12'39" W 167.73 feet to an iron rod; thence S 01°27'09" W 338.31 feet to an iron rod on the south line of said Parcel 2; thence N 89°11'00" W 25.00 feet to an iron rod at the southwest corner of said Parcel 2; thence N 01°27'09" E 513.45 feet to an iron rod; thence S 89°11'00" E 179.00 feet to an iron rod; thence N 01°10'33" W 34.89 feet to an iron rod; thence North 31°22'51" East 50.08 feet to an iron rod; thence South 89°11'00" East 563.73 feet to an iron rod; thence N 45°02'59" W 207.62 feet to an iron rod; thence N 52°58'15" W 177.25 feet to an iron rod; thence N 47°15'12" W 237.18 feet to an iron rod; thence S 65°12'44" E 879.75 feet to an iron rod of CS-10510; thence S 01°05'21" W 111.63 feet to an iron rod of CS-10510; thence S 27°43'06" W 180.67 feet to an iron rod of CS-10510; thence S 10°29'39" E 46.50 feet to an iron pipe of CS-3945; thence S 10°29'39" E 329.83 feet to the POINT OF BEGINNING.

Leland A. MacDonald
Leland A. MacDonald, Oregon P.L.S. No. 53226
3765 Riverside Drive
McMinnville, OR 97128
Phone: 472-7904
Fax: 472-0367
Email: lee@macdonaldsurveying.com



This is an exact copy of the original partition plat.

Received by OWRD

JUL 01 2025



Received by OWRD

JUN 30 2025

Salem, OR

Date Received (Date Stamp Here)

OWRD Over-the-Counter Submission Receipt

Applicant Name(s) & Address: FOX RIDGE WATER COMPANY
12475 BAKER CREEK RD MC MINNVILLE OR 97128

Transaction Type: SURFACE WATER APPLICATION

Fees Received: \$ 2075⁰⁰

☐ Cash



Check:

Check No. 0423

Name(s) on Check: WILL MCGILL SURVEYING

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:

(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.