

# Application for a Permit to Use

## Groundwater



**Oregon Water Resources Department**

725 Summer Street NE, Suite A

Salem, Oregon 97301-1266

503-986-0900

www.oregon.gov/OWRD

### SECTION 1: APPLICANT INFORMATION AND SIGNATURE

#### Applicant

NAME KNIFE RIVER INC.		PHONE (HM)	
PHONE (WK) 458-331-0946	CELL 458-331-0946	FAX	Received AUG 18 2025 OWRD
MAILING ADDRESS 32260 OLD HWY 34			
CITY TANGENT	STATE OR	ZIP 97389	E-MAIL* alec.haddad@kniferiver.com

#### Organization

NAME		PHONE	FAX Received OCT 06 2025 OWRD
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 Alec Haddad		PHONE	FAX
MAILING ADDRESS 235 Peoria Road 23505		CELL 458-331-0946	
CITY Harrisburg	STATE OR	ZIP 97446	E-MAIL* alec.haddad@kniferiver.com


Note: Attach multiple copies as needed

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

#### By my signature below I confirm that I understand:

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

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

 DAVE CHAPMAN OPS. DIR. 7/29/25  
Applicant Signature Print Name and Title if applicable Date

\_\_\_\_\_  
Applicant Signature Print Name and Title if applicable Date

## SECTION 2: PROPERTY OWNERSHIP

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

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

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**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).*

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

## SECTION 3: WELL DEVELOPMENT

WELL NO.	NAME OF NEAREST SURFACE WATER	IF LESS THAN 1 MILE:	
		DISTANCE TO NEAREST SURFACE WATER	ELEVATION CHANGE BETWEEN NEAREST SURFACE WATER AND WELL HEAD
WELL 5	Willamette River	700'	20'
WELL 6	Willamette River	700'	20'

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Please provide any information for your existing or proposed well(s) that you believe may be helpful in evaluating your application. For existing wells, describe any previous alteration(s) or repair(s) not documented in the attached well log or other materials *(attach additional sheets if necessary).*

See Attached Well Logs



### SECTION 3: WELL DEVELOPMENT, continued

**Total maximum rate requested:** <sup>0.5 CFS</sup> ~~2.5 acre feet~~ (each well will be evaluated at the maximum rate unless you indicate well-specific rates and annual volumes in the table below).

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

OWNER'S WELL NAME OR NO.	PROPOSED	EXISTING	WELL ID (WELL TAG) NO.* OR WELL LOG ID**	FLOWING ARTESIAN	CASING DIAMETER	CASING INTERVALS (IN FEET)	PERFORATED OR SCREENED INTERVALS (IN FEET)	SEAL INTERVALS (IN FEET)	MOST RECENT STATIC WATER LEVEL & DATE (IN FEET)	PROPOSED USE			
										SOURCE AQUIFER***	TOTAL WELL DEPTH	WELL- SPECIFIC RATE (GPM)	ANNUAL VOLUME (ACRE-FEET)
Well 5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Linn 64655	<input type="checkbox"/>	6"		2'	30'	11'				
Well 6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Linn 14110	<input type="checkbox"/>	6"		4'	20'	10'				
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									

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

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

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

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

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

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

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

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

[https://apps.wrd.state.or.us/apps/misc/lkp\\_trsqq\\_features/](https://apps.wrd.state.or.us/apps/misc/lkp_trsqq_features/)

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

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

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

☐ Yes ☒ No

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

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

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

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

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

☒ Yes ☐ No

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



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

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

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

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

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

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

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

☒ Yes ☐ No

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

#### **SECTION 5: WATER USE**

USE	PERIOD OF USE	ANNUAL VOLUME (ACRE-FEET)
Industrial/Other	Year around	2.5 acre feet

#### **For irrigation use only:**

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

Primary:      Acres      Supplemental:      Acres      Nursery Use:      Acres

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

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

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

## SECTION 6: WATER MANAGEMENT

### A. Diversion and Conveyance

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

- ☒ Pump (give horsepower and type): 7 hp  
☐ Other means (describe):

Provide a description of the proposed means of diversion, construction, and operation of the diversion works and conveyance of water. Well 5 & 6 are tied together via manifold system then water piped via underground pipe.

### B. Application Method

What equipment and method of application will be used? (e.g., drip, wheel line, high-pressure sprinkler) (*attach additional sheets if necessary*)  
 water to be used for industrial purposes

### C. Conservation

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

## SECTION 7: PROJECT SCHEDULE

- Date construction will begin: ASAP
- Date construction will be completed: Within 2 years of receiving permit
- Date beneficial water use will begin: 5 years from permitted date and no later

## SECTION 8: RESOURCE PROTECTION

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

- ☒ Water quality will be protected by preventing erosion and run-off of waste or chemical products.  
 Describe: Use of water does not create a erosion event due to the amount of water used at any given time.
- ☒ Excavation or clearing of banks will be kept to a minimum to protect riparian or streamside areas.  
**Note:** If disturbed area is greater than one acre, applicant should contact the Oregon Department of Environmental Quality to determine if a 1200C permit is required.  
 Describe planned actions and additional permits required for project implementation: Area of use is not near any banks.

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

### SECTION 9: WITHIN A DISTRICT

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

Irrigation District Name	Address	
City	State	Zip

### SECTION 10: REMARKS

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

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# Land Use Information Form



## Attachment 2: Land Use Information Form

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

NAME Knife River Inc.			PHONE 458-331-0946	
MAILING ADDRESS 23505 Peoria Road				
CITY Harrisburg	STATE OR	ZIP 97446	EMAIL alec.haddad@kniferiver.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:
15S	4W	9	sw/ne	900	M-2	<input type="checkbox"/> Diverted <input type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used	Industrial
15S	4W	9	nw/se	1000	M-2	<input type="checkbox"/> Diverted <input type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used	Industrial
						<input type="checkbox"/> Diverted <input type="checkbox"/> Conveyed <input type="checkbox"/> Used	
						<input type="checkbox"/> Diverted <input type="checkbox"/> Conveyed <input type="checkbox"/> Used	

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

Linn

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

### B. Description of Proposed Use

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

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

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

Estimated quantity of water needed: 2.5    ☐ 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:

Groundwater application for industrial purposes

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

See Page 4 ➔

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## For Local Government Use Only

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

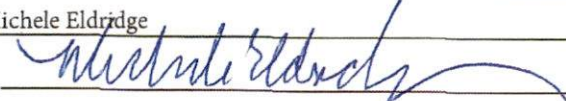
### Please check the appropriate box below and provide the requested information

- ☒ Land uses to be served by the proposed water use(s), including proposed construction, are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): Tax lot 1000 is Exempted by HMC 19.15.020 & HMC 18.55is not applicable.
- ☒ 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:	
Tax Lot 900 is located entirely in the SFHA, and includes water bodies. It is subject to a floodplain development/habitat mitigation assessment process	HMC 18.55.070 Flood Hazard Mgmt.  <b>Received</b> <b>OCT 06 2025</b> <b>OWRD</b>	<input type="checkbox"/> Obtained	<input type="checkbox"/> Being Pursued
		<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained	<input type="checkbox"/> Being Pursued
		<input type="checkbox"/> Denied	<input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained	<input type="checkbox"/> Being Pursued
		<input type="checkbox"/> Denied	<input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained	<input type="checkbox"/> Being Pursued
		<input type="checkbox"/> Denied	<input type="checkbox"/> Not Being Pursued

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

Tax Lot 1000 is inside the City limits; however, it is not subject to HMC 18.05.070(2)(e), or any overlay district in the City. There are no City services on these tax lots, negating the requirement for backflow devices. There is a sewer force mainline on the west side of Peoria Rd. Any well should be located 120' back from behind the sidewalk. In addition, the well must avoid the SEHA areas that are located on the western side of tax lot 1000.

Name: Michele Eldridge Title: City Administrator/Planner  
 Signature:  Date: Oct 1, 2025  
 Governmental Entity: City of Harrisburg Phone: 541-995-2200

### 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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## Minimum Requirements Checklist

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

### Include this checklist with the application

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

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

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

### Include the following additional items:

- ☒ Land Use Information Form with approval and signature of local planning department (*must be an original*) or signed receipt.
- ☒ Provide the legal description of: (1) the property from which the water is to be diverted, (2) any property crossed by the proposed ditch, canal or other work, and (3) any property on which the water is to be used as depicted on the map.
- ☒ Fees - Amount enclosed: \$ 3,000.00  
See the Department's Fee Schedule at [www.oregon.gov/owrd](http://www.oregon.gov/owrd) or call (503) 986-0900.
- ☒ Map that includes the following items:
  - ☒ Permanent quality and drawn in ink
  - ☒ Even map scale not less than 4" = 1 mile (example: 1" = 400 ft, 1" = 1320 ft, etc.)
  - ☒ North Directional Symbol
  - ☒ Township, Range, Section, Quarter/Quarter, Tax Lots
  - ☒ Reference corner on map
  - ☒ Location of each diversion, by reference to a recognized public land survey corner (distances north/south and east/west)
  - ☒ Indicate the area of use by Quarter/Quarter and tax lot identified clearly.
  - ☐ Number of acres per Quarter/Quarter and hatching to indicate area of use if for primary irrigation, supplemental irrigation, or nursery
  - ☐ Location of main canals, ditches, pipelines or flumes (if well is outside of the area of use)

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WATER SUPPLY WELL REPORT - Map with location identified must be attached and shall include an approximate scale and north arrow

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## Map of Hole

# STATE OF OREGON WELL LOCATION MAP

This map is supplemental to the WATER SUPPLY WELL REPORT

Oregon Water Resources Department

725 Summer St NE, Salem OR 97301  
(503)986-0900



## LOCATION OF WELL

Latitude: 44.27747000 Datum: WGS84

Longitude: -123.17252000

Township/Range/Section/Quarter-Quarter Section:

WM15.00S4.00W9NESE

Address of Well:

32260 HWY 34 TANGENT, OR 97389

Well Label: 152891

Printed: December 2, 2024

DISCLAIMER: This map is intended to represent the approximate location the well. It is not intended to be construed as survey accurate in any manner.

Provided by well constructor





7L400

LOT BOOK SERVICE

Date: October 14, 1997  
Order No. 65000L

Weatherford, Thompson  
130 1st Avenue  
Albany, OR 97321  
Attn: Brett

We have searched our Tract Indices as to the following described property:

See Exhibit 'A'

and as of October 6, 1997 at 8:00 A.M.:

We find that the last deed of record runs to:

Morse Bros., Inc., an Oregon Corporation who aquired title as Morse  
Bros. Prestress, Inc., an Oregon Corporation

We also find the following apparent encumbrances within 10 years prior to  
the effective date hereof:

1. An easement created by instrument, including the terms and  
provisions thereof,  
Dated : July 29, 1988  
Recorded : September 23, 1988 MF Volume: 482 Page: 187  
In Favor Of : State of Oregon, by and through its Department of  
Transportation  
For : Non-exclusive right-of-way easement

NOTE: Real Property taxes for the year 1996-97 in the original  
amount of \$10,175.88, PAID IN FULL.  
Map No. 15-4W-9, Tax Lot 400, Account No. 322236, Code 07-02.

We have also searched our General Index for judgments and state and  
federal tax liens against the above named grantees and find the following:

NONE

We also find the following unpaid taxes:

NONE

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THIS IS NOT A POLICY OF TITLE INSURANCE. This Lot Book Report is being made with the understanding that it does not represent any form of title insurance and is not a commitment for a policy of title insurance. The information provided herein is not a full examination of the record title to the subject property. Further, if any person, corporation, or entity of any kind should use this report as a basis to produce a policy of title insurance, it should be understood that this is a violation of Oregon Law. Any liability hereunder is limited to the amount paid for said report. This amount does not include supplemental reports, rechecks or other services.

Yours truly,

AMERITITLE

Krista Colter  
Title Examiner

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Continued on page 3



## Exhibit 'A'

### PARCEL NO. 1

A portion of the Perry Hyde Donation Land Claim No. 51, Township 15 South, Range 4 West of the Willamette Meridian, Linn County, Oregon, being more particularly described as:

Beginning at a 3/4 inch pipe at the intersection of the Easterly right of way line of Market Road No. 2, and the North boundary line of the corporate city limits of the City of Harrisburg, which pipe is North 0°35' West 1273.8 feet and North 89°28' East 180.84 feet from the Northwest corner of Lot 3, Block 2, of Hyde's Addition to Harrisburg: thence North 89°28' East 322.44 feet, more or less, to a 3/4 inch pipe on the Westerly right of way of the Oregon Electric Railway Company; thence North 0°35' West 1637.46 feet, more or less, to an iron pipe, along said right of way; thence South 89°28' West 578.82 feet to a 3/4 inch pipe; thence South 0°35' East 1210.43 feet to a 5/8 inch bolt, on the Easterly right of way of said Market Road No. 2; thence Southerly and Easterly, along said Market Road to the place of beginning.

### PARCEL NO. 2

Beginning at a 3/4 inch iron pipe which is North 0°35' West parallel to the center line of Third Street in the City of Harrisburg, Linn County, Oregon, a distance of 2911.92 feet from the Northwest corner of Lot 3, block 2, Hyde's Addition to said City of Harrisburg; and running thence South 89°28' West parallel to the South line of the Perry Hyde Donation Land Claim No. 51 in Township 15 South, Range 4 West of the Willamette Meridian in Linn County, Oregon, 593.29 feet to the East right of way line of Linn County Market Road No. 2; thence South 12°57' East along said right of way line 137.82 feet; thence on a 686.3 foot radius curve to the left (the long chord of which bears South 21°16' East a distance of 198.54 feet) 199.22 feet; thence South 29°35' East along said right of way line a distance of 1018.24 feet to a 5/8 inch bolt which is 180.8 feet West of the center line of said Third Street extended; thence North 0°35' West parallel to said Third Street extended, a distance of 1210.43 feet to the place of beginning and containing 9.107 acres, more or less, EXCEPTING from said Parcel 2 that portion thereof conveyed by William F. Morse and Lois P. Morse, his wife, to C.W. Murphy and Norma E. Murphy by deed dated the 20th day of August, 1947, recorded in the deed records of Linn County, Oregon, on the 18th day of September, 1947, in Volume 195, Page 107 under Recorder's Reception No. 30112, which portion is described on said deed as follows, to-wit:

Beginning at a 3/4 inch iron pipe which is North 0°35' West, parallel to the center line of Third Street in the City of Harrisburg, Linn County, Oregon, a distance of 2911.92 feet from the Northwest corner of Lot 3 in Block 2 of Hyde's Addition to said City of Harrisburg, and running thence South 89°28' West 593.29 feet to the East right of way line of Linn County Market Road No. 2; thence South 12°57' East along said right of way line 137.82 feet to a 1-1/2 inch pipe; thence on a 686.3 foot radius curve to the left (the chord of which bears South 21°01' East 192.54 feet) 193.22 to a 3/4 inch pipe; thence North, 89°28' East 496.71 feet to a 3/8 inch pipe; thence North 0°35' West 314.70 feet to the place of beginning and containing 4.00 acres.

Received

OCT 06 2025

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42-10UR

42-11

42-2

Int. Cor.  
Perry Hyde  
D.L.C. No 51



AmeriTitle  
300 Ellsworth Street S.W.  
Albany, OR 97321  
928-3368

THIS MAP IS PROVIDED SOLELY  
FOR THE PURPOSE OF ASSIST-  
ING IN THE LOCATION OF THE  
PROPERTY. THE COMPANY ASS-  
UMES NO LIABILITY FOR VARIA-  
TIONS, IF ANY, IN DIMENSIONS  
OR LOCATIONS ASCERTAINED BY  
AN ACTUAL SURVEY.

ORDER NO. 150001  
15-4-9

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42-9UR

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SEE MAP 15 4W 10CR



# 9-23-88

VOL 482 PAGE 187

Highway Division  
File 31975

ORIGINAL

## EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That MORSE BROS. INC., an Oregon corporation, hereinafter referred to as "Grantor", for and in consideration of Ten and No/100 DOLLARS (\$10.00) and other valuable considerations, does hereby grant unto the STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION, Highway Division, hereinafter referred to as "Grantee", an easement and right for a period of five (5) years commencing on the 8th day of September, 1988, to use the following described property, to wit:

### PARCEL 1

A portion of the Perry Hyde Donation Land Claim No. 51, Township 15 South, Range 4 West of the Willamette Meridian, Linn County, Oregon, being more particularly described as:

Beginning at a 3/4" pipe at the intersection of the Easterly right of way line of Market Road No. 2, and the North boundary line of the corporate city limits of the City of Harrisburg, which pipe is North 0° 35' West, 1273.8 feet and North 89° 28' East, 180.84 feet from the Northwest corner of Lot 3, Block 2, of HYDE'S ADDITION TO HARRISBURG; thence North 89° 28' East, 322.44 feet, more or less, to a 3/4" pipe on the Westerly right of way line of the Oregon Electric Railway Company; thence North 0° 35' West, 1637.46 feet, more or less, to an iron pipe, along said right of way; thence South 89° 28' West, 578.82 feet to a 3/4" pipe; thence South 0° 35' East, 1210.43 feet to a 5/8" bolt on the Easterly right of way of said Market Road No. 2; thence Southerly and Easterly, along said Market Road to the place of beginning.

### PARCEL 2

Beginning at 3/4" iron pipe which is North 0° 35' West parallel to the center line of Third Street in the City of Harrisburg, Linn County, Oregon, a distance of 2911.92 feet from the Northwest corner of Lot 3, Block 2, HYDE'S ADDITION to said City of Harrisburg; and running thence South 89° 28' West parallel to the South line of the Perry Hyde Donation Land Claim No. 51, in Township 15 South, Range 4 West of the Willamette Meridian, in Linn County, Oregon, 593.29 feet to the East right of way line of Linn County Market Road No. 2; thence South 12° 57' East along the said right of way line 137.82 feet; thence on a 686.3 foot radius curve to the left (the long chord of which bears South 21° 16' East, a distance of 198.54 feet) 199.22 feet; thence South 29° 35' East along said right of way line, a distance of 1018.24 feet to a 5/8" bolt which is 180.8 feet West of the center line of said Third Street extended; thence North 0° 35' West

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# 9-23-88

VOL 482 PAGE 188

Highway Division  
File 31975

parallel to said Third Street extended, a distance of 1210.43 feet to the place of beginning.

EXCEPTING from said Parcel 2 that portion thereof conveyed by William F. Morse and Lois P. Morse, his wife, to C. W. Murphy and Norma E. Murphy by deed dated this 20th day of August 1947, recorded in the Deed Records of Linn County, Oregon, on the 18th day of September, 1947, in Volume 195, page 701, under Recorder's Reception No. 30112, which portion is described on said deed as follows, to wit:

Beginning at a 3/4" iron pipe which is North 0° 35' West, parallel to the center line of Third Street in the City of Harrisburg, Linn County, Oregon, a distance of 2911.92 feet from the Northwest corner of Lot 3 in Block 2 of HYDE'S ADDITION to said City of Harrisburg and running thence South 89° 28' West 593.29 feet to the East right of way line of Linn County Market Road No. 2; thence Sout 12° 57' East along said right of way line 137.82 feet to a 1 1/2" pipe; thence on a 686.3 foot radius curve to the left (the chord of which bears South 21° 01' East, 192.54 feet) 193.22 feet to a 3/4" pipe; thence North 89° 28' East 496.71 feet to a 3/8" pipe; thence North 0° 35' West, 314.70 feet to the place of beginning.

for the purpose of storing thereon all precast concrete construction members for various types of bridges, buildings and other structures manufactured, assembled, or otherwise produced for Grantee by Grantor, as contractor or subcontractor.

This easement and right to store shall be limited in that it shall apply only to those things manufactured for Grantee, and shall be non-exclusive in that Grantor shall have the right to use the above described property in its usual and customary manner for carrying on its business during the term hereof, provided, however, that Grantee shall have the right to store all precast construction members or other things prepared by Grantor for Grantee and shall have the right to enter upon and remove without charge for storage any of said precast construction members and other things at any time on which Grantee has made a pre-payment, either to Grantor directly or to a prime contractor for which Grantor is manufacturing or otherwise working on a subcontract basis.

Grantor hereby covenants to and with Grantee, its successors and assigns, that it

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9-23-88

VOL 482 PAGE 189

Highway Division  
File 31973

is the owner of said property, and will warrant the easement rights herein granted from all lawful claims whatsoever.

Dated this 29 day of July, 1988.

MORSE BROS. INC.

By Stephen Frey  
SECRETARY AND  
ASSISTANT SECRETARY  
Title \_\_\_\_\_

STATE OF OREGON, County of Linn

July 29, 1988. Personally appeared Stephen Frey, who, being sworn, stated that he is the Assistant Secretary of Morse Bros. Inc., and that this instrument was voluntarily signed in behalf of the corporation by authority of its Board of Directors. Before me:



Luann L. Donnelly  
Notary Public for Oregon

My Commission expires \_\_\_\_\_  
My Commission Expires Jan. 3, 1992

7-1-88  
Page 3 - EA  
slb/np

ENTERED SEP 23 1988

STATE OF OREGON  
County of Linn

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

Volume: MF 482 Page: 187

At 8:30 O'clock a.m. 25<sup>th</sup>  
STEVE DRUCKENMILLER  
Linn County Clerk

By [Signature] Deputy

State of Oregon  
Highway Division  
Transportation Bldg  
Salem 97310

Received

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Received

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KNOW ALL MEN BY THESE PRESENTS, That MORSE BROS., INC., an Oregon corporation  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MORSE BROS. PRESTRESS, INC., an Oregon corporation  
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 Linn and State of Oregon, described as follows, to-wit:

All of that real property more particularly described in Exhibit "A", consisting of two pages, attached hereto and by this reference incorporated herein

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-  
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.010.)  
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 1st day of December, 1976;  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,  
affix corporate seal)

MORSE BROS., INC.

By J. D. Morse, President  
By F. W. Morse, Secretary

STATE OF OREGON, )  
County of ) ss.

STATE OF OREGON, County of Linn  
December 1, 1976.

Personally appeared J. D. Morse  
F. W. Morse

who, being duly sworn,  
each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of Morse Bros. Inc.

and acknowledged the foregoing instrument to be  
voluntary act and deed.

Before me:  
(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires:

Morse Bros., Inc.  
PO Box 7  
Lebanon, Oregon 97355  
GRANTOR'S NAME AND ADDRESS

Morse Bros. Prestress, Inc.  
PO Box 7  
Lebanon, Oregon 97355  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Morse Bros. Prestress, Inc.  
PO Box 7  
Lebanon, Oregon 97355  
NAME, ADDRESS, ZIP

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

Morse Bros. Prestress, Inc.  
PO Box 7  
Lebanon, Oregon 97355  
NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer  
Deputy

65000L

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OCT 06 2025

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ALBANY

AUG 18 2025

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PARCEL NO. 1

VOL 198 PAGE 775

A portion of the Perry Hyde Donation Land Claim #51, Township 15 South, Range 4 West of the Willamette Meridian, Linn County, Oregon, being more particularly described as:  
Beginning at a 3/4" pipe at the intersection of the Easterly right of way line of Market Road #2, and the North boundary line of the corporate city limits of the City of Harrisburg, which pipe is North 0°35' West 1273.8 feet and North 89°28' East 180.84 feet from the Northwest corner of Lot 3, Block 2, of HYDE'S ADDITION TO HARRISBURG; thence North 89°28' East 322.44 feet, more or less, to a 3/4" pipe on the Westerly right of way line of the Oregon Electric Railway Company; thence North 0°35' West 1637.46 feet, more or less, to an iron pipe, along said right-of-way; thence South 89°28' West 578.82 feet to a 3/4" pipe; thence South 0°35' East 1210.43 feet to a 5/8" bolt, on the Easterly right of way of said Market Road #2; thence Southerly and Easterly, along said Market Road to the place of beginning.

PARCEL NO. 2

Beginning at a 3/4" iron pipe which is North 0°35' West parallel to the center line of Third Street in the City of Harrisburg, Linn County, Oregon, a distance of 2911.92 feet from the Northwest corner of Lot 3, Block 2, Hyde's Addition to said City of Harrisburg; and running thence South 89°28' West parallel to the South line of the Perry Hyde D.L.C. No. 51 in Township 15 South, Range 4 West of the Willamette Meridian in Linn County, Oregon, 593.29 feet to the East right-of-way line of Linn County Market Road No. 2; thence South 12 degrees 57' East along said right-of-way line 137.82 feet; thence on a 686.3 foot radius curve to the left (the long chord of which bears South 21°16' East a distance of 198.54 feet) 199.22 feet; thence South 29°35' East along said right-of-way line a distance of 1018.24 feet to a 5/8" bolt which is 180.8 feet West of the center line of said Third Street extended; thence North 0°35' West parallel to said Third Street extended, a distance of 1210.43 feet to the place of beginning and containing 9.107 acres, more or less, EXCEPTING from said Parcel 2 that portion thereof conveyed by William F. Morse and Lois P. Morse, his wife, to C. W. Murphy and Norma E. Murphy by deed dated the 20th day of August, 1947, recorded in the deed records of Linn County, Oregon, on the 18th day of September, 1947, in Volume 195, Page 701 under Recorder's Reception No. 30112, which portion is described on said deed as follows, to-wit:

Beginning at a 3/4" iron pipe which is North 0°35' West, parallel to the center line of Third Street in the City of Harrisburg, Linn County, Oregon, a distance of 2911.92 feet from the Northwest corner of Lot 3 in Block 2 of Hyde's Addition to said City of Harrisburg, and running thence South 89°28' West 593.29 feet to the East right-of-way line of Linn County Market Road No. 2; thence South 12°57' East along said right-of-way line 137.82 feet to a 1 1/2" pipe; thence on a 686.3 foot radius curve to the left (the chord of which bears South 21°01' East 192.54 feet) 193.22 feet to a 3/4" pipe; thence North 89°28' East 496.71 feet to a 3/8" pipe; thence North 0°35' West 314.70 feet to the place of beginning and containing 4.00 acres.

PARCEL NO. 3

Beginning at a 3/4" iron pipe which is North 0°35' West, parallel to the center line of Third Street in the City of Harrisburg, Linn County, Oregon, a distance of 2911.92 feet from the Northwest corner of Lot 3 in Block 2 of HYDE'S ADDITION to said City of Harrisburg, thence South 89°28' West 593.29 feet to the East right of way line of Linn County Market Road No. 2; thence South 12°57' East along said right of way line 137.82 feet to a 1-1/2" pipe; thence on a 686.3 foot radius curve to the left (the chord of which bears South 21°01' East 192.54 feet) 193.22 feet to a 3/4" pipe; thence North 89°28' East 496.71 feet to a 3/8" pipe; thence North 0°35' West 314.70 feet to the place of beginning.

Received

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AUG 18 2025

OWRD

EXHIBIT "A"  
PAGE 1

ALBANY

PARCEL NO. 4 VOL 198 PAGE 776  
 Beginning at a 5/8" iron rod on the East right-of-way of  
 the Harrisburg-Peoria Market road, said rod being North 0°  
 35' East 1,311.17 ft. from the southwest corner of Block A.  
 of Hugh Sherrill Addition to the City of Harrisburg, Linn  
 County, Oregon; thence from said 5/8" rod northerly along  
 the East right-of-way of said market road 182.0 ft. more or  
 less to the north boundary line of the Corporate City limits  
 of the City of Harrisburg; thence North 89° 28' East 322.44  
 ft. more or less to a 3/4" pipe on the westerly right-of-way  
 line of the Oregon Electric Railway Company; thence South  
 1° 00' West along said right-of-way to the northwesterly  
 boundary of Highway U. S. 99 E; thence southwesterly along  
 said highway right-of-way to a point which bears South 62°  
 09' East from the place of beginning; thence North 62° 09'  
 West 268.74 ft. more or less to the point of beginning and  
 containing 1.92 acres more or less.

Received  
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 OWRD

Received  
 AUG 18 2025  
 OWRD

902  
 470208  
 STATE OF OREGON, ss.  
 County of Linn

I hereby certify that  
 the within was received  
 and duly recorded by me  
 in Linn County Records:

Vol. 198 Page 774  
 (Date)

Wm 3 4 01 PM  
 19170 13700 1150  
 10110 10110

EXHIBIT "A"  
 Page 2

ALBANY



LOT BOOK SERVICE

Date: October 13, 1997  
Order No. 64999L

Weatherford, Thompson  
130 1st Avenue  
Albany, OR 97321  
Attn: Brett

We have searched our Tract Indices as to the following described property:

See Exhibit 'A'

and as of October 6, 1997 at 8:00 A.M.:

We find that the last deed of record runs to:

Morse Bros., Inc., an Oregon Corporation who acquired title as Morse  
Bros. Prestress, Inc., an Oregon Corporation  
We also find the following apparent encumbrances within 10 years prior to  
the effective date hereof:

NONE

NOTE: Real Property taxes for the year 1996-97 in the original  
amount of \$177.29, PAID IN FULL.  
Map No. 15-4W-9, Tax Lot 500, Account No. 322244, Code 07-02.

We have also searched our General Index for judgments and state and  
federal tax liens against the above named grantees and find the following:

NONE

We also find the following unpaid taxes:

NONE

THIS IS NOT A POLICY OF TITLE INSURANCE. This Lot Book Report is being  
made with the understanding that it does not represent any form of title  
insurance and is not a commitment for a policy of title insurance. The  
information provided herein is not a full examination of the record title  
to the subject property. Further, if any person, corporation, or entity  
of any kind should use this report as a basis to produce a policy of title  
insurance, it should be understood that this is a violation of Oregon Law.  
Any liability hereunder is limited to the amount paid for said report.  
This amount does not include supplemental reports, rachecks or other  
services.

Yours truly,

AMERITITLE

Krista Colter  
Title Examiner

Continued on page 2

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OCT 06 2025  
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AUG 18 2025  
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**Exhibit 'A'**

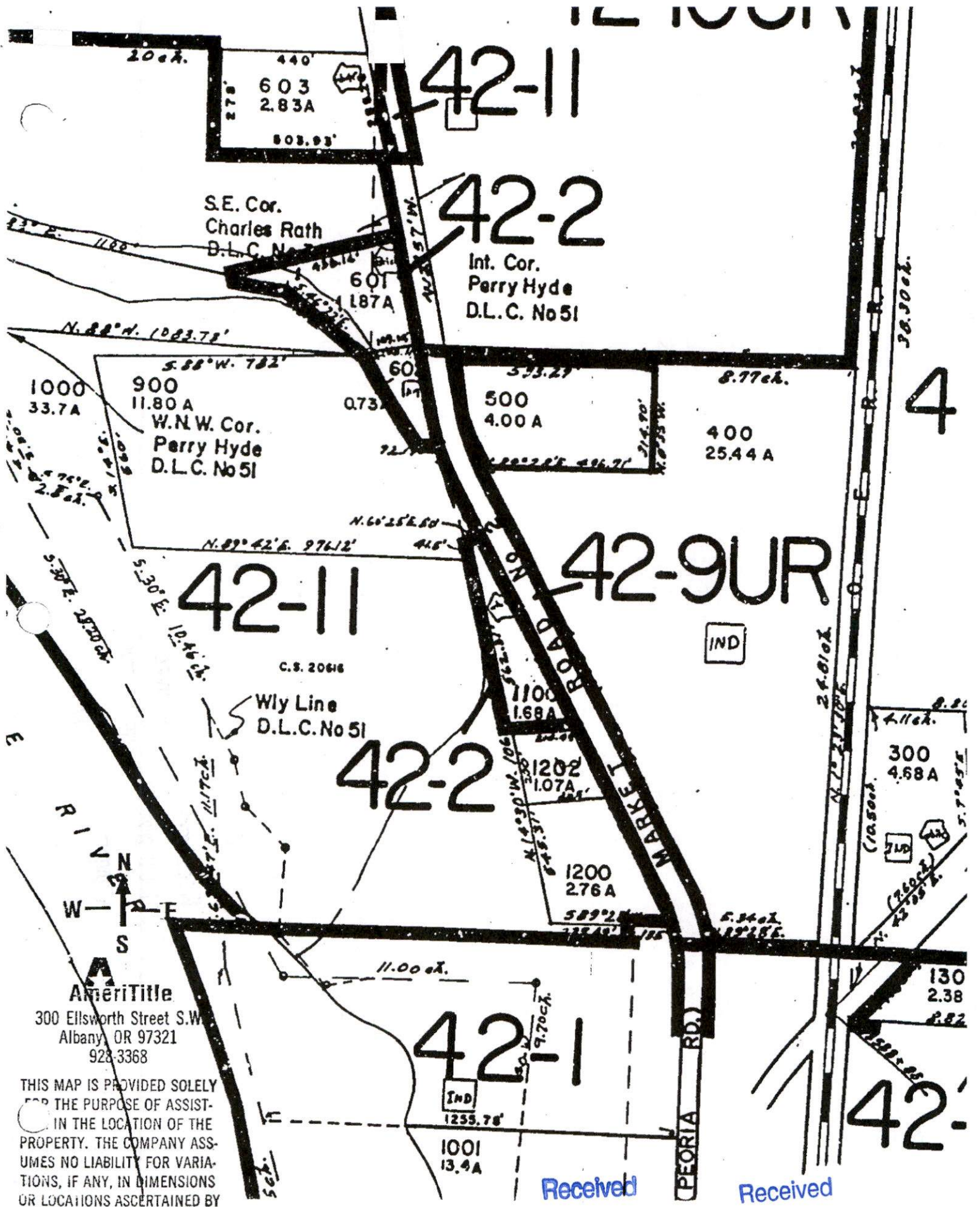
Beginning at a 3/4 inch iron pipe which is North 0°35' West, parallel to the center line of Third Street in the City of Harrisburg, Linn County, Oregon, a distance of 2911.92 feet from the Northwest corner of Lot 3 in Block 2 of Hyde's Addition to said City of Harrisburg, thence South 89°28' West 593.29 feet to the East right of way of Linn County Market Road No. 2; thence South 12°57' East along said right of way line 137.82 feet to a 1-1/2 inch pipe; thence on a 686.3 foot radius curve to the left (the chord of which bears South 21°01' East 192.54 feet) 193.22 feet to a 3/4 inch pipe; thence North 89°28' East 496.71 feet to a 3/8 inch pipe; thence North 0°35' West 314.70 feet to the place of beginning.

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OCT 06 2025

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**AmeriTitle**  
300 Ellsworth Street S.W.  
Albany, OR 97321  
928-3368

THIS MAP IS PROVIDED SOLELY  
FOR THE PURPOSE OF ASSIST-  
ING IN THE LOCATION OF THE  
PROPERTY. THE COMPANY ASS-  
UMES NO LIABILITY FOR VARIA-  
TIONS, IF ANY, IN DIMENSIONS  
OR LOCATIONS ASCERTAINED BY  
AN ACTUAL SURVEY.

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KNOW ALL MEN BY THESE PRESENTS, That MORSE BROS., INC., an Oregon corporation  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MORSE BROS. PRESTRESS, INC., an Oregon corporation  
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 Linn and State of Oregon, described as follows, to-wit:

All of that real property more particularly described in Exhibit "A", consisting of two pages, attached hereto and by this reference incorporated herein

(IN SPACE HEREIN, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever, And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-  
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 91.030.)  
XXXXXX

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 1st day of December, 1976; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of

, 19

Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

MORSE BROS., INC.

By J. D. Morse, President

By F. W. Morse, Secretary

STATE OF OREGON, County of Linn, December 1, 1976.

Personally appeared J. D. Morse and F. W. Morse, who, being duly sworn,

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of Morse Bros. Inc.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Morse Bros., Inc.  
PO Box 7  
Lebanon, Oregon 97355

Morse Bros. Prestress, Inc.  
PO Box 7  
Lebanon, Oregon 97355

After recording return to:

Morse Bros. Prestress, Inc.  
PO Box 7  
Lebanon, Oregon 97355

(NAME, ADDRESS, ZIP)

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

Morse Bros. Prestress, Inc.  
PO Box 7  
Lebanon, Oregon 97355

(NAME, ADDRESS, ZIP)

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of , 19

at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer  
Deputy

Received

AUG 18 2025

OWMO

Received

OCT 06 2025

OWMO

ALBANY



PARCEL NO. 1

VOL 198 PAGE 775

A portion of the Perry Hyde Donation Land Claim #51, Township 15 South, Range 4 West of the Willamette Meridian, Linn County, Oregon, being more particularly described as:  
Beginning at a 3/4" pipe at the intersection of the Easterly right of way line of Market Road #2, and the North boundary line of the corporate city limits of the City of Harrisburg, which pipe is North 0°35' West 1273.8 feet and North 89°28' East 180.84 feet from the Northwest corner of Lot 3, Block 2, of HYDE'S ADDITION TO HARRISBURG; thence North 89°28' East 322.44 feet, more or less, to a 3/4" pipe on the Westerly right of way line of the Oregon Electric Railway Company; thence North 0°35' West 1637.46 feet, more or less, to an iron pipe, along said right-of-way; thence South 89°28' West 578.82 feet to a 3/4" pipe; thence South 0°35' East 1210.43 feet to a 5/8" bolt, on the Easterly right of way of said Market Road #2; thence Southerly and Easterly, along said Market Road to the place of beginning.

PARCEL NO. 2

Beginning at a 3/4" iron pipe which is North 0°35' West parallel to the center line of Third Street in the City of Harrisburg, Linn County, Oregon, a distance of 2911.92 feet from the Northwest corner of Lot 3, Block 2, Hyde's Addition to said City of Harrisburg; and running thence South 89°28' West parallel to the South line of the Perry Hyde D.L.C. No. 51 in Township 15 South, Range 4 West of the Willamette Meridian in Linn County, Oregon, 593.29 feet to the East right-of-way line of Linn County Market Road No. 2; thence South 12 degrees 57' East along said right-of-way line 137.82 feet; thence on a 686.3 foot radius curve to the left (the long chord of which bears South 21°16' East a distance of 198.54 feet) 199.22 feet; thence South 29°35' East along said right-of-way line a distance of 1018.24 feet to a 5/8" bolt which is 180.8 feet West of the center line of said Third Street extended; thence North 0°35' West parallel to said Third Street extended, a distance of 1210.43 feet to the place of beginning and containing 9.107 acres, more or less, EXCEPTING from said Parcel 2 that portion thereof conveyed by William F. Morse and Lois P. Morse, his wife, to C. W. Murphy and Norma E. Murphy by deed dated the 20th day of August, 1947, recorded in the deed records of Linn County, Oregon, on the 18th day of September, 1947, in Volume 195, Page 701 under Recorder's Reception No. 30112, which portion is described on said deed as follows, to-wit:

Beginning at a 3/4" iron pipe which is North 0°35' West, parallel to the center line of Third Street in the City of Harrisburg, Linn County, Oregon, a distance of 2911.92 feet from the Northwest corner of Lot 3 in Block 2 of Hyde's Addition to said City of Harrisburg, and running thence South 89°28' West 593.29 feet to the East right-of-way line of Linn County Market Road No. 2; thence South 12°57' East along said right-of-way line 137.82 feet to a 1 1/2" pipe; thence on a 686.3 foot radius curve to the left (the chord of which bears South 21°01' East 192.54 feet) 193.22 feet to a 3/4" pipe; thence North 89°28' East 496.71 feet to a 3/8" pipe; thence North 0°35' West 314.70 feet to the place of beginning and containing 4.00 acres.

PARCEL NO. 3

Beginning at a 3/4" iron pipe which is North 0°35' West, parallel to the center line of Third Street in the City of Harrisburg, Linn County, Oregon, a distance of 2911.92 feet from the Northwest corner of Lot 3 in Block 2 of HYDE'S ADDITION to said City of Harrisburg, thence South 89°28' West 593.29 feet to the East right of way line of Linn County Market Road No. 2; thence South 12°57' East along said right of way line 137.82 feet to a 1-1/2" pipe; thence on a 686.3 foot radius curve to the left (the chord of which bears South 21°01' East 192.54 feet) 193.22 feet to a 3/4" pipe; thence North 89°28' East 496.71 feet to a 3/8" pipe; thence North 0°35' West 314.70 feet to the place of beginning.

EXHIBIT "A"  
PAGE 1

Received

OCT 06 2025

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ALBANY

PARCEL NO. 4  
Beginning at a 5/8" iron rod on the East right-of-way of the Harrisburg-Peoria Market road, said rod being North 0° 35' East 1,311.17 ft. from the southwest corner of Block A. of Hugh Sherrill Addition to the City of Harrisburg, Linn County, Oregon; thence from said 5/8" rod northerly along the East right-of-way of said market road 182.0 ft. more or less to the north boundary line of the Corporate City limits of the City of Harrisburg; thence North 89° 28' East 322.44 ft. more or less to a 3/4" pipe on the westerly right-of-way line of the Oregon Electric Railway Company; thence South 1° 00' West along said right-of-way to the northwesterly boundary of Highway U. S. 99 E; thence southwesterly along said highway right-of-way to a point which bears South 62° 09' East from the place of beginning; thence North 62° 09' West 268.74 ft. more or less to the point of beginning and containing 1.92 acres more or less.

Received  
OCT 06 2025  
OWRD

Received  
AUG 18 2025  
OWRD

902  
470208  
STATE OF OREGON, ss.  
County of Linn

I hereby certify that  
the within was received  
and duly recorded by me  
in Linn County Records:

Vol 198 Page 774

(Date)

Aug 3 4 01 PM

DEWANEY CLERK

BY

ALBANY



Harrisburg 117.

100-4W-4 TL 800

no enc.

LOT BOOK SERVICE

Date: October 13, 1997  
Order No. 64997L

Weatherford, Thompson  
130 1st Avenue  
Albany, OR 97321  
Attn: Brett

We have searched our Tract Indices as to the following described property:

See Exhibit 'A'

and as of October 6, 1997 at 8:00 A.M.:

We find that the last deed of record runs to:

Morse Bros., Inc., an Oregon Corporation

We also find the following apparent encumbrances within 10 years prior to the effective date hereof:

NONE

NOTE: Real Property taxes for the year 1996-97 in the original amount of \$80.95, PAID IN FULL.

Map No. 15-4W-9, Tax Lot 800, Account No. 322285, Code 07-01.

We have also searched our General Index for judgments and state and federal tax liens against the above named grantees and find the following:

NONE

We also find the following unpaid taxes:

NONE

THIS IS NOT A POLICY OF TITLE INSURANCE. This Lot Book Report is being made with the understanding that it does not represent any form of title insurance and is not a commitment for a policy of title insurance. The information provided herein is not a full examination of the record title to the subject property. Further, if any person, corporation, or entity of any kind should use this report as a basis to produce a policy of title insurance, it should be understood that this is a violation of Oregon Law. Any liability hereunder is limited to the amount paid for said report. This amount does not include supplemental reports, rechecks or other services.

Yours truly,

AMERITITLE

Krista Colter  
Title Examiner

Received

OCT 06 2025

OWRD

Received

AUG 18 2025

OWRD

### Exhibit 'A'

Beginning in a slough at the Southeast corner of the Charles Roth Donation Land Claim No. 38 in Township 15 South, Range 4 West of the Willamette Meridian in Linn County, Oregon, said corner being North  $0^{\circ}35'$  West 2911.92 feet and South  $89^{\circ}28'$  West 818.40 feet from the Northwest corner of Lot 3 in Block 2, Hydes' Addition to the City of Harrisburg, Linn County, Oregon; and running thence North  $88^{\circ}$  West along the South line of Claim 38 a distance of 1083.73 feet; thence South  $70^{\circ}$  West 252.12 feet; thence North 400 feet to the center of the above mentioned slough; thence South  $83^{\circ}$  East along the center line of said slough 1100 feet; thence South  $46^{\circ}22'$  East along said slough 315.25 feet to the place of beginning.

Received  
OCT 06 2025  
OWRD

Received  
AUG 18 2025  
OWRD



N. 89° 30' W. 80.00 ch. G.L.O.

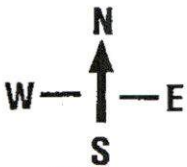
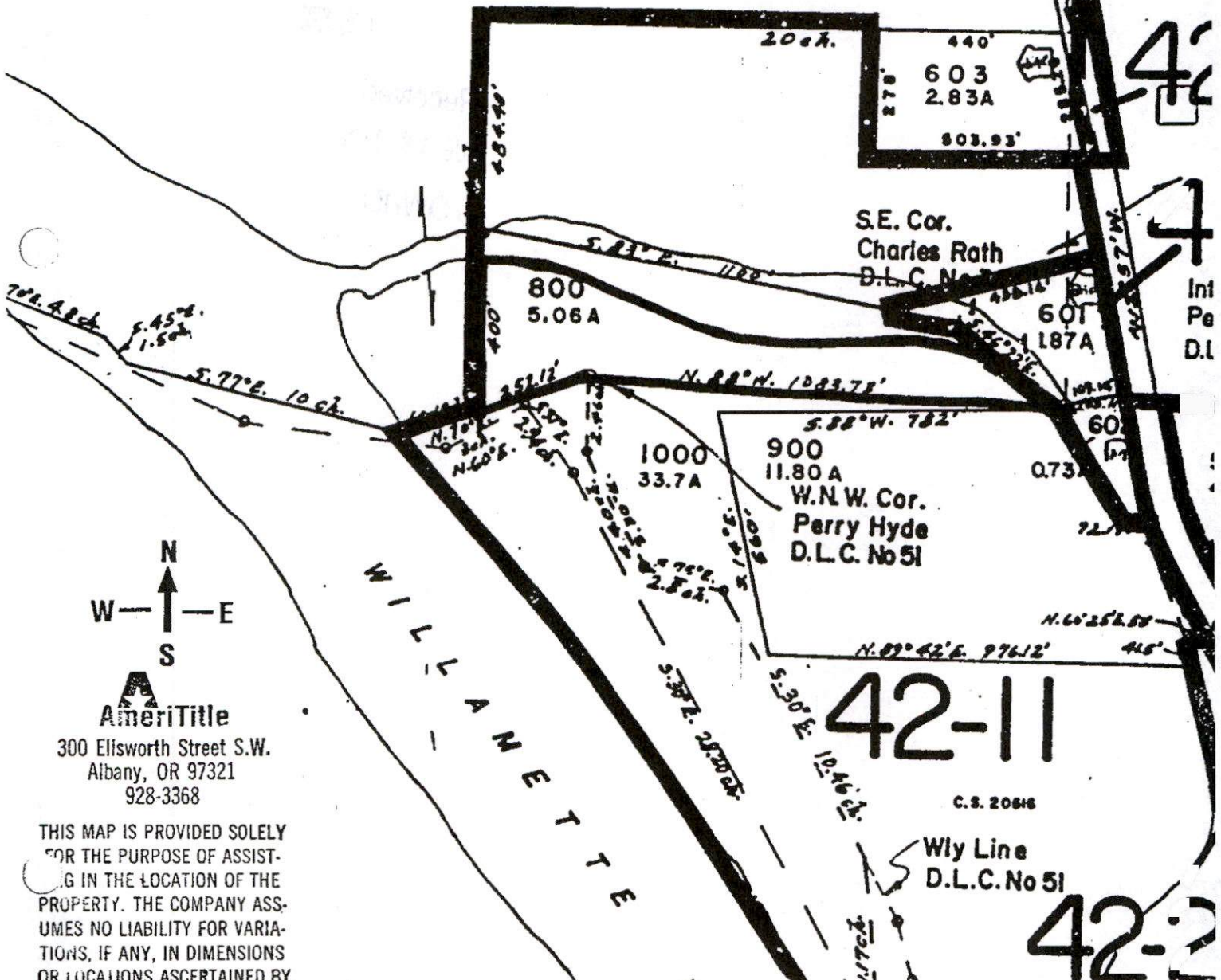
S. 89° 30' W. 64.63 ch.

42-2

Received  
OCT 06 2025  
OWRD

Received  
AUG 18 2025  
OWRD

N.W. Cor.  
Perry I  
D.L.C.



AmeriTitle

300 Ellsworth Street S.W.  
Albany, OR 97321  
928-3368

THIS MAP IS PROVIDED SOLELY  
FOR THE PURPOSE OF ASSIST-  
ING IN THE LOCATION OF THE  
PROPERTY. THE COMPANY ASS-  
UMES NO LIABILITY FOR VARIA-  
TIONS, IF ANY, IN DIMENSIONS  
OR LOCATIONS ASCERTAINED BY  
AN ACTUAL SURVEY.

ORDER NO. 64997L 15 11 G

546

KNOW ALL MEN BY THESE PRESENTS, That JOSEPH D. MORSE, WILLIAM F. MORSE, and FORREST W. MORSE, Partners doing business as Harrisburg Sand & Gravel Co. hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MORSE BROS., INC., an Oregon corporation

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Linn, State of Oregon, described as follows, to-wit:

That real property more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

Received  
OCT 06 2025  
OWRD

Received  
AUG 18 2025  
OWRD

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ --0--

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

In construing this deed the singular includes the plural as the circumstances may require. Witness grantor's hand this 2nd day of April, 1973

Joseph D. Morse  
William F. Morse

Forrest W. Morse  
dba Harrisburg Sand & Gravel Co.

STATE OF OREGON, County of Linn ss. April 2, 1973

Personally appeared the above named JOSEPH D. MORSE, WILLIAM F. MORSE, and FORREST W. MORSE, Partners dba Harrisburg Sand & Gravel Co.

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires Sept. 1, 1975

NOTE—The sentence between the symbols ( ), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Bargain and Sale Deed

JOSEPH D. MORSE, WILLIAM F. MORSE, & FORREST W. MORSE

TO  
MORSE BROS., INC., an Oregon corporation

AFTER RECORDING RETURN TO

Orval N Thompson  
P.O. Box 667  
Albany, Oregon 97321

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON

County of

I certify that the within instrument was received for record on the day of 1973

at o'clock M., and recorded in book on page or as filing fee number, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title  
By Deputy

64997L



EXHIBIT "A"

Beginning in a slough at the southeast corner of the Charles Roth D.L.C. No. 38 in Township 15 South, Range 4 West of the Willamette Meridian in Linn County, Oregon, said corner being North 0° 35' West 2911.92 feet and South 89° 28' West 818.40 feet from the Northwest corner of Lot 3 in Block 2, Hydes' Addition to the City of Harrisburg, Linn County, Oregon; and running thence North 88° West along the South line of Claim 38 a distance of 1083.73 feet; thence South 70° West 252.12 feet; thence North 400 feet to the center of the above mentioned slough; thence South 83° East along the center line of said slough 1100 feet; thence South 46° 22' East along said slough 315.25 feet to the place of beginning and containing 7.26 acres. ALSO: Beginning at the above mentioned Southeast corner of the Charles Roth D.L.C. No. 38 and running thence South 88° West 782.0 feet to the bank of an old channel of the Willamette River; thence South 14° East along said bank 560 feet; thence North 89° 42' East (old bearing East) 976.12 feet to the West line of a tract of land conveyed to Pleasant S. and Nina M. Lynch and recorded on Page 801 of Volume 205 of Linn County Deed Records; thence North 14° 30' West 41.5 feet to the Northwest corner of said tract; thence North 60° 25' East 50 feet to a 3/4" pipe on the West right of way line of Linn County Market Road No. 2; thence North 29° 35' West 176.92 feet; thence on a 746.3 foot radius curve to the right (the chord of which bears North 24° 39 1/2' West 125.0 feet) a distance of 125.1 feet; thence West 72.19 feet to the center line of a slough; thence North 33° West along said slough 278.13 feet to the place of beginning and containing 11.8 acres, more or less, and containing in all 19.06 acres, more or less; together with any and all accretions to either or both of the above described tracts;

ALSO:

That certain easement for right of way purposes granted and conveyed unto D. G. Clark and Mildred R. Coat and Lester F. Coat, wife and husband, by instrument dated January 4, 1936, recorded on January 20, 1936, in Volume 143, Page 511, Linn County, Oregon, Deed Records.

EXHIBIT "A"

Received  
OCT 06 2025

OWRD

Received  
AUG 18 2025

OWRD

K.O. DAY 641  
ALBANY, OREGON 9/12/21

By \_\_\_\_\_ Title \_\_\_\_\_  
Deputy \_\_\_\_\_

359299 412

STATE OF OREGON  
County of Linn ss.

I hereby certify  
that the within was  
received and duly re-  
corded by me in Linn  
County Records:

Vol. MF59 Page 481 on:

APR 24 4 24 PM '73

DEL W RILEY CLERK

BY \_\_\_\_\_  
DEPUTY

Received  
AUG 18 2025  
OWRD

Received  
OCT 06 2025  
OWRD

VOL 59 PAGE 483



HARRISBURG P.D.

100-4W-9 1L 900

✓no enc.

LOT BOOK SERVICE

Date: October 14, 1997  
Order No. 64996L

Weatherford, Thompson  
130 1st Avenue  
Albany, OR 97321  
Attn: Brett

We have searched our Tract Indices as to the following described property:

See Exhibit 'A'

and as of October 7, 1997 at 8:00 A.M.:

We find that the last deed of record runs to:

Morse Bros., Inc., an Oregon Corporation

We also find the following apparent encumbrances within 10 years prior to the effective date hereof:

NONE

NOTE: Real Property taxes for the year 1996-97 in the original amount of \$188.85, PAID IN FULL.

Map No. 15-4W-9, Tax Lot 900, Account No. 322293, Code 07-01.

We have also searched our General Index for judgments and state and federal tax liens against the above named grantees and find the following:

NONE

We also find the following unpaid taxes:

NONE

THIS IS NOT A POLICY OF TITLE INSURANCE. This Lot Book Report is being made with the understanding that it does not represent any form of title insurance and is not a commitment for a policy of title insurance. The information provided herein is not a full examination of the record title to the subject property. Further, if any person, corporation, or entity of any kind should use this report as a basis to produce a policy of title insurance, it should be understood that this is a violation of Oregon Law. Any liability hereunder is limited to the amount paid for said report. This amount does not include supplemental reports, rechecks or other services.

Yours truly,

AMERITITLE

Krista Colter  
Title Examiner

Received  
OCT 06 2025  
OWRD

Received  
AUG 18 2025  
OWRD

Exhibit 'A'

Beginning at the above mentioned Southeast corner of the Charles Roth Donation Land Claim No. 38 and running thence South 88° West 782.0 feet to the bank of an old channel of the Willamette River; thence South 14° East along said bank 560 feet; thence North 89°42' East (old bearing East) 976.12 feet to the West line of a tract of land conveyed to Pleasant S. and Nina M. Lynch and recorded on Page 801 of Volume 205 of Linn County Deed Records; thence North 14°30' West 41.5 feet to the Northwest corner of said tract; thence North 60°25' East 50 feet to a 3/4" pipe on the West right of way line of Linn County Market Road No. 2; thence North 29°35' West 176.92 feet; thence on a 746.3 foot radius curve to the right (the chord of which bears North 24°39 1/2' West 125.0 feet a distance of 125.1 feet; thence West 72.19 feet to the center line of a slough; thence North 33° West along said slough 278.13 feet to the place of beginning.

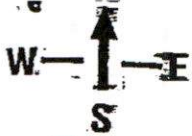
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OCT 06 2025

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AUG 18 2025

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M a p

15

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N. 89° 30' W. 80.00 ch. G.L.O.

AmeriTitle

300 Ellsworth Street S.W.

Albany, OR 97321

928 3368

THIS MAP IS PROVIDED SOLELY  
FOR THE PURPOSE OF ASSISTING  
IN THE LOCATION OF THE  
PROPERTY. THE COMPANY ASSUMES  
NO LIABILITY FOR VARIATIONS,  
IF ANY, IN DIMENSIONS OR  
LOCATIONS ASCERTAINED BY  
AN ACTUAL SURVEY.

ORDER NO. 649922  
5.4.9

Received  
OCT 06 2025  
OWRD

N.W. Cor.  
Perry Hyde  
D.L.C. No 51

600  
60.23 A

42-101

42-11

42-2

Int. Cor.  
Perry Hyde  
D.L.C. No 51

S.E. Cor.  
Charles Rath  
D.L.C. No 51

800  
5.06 A

1000  
33.7 A

900  
11.80 A  
W.N.W. Cor.  
Perry Hyde  
D.L.C. No 51

600  
1.87 A

600  
0.73 A

500  
4.00 A

400  
25.44

42-11

C.S. 20646

Wly Line  
D.L.C. No 51

42-2

42-91

IND

Received

AUG 18 2025

OWRD



KNOW ALL MEN BY THESE PRESENTS, That JOSEPH D. MORSE, WILLIAM F. MORSE, and FORREST W. MORSE, Partners doing business as Harrisburg Sand & Gravel Co., hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MORSE BROS., INC., an Oregon corporation

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Linn, State of Oregon, described as follows, to-wit:

That real property more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

Received  
AUG 18 2025  
OWRD

Received  
AUG 18 2025  
OWRD

Received  
OCT 06 2025  
OWRD

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ --0--

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

In construing this deed the singular includes the plural as the circumstances may require.

Witness grantor's hand this 2nd day of April, 1973

Joseph D. Morse  
William F. Morse

Forrest W. Morse  
dba Harrisburg Sand & Gravel Co.

STATE OF OREGON, County of Linn, ss. April 2, 1973

Personally appeared the above named JOSEPH D. MORSE, WILLIAM F. MORSE, and FORREST W. MORSE, Partners dba Harrisburg Sand & Gravel Co.

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires Sept. 1, 1975

NOTE—The sentence between the symbols ( ), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

### Bargain and Sale Deed

JOSEPH D. MORSE, WILLIAM F. MORSE, & FORREST W. MORSE

TO  
MORSE BROS., INC., an Oregon corporation

AFTER RECORDING RETURN TO

Orval N. Thompson  
P.O. Box 667  
Albany, Oregon 97321

(DON'T USE THIS SPACE! RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

### STATE OF OREGON

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as filing fee number, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title  
By Deputy

649966



## EXHIBIT "A"

Beginning in a slough at the southeast corner of the Charles Roth D.L.C. No. 38 in Township 15 South, Range 4 West of the Willumette Meridian in Linn County, Oregon, said corner being North 0° 35' West 2911.92 feet and South 89° 28' West 818.40 feet from the Northwest corner of Lot 3 in Block 2, Hydes' Addition to the City of Harrisburg, Linn County, Oregon; and running thence North 88° West along the South line of Claim 38 a distance of 1083.73 feet; thence South 70° West 252.12 feet; thence North 400 feet to the center of the above mentioned slough; thence South 83° East along the center line of said slough 1100 feet; thence South 46° 22' East along said slough 315.25 feet to the place of beginning and containing 7.26 acres. ALSO: Beginning at the above mentioned Southeast corner of the Charles Roth D.L.C. No. 38 and running thence South 88° West 782.0 feet to the bank of an old channel of the Willamette River; thence South 14° East along said bank 560 feet; thence North 89° 42' East (old bearing East) 976.12 feet to the West line of a tract of land conveyed to Pleasant S. and Nina M. Lynch and recorded on Page 801 of Volume 205 of Linn County Deed Records; thence North 14° 30' West 41.5 feet to the Northwest corner of said tract; thence North 60° 25' East 50 feet to a 3/4" pipe on the West right of way line of Linn County Market Road No. 2; thence North 29° 35' West 176.92 feet; thence on a 746.3 foot radius curve to the right (the chord of which bears North 24° 39' West 125.0 feet) a distance of 125.1 feet; thence West 72.19 feet to the center line of a slough; thence North 33° West along said slough 278.13 feet to the place of beginning and containing 11.8 acres, more or less, and containing in all 19.06 acres, more or less, together with any and all accretions to either or both of the above described tracts;

ALSO:

That certain easement for right of way purposes granted and conveyed unto D. G. Clark and Mildred R. Coat and Lester F. Coat, wife and husband, by instrument dated January 4, 1936, recorded on January 20, 1936, in Volume 143, Page 511, Linn County, Oregon, Deed Records.

## EXHIBIT "A"

Received

OCT 06 2025

OWRD

Received

AUG 18 2025

OWRD

K.D. MAY 641  
Albany, Oregon 97321

By \_\_\_\_\_ Title \_\_\_\_\_  
Deputy \_\_\_\_\_

359299 4/15

STATE OF OREGON ss.  
County of Linn

I hereby certify  
that the within was  
received and duly re-  
corded by me in Linn  
County Records:

Vol. MF59 Page 481 on:

APR 24 4 24 PM '73

DEL W RILEY CLERK

BY \_\_\_\_\_  
DEPUTY

Received  
AUG 18 2025  
OWRD

Received  
OCT 06 2025  
OWRD

VOL 59 PAGE 483



Harrisburg P.S.

No enc.

LOT BOOK SERVICE

Date: October 13, 1997  
Order No. 64995L

Weatherford, Thompson  
130 1st Avenue  
Albany, OR 97321  
Attn: Brett

We have searched our Tract Indices as to the following described property:

See Exhibit 'A'

and as of October 3, 1997 at 8:00 A.M.:

We find that the last deed of record runs to:

Morse Bros., Inc., an Oregon Corporation

We also find the following apparent encumbrances within 10 years prior to the effective date hereof:

NONE

NOTE: Real Property taxes for the year 1996-97 in the original amount of \$750.78, PAID IN FULL.

Map No. 15S-4W-09, Tax Lot 1000, Account No. 322301, Code 7-01.

We have also searched our General Index for judgments and state and federal tax liens against the above named grantees and find the following:

NONE

We also find the following unpaid taxes:

NONE

THIS IS NOT A POLICY OF TITLE INSURANCE. This Lot Book Report is being made with the understanding that it does not represent any form of title insurance and is not a commitment for a policy of title insurance. The information provided herein is not a full examination of the record title to the subject property. Further, if any person, corporation, or entity of any kind should use this report as a basis to produce a policy of title insurance, it should be understood that this is a violation of Oregon Law. Any liability hereunder is limited to the amount paid for said report. This amount does not include supplemental reports, rechecks or other services.

Yours truly,

AMERITITLE

Dena Yeager  
Title Examiner

Continued on page 2

Received  
AUG 18 2025  
OWRD

Received  
OCT 06 2025  
OWRD

### Exhibit 'A'

Beginning at a point on the South boundary line of the Perry Hyde Donation Land Claim Notification No. 2880, Claim No. 51, in Township 15, South, Range 4 West of the Willamette Meridian in the State of Oregon, where same intersects the West boundary line of Third Street in McCully's Addition to the City of Harrisburg, Oregon, said point being also 28.13 chains West of the Southeast corner of said Perry Hyde Donation land Claim No. 51; thence West along the South boundary line of the Perry Hyde Donation Land Claim No 51; 10.47 chains to the original Southwest corner of said Donation Land Claim being at that time meander line of the Willamette River, thence continuing West to the present meander of the East bank of the Willamette River, thence Meandering down the East bank of said river to a point due South of the most Westerly Northwest corner of said Donation Land Claim said meanders being the year 1915, as follows: North 17° West 21.55 chains, thence North 6°47' West 11.17 chains, intersecting the original meander line of said Donation Land Claim thence North along said original meander line 30° West 10.46 chains thence North 45° West 2.80 chains thence North 30° West 4.40 chains thence North leaving said original meanders 2.46 chains to the most Westerly Northwest corner of said Perry Hyde Donation Land Claim No. 51, thence South 88° East 16.42 chains to an interior corner of said Perry Hyde Donation Land Claim thence East parallel with the South boundary line of said Donation Land Claim 12.40 chains to an iron pipe at a point 2.74 chains West of the center of Third Street in McCully's Addition to the City of Harrisburg, Oregon, extended North thence South parallel with the center line of Third Street, extended 44.12 chains to the Northwest corner of Lot 3 in Block 2 of Hyde's Addition to the City of Harrisburg, Oregon; thence East along the North boundary line of said Block 2 of Hyde's Addition 2.28 chains to the Northeast corner thereof; thence South along the East boundary line of said Block 2 of Hyde's Addition and extension thereof 3.73 chains to the point of beginning.

EXCEPT THEREFROM the following instruments:

Book 332, Page 750, Recorded August 20, 1968

MF Volume: 59, Page: 481, Recorded April 2, 1973

MF Volume: 431, Page: 959 Recorded January 12, 1987

MF Volume: 846, Page: 133 Recorded January 9, 1997

MF Volume: 861, Page: 869, Recorded April 8, 1997

MF Volume: 641, Page: 844, Recorded May 25, 1993

all in the County of Linn and State of Oregon.

Received  
OCT 06 2025

Received  
AUG 18 2025  
OWRD

OWRD





## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOSEPH D. MORSE, FORREST W. MORSE, and WM. F. MORSE, Co-Partners doing business as Harrisburg Sand & Gravel Co. hereinafter called Grantor(s), hereby grant and convey to MORSE BROS., INC. an Oregon corporation

all the real property together with its appurtenances situated in Linn County, State of Oregon, described as:

Those premises more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

Received  
OCT 06 2025

OWRD

Received  
AUG 18 2025

OWRD

and covenant that Grantor(s) is/are the owner(s) of the above described property free of all encumbrances except those stated above, if any, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above. The true and actual consideration for this transfer is \$ 00.00 plus other property (or value) given or promised. The foregoing recitation of consideration is true as I verily believe.

Dated this 2nd day of April, 1973.

Joseph D. Morse  
Joseph D. Morse  
Forrest W. Morse  
Forrest W. Morse  
Wm. F. Morse  
Wm. F. Morse

STATE OF OREGON

County of Linn } ss.  
I certify that the within instrument was received for record on the 19 day of April, 1973, at 0 o'clock A.M., and recorded in book      on page      Record of Deeds of said County.  
Witness my hand and seal of County affixed.

COUNTY CLERK-RECORDER

By      DEPUTY

STATE OF OREGON,

County of Linn } ss.

On the date noted above, personally appeared the above named Grantor(s) and acknowledged the foregoing instrument to be his/her/their voluntary act. Before me:

Richard Thompson  
Notary Public for Oregon

My Commission expires Sept. 1, 1975

WEATHERFORD, THOMPSON, HORTON & JORDAN P.C.  
ATTORNEYS AT LAW  
POST OFFICE BOX 667  
ALBANY, OREGON 97321

ALBANY

64995L



EXHIBIT "A"

All that portion of the hereinafter described real property lying West of the highway leading from the city of Harrisburg to Peoria in Linn County, Oregon, described as follows:

Beginning at a point on the S. boundary line of the Perry Hyde D.L.C. Not. No. 2880, Claim No. 51, in Tp. 15, S. 4 R. 4 W. of the Willamette Meridian, in the State of Oregon, where same intersects the W. boundary line of Third Street in McCully's Addition to the City of Harrisburg, Oregon, said point being also 28.13 chs. W. of the S.E. corner of said Perry Hyde D.L.C. No. 51; thence W. along the S. boundary line of the Perry Hyde D.L.C. No. 51; 10.47 chs. to the original S.W. corner of said D.L.C. being at that time the meander line of the Willamette River, thence continuing W. to the present meander line of the E. bank of the Willamette River, thence meandering down the E. bank of said river to a point due S. of the most westerly N.W. corner of said D.L.C. said meanders being in the year 1915, as follows: N. 17° W. 21.55 chs., thence N. 6° 47' W. 11.17 chs., intersecting the original meander line of said D.L.C. thence N. along said original meander line 30° W. 10.46 chs. thence N. 45° W. 2.80 chs. thence N. 30° W. 4.40 chs. thence N. leaving said original meanders 2.46 chs. to the most westerly N.W. corner of said Perry Hyde D.L.C. No. 51, thence S. 88° E. 16.42 chs. to an interior corner of said Perry Hyde D.L.C. thence E. parallel with the S. boundary line of said D.L.C. 12.40 chs. to an iron pipe at a point 2.74 chs. W. of the center of Third Street in McCully's Addition to the City of Harrisburg, Oregon, extended N. thence S. parallel with the center line of Third Street, extended 44.12 chs. to the N.W. corner of Lot 3 in Block 2 of Hyde's Addition to the City of Harrisburg, Oregon; thence E. along the N. boundary line of said Block 2 of Hyde's Addition 2.28 chs. to the N.E. corner thereof, thence S. along the E. boundary line of said Block 2 of Hyde's Addition and extension thereof 3.73 chs. to the point of beginning, saving and excepting therefrom that parcel of land known as Hyde's Addition to the City of Harrisburg, leaving 85 acres, more or less.

Also Lots numbered 4, 5, and 6 in Block No. 2 ~~in Hyde's Addition to the City of Harrisburg, Oregon~~ in Hyde's Addition to Harrisburg, Linn County, Oregon, all of said land lying and being in Linn County, Oregon and being in Linn County, Oregon and being in Linn County, Oregon, heretofore conveyed by the grantor to L. H. Sholtz and to Linn County and to D. G. Clark.

Received

OCT 06 2025

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Received

AUG 18 2025

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418399

STATE OF OREGON ss.  
County of LinnI hereby certify  
that the within was  
received and duly re-  
corded by me in Linn  
County Records:  
County Records:  
Vol. 124 Page 741

(Date)

REC 30 4 23 PM '75

DEW WATLEY CLERK

BY DEPUTY

ALBANY

Harrisburg R.D.

15S-4W-9  
TL 1200

✓no fin. enc.

LOT BOOK SERVICE

Date: October 13, 1997  
Order No. 64994L

Weatherford, Thompson  
130 1st Avenue  
Albany, OR 97321  
Attn: Brett

We have searched our Tract Indices as to the following described property:

See Exhibit 'A'

and as of October 6, 1997 at 8:00 A.M.:

We find that the last deed of record runs to:

Morse Bros., Inc., an Oregon Corporation

We also find the following apparent encumbrances within 10 years prior to the effective date hereof:

1. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
2. Conditions and Easement, Agreement for: Sand and Gravel, including the terms and provisions thereof,  
Dated : June 1, 1944  
Between : Lydia D. Morse and C.F. Morse and Joseph D. Morse,  
Forrest W. Morse and Wm. F. Morse  
Recorded : July 27, 1964 Book: 303 Page: 766
3. Memorandum of Oil, Gas and Mineral Lease, including the terms and provisions thereof,  
Dated : May 21, 1975  
Recorded : September 10, 1975 MF Volume: 116 Page: 228  
Lessor : William F. Morse and Lois P. Morse  
Lessee : Mobil Oil Corporation, a New York Corporation

The lessee's interest in the lease described in the above Memorandum, was assigned by instrument,  
Recorded : March 2, 1983 MF Volume: 329 Page: 828  
To : American Quasar Petroleum Company of New Mexico

We have also searched our General Index for judgments and state and federal tax liens against the above named grantees and find the following:

NONE

Received  
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We also find the following unpaid taxes and city liens:

- 1 1997-98 taxes, a lien in an amount to be determined, but not yet payable.
2. City liens, if any, of the City of Harrisburg, for which no search has been made. (If a search is requested, an additional fee may be charged by the City)
3. Regulations, including levies, liens, assessments, rights of way and easements of the Linn Soil and Water Conservation District.

NOTE: Real Property taxes for the year 1996-97 in the original amount of \$176.68, PAID IN FULL.

Map No. 15S-4W-9, Tax Lot 1200, Account No. 0322327.

THIS IS NOT A POLICY OF TITLE INSURANCE. This Lot Book Report is being made with the understanding that it does not represent any form of title insurance and is not a commitment for a policy of title insurance. The information provided herein is not a full examination of the record title to the subject property. Further, if any person, corporation, or entity of any kind should use this report as a basis to produce a policy of title insurance, it should be understood that this is a violation of Oregon Law. Any liability hereunder is limited to the amount paid for said report. This amount does not include supplemental reports, rechecks or other services.

Yours truly,

AMERITITLE

M.E. Zimmerman  
Title Examiner

Received Received  
AUG 18 2025 OCT 06 2025  
OWRD OWRD

### Exhibit 'A'

That portion of the Southeast 1/4 of Section 9, Township 15 South, Range 4 West, in the City of Harrisburg, County of Linn and State of Oregon, described as follows:

Beginning at a 1 1/4 inch pipe which is North 0°35' West parallel to the centerline of Third Street, City of Harrisburg, Linn County, Oregon, a distance of 1309.0 feet from the Northwest corner of Lot 3, Block 2, Hydes' Addition to said City of Harrisburg; thence North 0°35' West parallel to said Third Street extended, 269.04 feet to a 5/8 inch bolt on the Southwesterly right of way line of Linn County Market Road No. 2; thence North 29°35' West along said right of way line 348.91 feet to a one inch iron rod; thence South 76°48' West 204.63 feet; thence South 14°30' East 544.31 feet; thence North 89°28' East 237.69 feet to the place of beginning.

EXCEPTING THEREFROM: Beginning at a 1/2 inch iron rod North 0°35' West 1578.04 feet and North 29°35' West 124.57 feet from the Northwest corner of Lot 3, Block 2, Hydes Addition to the City of Harrisburg, Linn County, Oregon, said 1/2 inch rod being on the Westerly right of way line of Linn County Market Road No. 2; and running thence North 29°35' West along said right of way 210.00 feet to a 1/2 inch iron rod; thence South 83°43' West 210.48 feet; thence South 14°30' East 200.0 feet; thence North 82°37' East 265.0 feet to the point of beginning.

ALSO SAVE AND EXCEPT that property conveyed to Ernest G. McPhee et ux, by deed recorded July 13, 1964 as Book 303, Page 506 Deed Records of Linn County, Oregon.

Beginning at a 1 1/4 inch pipe which is North 0°35' West parallel to the centerline of Third Street, City of Harrisburg, Linn County, Oregon, a distance of 13090 feet from the Northwest corner of Lot 3, Block 2 Hydes Addition to the City of Harrisburg; thence North 0°35' West parallel to said Third Street extended, 269.04 feet to a 5/8 inch bolt on the Southwesterly right of way line of Linn County Market Road No. 2; thence Southeasterly along said right of way to a point North 89°28' East from the place of beginning; thence South 89°28' West to the place of beginning.

Received

AUG 18 2025

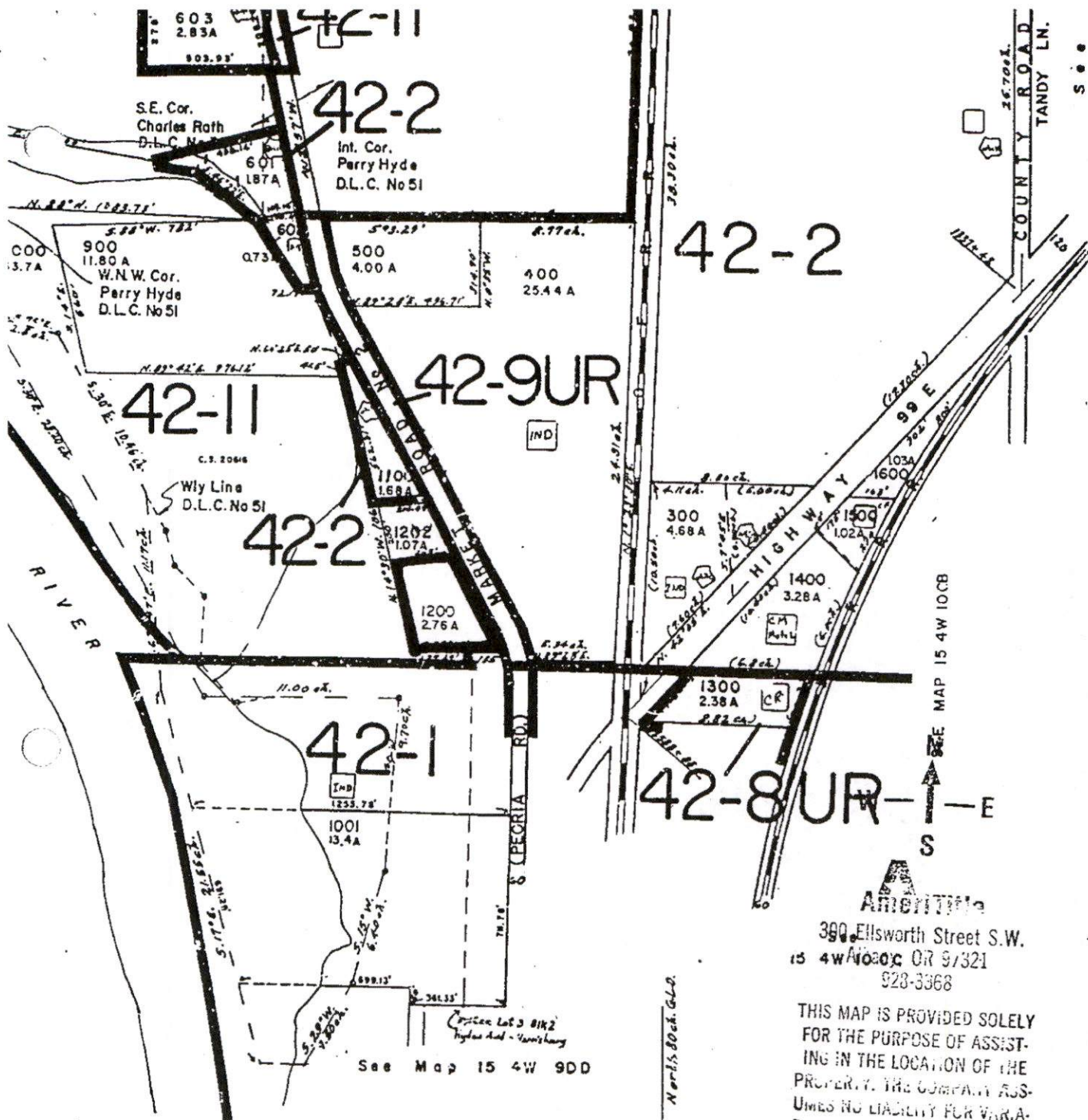
OWRD

Received

OCT 06 2025

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Received

OCT 06 2025

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Received

AUG 18 2025

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AMERICAN  
390 Ellsworth Street S.W.  
15 4W 900C OR 9/321  
928-3368

THIS MAP IS PROVIDED SOLELY  
FOR THE PURPOSE OF ASSIST-  
ING IN THE LOCATION OF THE  
PROPERTY. THE COMPANY ASS-  
UMES NO LIABILITY FOR VARIA-  
TIONS, IN ANY, IN DIMENSIONS  
OR LOCATIONS INDICATED BY

AN ORDER NO. 64994L

15-4-9

15 4 W 9



33143

Unable to follow 7/7

LYDIA D. MORSE AND C. F. MORSE, HER HUSBAND,  
"OWNERS"

Arbs ①⑥⑧③② Sec. 9-15-4W

7-27-64  
6-1-44  
AGREEMENT  
303/766

JOSEPH D. MORSE, FOREST W. MORSE, AND WM.  
F. MORSE, "OPERATORS"

Sec. 9-15-4W GENERAL

TL 1300  
1400  
1500  
TL 500  
1000  
9-15-4W

...WHEREAS, the owners are the owners in fee simple of the hereinafter desc'd rp and the operators are co-partners doing business as Harrisburg Sand and Gravel Co. with their office and principal place of business at Harrisburg in Li Co, O; and WHEREAS, the operators are engaged in the sand and gravel business and there is sit upon the hereinafter desc'd rp and contiguous thereto large quantities of sand and gravel fit for commercial use; and WHEREAS, the operators are sons of the owners and the owners and the operators desire to enter into an agrm with respect to the hereinafter desc'd rp for the mutual benefit of the parties, NOW, THEREFORE, it is hereby agreed between the parties hereto, the promises of each being in consideration of the promises of the other, as fols:

The owners do hereby give and grant unto the operators the right, privilege and easement upon the land to-wit:  
The land herein referred to is desc'd on Exhibit "A", hereunto annexed, hereby referred to and made a part hereof.

privileges, and easements hereby given and granted by the owners to the operators shall continue until the death of the owners and/or the last surviving owner... operators hereby agree to pay the owners or the surviving owner a minimum for the rights, privileges, and easements herein granted, the sum of \$100 per month, pbl on the first day of June, 1944, and on the first day of each and every month thereafter. provided, however, the maximum pmts hereto shall not be in excess of \$200 per month. The basis of computation hereof shall be five cents per yard for each yard of sand and gravel removed and a computation of the amt removed shall be made each month ... if the amt removed, computed on that basis, does not make the sum of \$100, then the sum of \$100 shall be paid in any event for sd month. But if the amt of sand and gravel removed during any one month, computed at 5 cents per yard, exceeds the sum of \$100, whatever sum it exceeds in excess of \$100, shall be paid by operators to the owners, provided, however, that the maximum amt for any one month to be paid shall not exceed the sum of \$200 per month...here fols other terms and conditions...

EXHIBIT "A"

Received  
OCT 06 2025  
OWRD

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AUG 18 2025  
OWRD



All that portion of the hereinafter desc'd rp lying W of the highway leading from the city of Harrisburg to Peoria in Li Co, O, desc'd as fols:

Begin on the E boundary line of the Perry Hyde DLC No. 51, Claim No. 51, in T 15 N R 4 W of the 1st P.M. in the S of O, where same intersects the W boundary line of Third Street in McCully's Addition to the City of Harrisburg, Oregon, sd point being also 28.13 chs W of the SE cor of sd Perry Hyde DLC No. 51; th W along the E boundary line of the Perry Hyde DLC No. 51, 10.47 chs to the original SW cor of sd DLC being at that time the meander line of the Willamette River, th continuing W to the present meander line of the E bank of the Willamette River, th meandering down the E bank of sd river to a point due S of the most Wly NW cor of sd DLC sd meanders being in the year 1915, as fols: N 32° W 21.59 chs, th N 6° 47' W 11.17 chs, intersecting the original meander line of sd DLC th N along sd original meander line 30° W 10.44 chs th N 45° W 2.80 chs th N 30° W 4.40 chs th N leaving sd original meanders 2.46 chs to the most Wly NW cor of sd Perry Hyde DLC No. 51, th S 88° E 16.42 chs to an interior cor of sd Perry Hyde DLC th E pll with the S boundary line of sd DLC 12.40 chs to an iron pipe at a point 2.74 chs W of the center of Third Street in McCully's Addition to the City of Harrisburg, O, extended th S pll with the center line of Third Street, extended 44.12

cor of  
Harrisburg, Ore.  
Block No. 1 of Hyde's Addition to the City of Harrisburg, Oregon, and extension thereof 32.13 chs to the pob, saving and excepting therefrom that parcel of land known as Hyde's Addition to the City of Harrisburg, leaving 1/4 A, m/l.  
also Lots 1, 2, 3, 4, 5, and 6 in Block No. 2 and Lots 5, 6, 7, and 8 in Block No. 1 in Hyde's Addition to Harrisburg, Li Co, O, all of sd land lying and being in Li Co, O  
SAVE AND EXCEPTING from the above, land therefrom, heretofore conveyed by the grantor to L. H. Sholtz and to Li Co and to D. G. Clark.

- Lydia D. Morse, C. F. Morse,  
Joseph D. Morse, Forrest W. Morse, William F. Morse  
- as first above

Return to: Orval Thompson, Box 667, Albany, Ore.

Received  
AUG 18 2025

OWRD

Received  
OCT 06 2025  
OWRD



Harrisburg P.S.

no fin. enc.

LOT BOOK SERVICE

Date: October 13, 1997  
Order No. 64992L

Weatherford, Thompson  
130 1st Avenue  
Albany, OR 97321  
Attn: Brett

We have searched our Tract Indices as to the following described property:

See Exhibit 'A'

and as of October 6, 1997 at 8:00 A.M.:

We find that the last deed of record runs to:

Morse Bros., Inc., an Oregon Corporation

We also find the following apparent encumbrances within 10 years prior to the effective date hereof:

1. An easement created by instrument, including the terms and provisions thereof,  
Dated : May 3, 1996  
Recorded : February 14, 1997 MF Volume: 852 Page: 505  
In Favor Of : Pacificorp, a Corporation DBA Pacific Power and Light Company, its successors and assigns  
For : Underground electric distribution line

NOTE: Real Property taxes for the year 1996-97 in the original amount of \$326.49, PAID IN FULL.

Map No. 15-4W-9DD, Tax Lot 101, Account No. 322392, Code 07-01.

We have also searched our General Index for judgments and state and federal tax liens against the above named grantees and find the following:

NONE

We also find the following unpaid taxes:

NONE

Received  
OCT 06 2025  
OWRD

Continued on page 2

Received  
AUG 18 2025  
OWRD



64993L

284840

NORMAN N. YORK AND JEANNE D. YORK, H&WF  
TO  
MORSE BROS., INC., an Oregon  
corporation

8/20/68  
8/12/68  
DEED  
332/750

...gbsc...ppty sit in the Co of Li, S of O, daf, to wit:

Begg at a  $\frac{1}{2}$  inch ir N  $0^{\circ}35'$  W 1578.04 ft and N  $29^{\circ}35'$  W 124.57 ft from the NW cor of lot 3, blk 2 of Hydes' Addition to the City of Harrisburg, Li Co, O, sd  $\frac{1}{2}$  inch rod being on the Wly r/w li of Li Co Market Rd no. 2; and rng th N  $29^{\circ}35'$  W alq sd r/w 210.00 ft to a  $\frac{1}{2}$  inch ir; th S  $83^{\circ}43'$  W 210.48 ft; th S  $14^{\circ}30'$  E 200.0 ft; th N  $82^{\circ}37'$  E 265.0 ft to the pob.

STATED TRUE CONSIDERATION: \$18,000.00  
ffi except that certain mtg given by Norman N. York and Jeanne D. York, h&wf, to the S of O, represented and acting by the Director of Veterans' Affairs, dated 3/21/66, recd 4/5/66 in bk 262, pg 236, mtg records for Li Co, which grantee by acceptance hereof assumes and agrees to pay, and restrictions as shown in that deed recd in bk 304, pg 120, Li Co deed records

W&D

S&A

Rtn to Morse Bros, Inc., Harrisburg, O.

PNTI

Received  
AUG 18 2025

OWRD

Received  
OCT 06 2025

OWRD





233556

WILLIAM F. MORSE AND LOIS MORSE, H&WF

to  
NORMAN N. YORK AND JEANNE D. YORK, H&WF,  
as tenants by the entirety

8-6-54  
7-17-54  
WD  
304/120

... g b s c ... the fdrp... to-wit:

H9 ③ Sec. 915-4W

Begg at a  $\frac{1}{2}$ " iron rod N 0°35' 1578.04 ft and N 29°35' W 1578.04 ft from the NW cor of Lot 3, Block 2 of HYDES' ADDITION TO THE CITY OF HARRISBURG, Li. Co, O, sd  $\frac{1}{2}$ " rod being on the Wly r/w line of Li Co Market Road No. 2; and running th N 29°35' W along sd r/w 200.00 ft to a  $\frac{1}{2}$ " iron rod; th S 83°43' W 210.42 ft; th S 10°30' E 200.0 ft; th N 82°37' E 265.0 ft to the pop.

The herein deesd parcel of rp and the adjoining parcel immediately S of the ~~an~~ above deesd parcel and consisting of aproxly 3 acres shall also be subject to the folg restrictions:

1. Neither of sd parcels of rp shall be used to pile gravel thereon, nor for operating crushing equipment thereon nor used for parking heavy equipment thereon nor for other heavy industrial purposes making sd parcels unfit for use for residential purposes.

No trailer park shall be installed or operated on the sd parcels, nor shall the premises be used for parking of trailers, nor be used as a residence or residences for more than 30 days at

233556 (cont) page 2

1954-1955

ffl except restrictions as noted above.

W & S except as above stated

S & A

Return to: M. S. Christianson Mtg. & Investment Co.,  
P.O. Box 749, 1241 Oak St., Eugene, Ore.

TNT

Received

Received

OCT 06 2025

AUG 18 2025

OWRD

OWRD



## MEMORANDUM OF OIL AND GAS LEASE

THIS MEMORANDUM, made this 21<sup>st</sup> day of MAY, 1975, by and between  
WILLIAM F. MORSE and LOIS P. MORSE, husband and wife

hereinafter called "Lessor", and MOBIL OIL CORPORATION, a New York corporation, hereinafter called "Lessee".

WITNESSETH: That Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, for a valuable consideration and in consideration of the covenants of the Lessee set forth in that certain oil and gas lease made and entered into this day by and between the parties hereto covering the land hereinafter described, and for the term and subject to the covenants, conditions and provisions and for the purposes set forth in said oil and gas lease, all that certain real property described as follows:

LINN COUNTY, OREGON

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

Received  
OCT 06 2025  
OWRD



Recorded By  
Pioneer National  
Title Insurance Company

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum of Oil and Gas Lease to be executed the day and year first hereinabove written.

William F. Morse  
WILLIAM F. MORSE

Lois P. Morse  
LOIS P. MORSE

LESSOR

Clayton E. Storch  
Subscribing Witness

MOBIL OIL CORPORATION

By [Signature]

LESSEE

Received  
AUG 18 2025  
OWRD



PARCEL 1:

A tract in the Russell Alford Donation Land Claim No. 47 in Section 32, Township 14 South, Range 4 West of the Willamette Meridian in Linn County, Oregon, described as follows: Beginning at a point South 89°20' East a distance of 1516.02 feet (22.97 chains) from the quarter section corner between Sections 29 and 32 which point is also the Northwest corner of the Alford Donation Land Claim No. 47; thence South 89°20' East a distance of 712.8 feet (10.8 chains); thence South 2679.6 feet; thence North 89°20' West, a distance of 1455.3 feet; thence North 1326.6 feet; thence South 89°20' East, a distance of 742.5 feet; thence North 1356.3 feet to the point of beginning.

PARCEL 2:

A tract in the Southeast quarter of Section 33, Township 14 South, Range 4 West of the Willamette Meridian in Linn County, Oregon, described as follows: Beginning at a point on the East line of and South 0°12' West, a distance of 2630 feet, more or less, from the Northeast corner of the Russell Alford Donation Land Claim No. 47, which is also the Northwest corner of the James Buchanan Claim No. 5007; thence continuing South 2607 feet; thence East 1254 feet; thence North 2607 feet; thence West 1254 feet to the point of beginning.  
EXCEPTING THEREFROM: Beginning on the North line of and East 30.0 feet from the Northwest corner of Government Lot 3 in Section 33, Township 14 South, Range 4 West of the Willamette Meridian in Linn County, Oregon, said beginning point being on the East right of way line of Linn County Market Road No. 2; and running thence South along said right of way 460 feet; thence East, parallel to the North line of said Lot 3, a distance of 378.8 feet; thence North parallel to said Market Road 460 feet to the North line of said Lot 3; thence West along said North line 378.8 feet to the point of beginning.

PARCEL 3:

Beginning at the Southeast corner of the Donation Land Claim of James B. Rodgers and wife, Notification No. 2555, Claim No. 37 in Township 15 South, Range 4 West of the Willamette Meridian; thence North 19.80 chains; thence West 26.00 chains; thence South 11°30' East 20.30 chains to the South boundary line of said Claim; and thence East 22.13 chains to the place of beginning.

PARCEL 4:

Beginning at a 1½ inch pipe which is North 0°35' West parallel to the centerline of Third Street, City of Harrisburg, a distance of 1309.0 feet from the Northwest corner of Lot 3, Block 2, Hydes' Addition to said city of Harrisburg; thence North 0°35' West parallel to said Third Street extended, 269.04 feet to a 5/8 inch bolt on the Southwesterly right of way line of Linn County Market Road No. 2; thence North 29°35' West along said right of way line 348.91 feet to a 1 inch iron rod; thence South 76°48' West 204.63 feet; thence South 14°30' East 544.31 feet; thence North 89°28' East 237.69 feet to the place of beginning.  
EXCEPTING THEREFROM: Beginning at a ½ inch iron rod North 0°35' West 1578.04 feet and North 29°35' West 124.57 feet from the Northwest corner of Lot 3, Block 2, Hydes' Addition to the City of Harrisburg, Linn County, Oregon, said ½ inch rod being on the Westerly right of way line of Linn County Market Road No. 2; and running thence North 29°35' West along said right of way 210.00 feet to a ½ inch iron rod; thence South 83°43' West 210.48 feet; thence South 14°30' East 200.0 feet; thence North 82°37' East 265.0 feet to the point of beginning.

PARCEL 5:

Beginning at a 1½ inch pipe which is North 0°35' West parallel to the centerline of Third Street, City of Harrisburg, a distance of 1309.0 feet from the Northwest corner of Lot 3, Block 2, Hydes' Addition to the City of Harrisburg; thence North 0°35' West parallel to said Third Street extended, 269.04 feet to a 5/8 inch bolt on the Southwesterly right of way line of Linn County Market Road No. 2; thence Southeasterly along said right of way to a point North 89°28' East from the place of beginning; thence South 89°28' West to the place of beginning.

*L.P.M.*  
*11/15/25*  
*JJA*

Received  
AUG 18 2025  
OWRD

Received  
OCT 06 2025  
OWRD



STATE OF OREGON

County of Linn

SS.

On this 25th day of MAY, 19 75, before me a Notary Public in and for said County and State personally appeared BRYAN E. STANER

with whom I am personally acquainted and known to me to be the identical person whose name is subscribed to the within instrument as subscribing witness thereto, who being first duly sworn on oath, deposes and says:

That his own place of residence is DENVER, COLORADO

LOIS P. MORSE

that he knows WILLIAM F. MORSE and

the person(s) described in and who executed the within and annexed instrument and that he personally saw WILLIAM F. MORSE and LOIS P. MORSE

subscribe (his, her, their) name(s) to the within and annexed instrument and deliver the same; that (he, she, they) acknowledged to affiant that (he, she, they) executed the same as (his, her, their) voluntary act and deed and requested affiant to sign as subscribing witness and thereupon affiant subscribed his name thereto as such subscribing witness.

Before me:

Nancee Wines  
Notary Public for Oregon

Nancee Wines

My Commission Expires: October 2, 1978

STATE OF OREGON

County of Linn

SS.

On this the 25th day of MAY, 1975, personally appeared J. L. GUY, who being duly sworn did say that he is a land supervisor for Mobil Oil Corporation and that the foregoing instrument was signed on behalf of said corporation and he acknowledged said instrument to be its voluntary act and deed.

Before me:

Nancee Wines  
Notary Public for Oregon

Nancee Wines

My Commission Expires: October 2, 1978

STATE OF OREGON

County of \_\_\_\_\_

SS.

On this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_

known to me (or satisfactorily proven) to be the person whose name \_\_\_\_\_ subscribed to the within instrument and acknowledged that \_\_\_\_\_ executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public for Oregon

My Commission Expires: \_\_\_\_\_

110495

STATE OF OREGON ss.  
County of Linn

I hereby certify  
that the within was  
received and duly re-  
corded by me in Linn  
County Records:

Vol. 116 Page 228

SEP 10 5 14 PM '75

DEW RILEY CLERK

BY \_\_\_\_\_ DEPUTY

Received  
AUG 18 2025  
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## ASSIGNMENT OF OIL AND GAS LEASES

STATE OF OREGON )  
COUNTY OF LINN ) ss.

KNOW ALL MEN BY THESE PRESENTS:

THAT MOBIL OIL CORPORATION, P. O. Box 5444, Denver, Colorado 80217, for and in consideration of the sum of TEN DOLLARS cash in hand paid by American Quasar Petroleum Company of New Mexico, 1700 Broadway, Suite 707, Denver, Colorado 80290, hereinafter referred to as "Assignee", the receipt of which is hereby acknowledged, does hereby BARGAIN, SELL, TRANSFER, ASSIGN, CONVEY and DELIVER, without warranty of title, either expressed or implied, unto the said Assignee all of its interest in those certain Oil and Gas Leases more particularly described on Exhibit "A", attached hereto and made a part hereof.

TO HAVE AND TO HOLD unto Assignee, its successors and assigns, the Oil and Gas Leases described herein, subject to the terms and conditions of the said leases and for the consideration herein recited.

IN WITNESS WHEREOF, this instrument is executed on this 9th day of February, 1983, but effective the 1st day of January, 1983.

MOBIL OIL CORPORATION

APPROVED  
Land SK  
Legal SK  
T.R. OC  
Gas DMB

By: [Signature]  
Attorney-in-Fact

By: [Signature]  
Attorney-in-Fact



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STATE OF COLORADO )  
 ) ss.  
COUNTY OF DENVER )

On February 9, 1983,  
before me, the undersigned, a Notary Public in and for said County and  
State, personally appeared L. L. Hampton  
and J. L. Hampton  
known to me to be the persons whose names are subscribed to the within  
instrument as attorneys in fact of MOBIL OIL CORPORATION, and acknowledged  
to me that they subscribed the name of MOBIL OIL CORPORATION, thereto as  
principal and their own names as attorneys in fact.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my  
official seal the day and year in this certificate first above written.

Joy L. Hampton  
Notary Public

My Commission Expires: \_\_\_\_\_



My Commission Expires Nov. 30, 1988  
1050 - 17th Street  
Denver, Colorado 80202

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EXHIBIT "A"  
 ASSIGNMENT DATED February 9, 1983, EFFECTIVE JANUARY 1, 1983, BETWEEN  
 MOBIL OIL CORPORATION, ASSIGNOR, AND AMERICAN QUASAR PETROLEUM COMPANY  
 OF NEW MEXICO, ASSIGNEE, LINN COUNTY, OREGON.

Mobil Lease No.	Lessor	Date of Lease	Recorded	
			Book	Page
OR-1521	Burnel Harnisch, et ux	03-19-75	118	482
OR-1525	Willard Seucker, et ux	03-18-75	115	740
OR-1534-A	Phillip E. Katergard, et ux	04-03-75	121	457
OR-1540	R. Dean Bowers, et al	03-13-75	115	648
OR-1542	Grover Jalden, et ux	04-26-75	115	694
OR-1543	Percy J. Edwards, Jr., et al	04-26-75	116	174
OR-1544	Kendall S. Smith, et ux	03-01-75	116	289
OR-1548	Edgar Sisk, et ux	05-03-75	116	282
OR-1555	Empire Land Co., Inc.	05-04-75	121	454
OR-1560	Lynn D. Kempfer, et al	04-30-75	116	197
OR-1561	Bernard Wilkins, et al	04-26-75	116	300
			116	296
OR-1564	Rufel C. Dunlap, et al	12-21-74	118	510
OR-1565	Edna M. Deal	12-18-74	139	111
OR-1567	Lois Penning	12-17-74	118	541
OR-1575	Del E. Neuschwander, et ux	04-04-75	116	231
OR-1576	Thomas Herndon	03-20-75	116	190
OR-1582	Carl A. Harnisch, et al	03-18-75	118	484
OR-1583	Carl A. Harnisch, et ux	03-18-75	118	487
OR-1586	Charles S. Kiser	11-08-74	116	207
OR-1588	L. W. Neuschwander, et ux	04-04-75	116	234
OR-1594	Frank W. Miller, et ux	05-14-75	116	225
OR-1595	Alice M. Sandell	05-17-75	116	259
OR-1598	Leroy E. Nicewood, et ux	05-14-75	116	236
OR-1599	Charles W. Curtis, et ux	05-14-75	135	913
OR-1601	Fred Robins, Jr., et ux	05-16-75	116	256
OR-1603	Lester Bault, et al	05-20-75	116	160
OR-1605	William F. Morse, et ux	05-21-75	116	228
OR-1607	Rodney W. Tripp, Trustee	12-12-74	118	599
OR-1619	United States National Bank of Oregon	01-24-75	118	601
OR-1620	Willard F. Van Rheen, et ux	05-02-75	118	605
OR-1626	Henry D. Sedtall	05-02-75	116	293

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EXHIBIT "A"  
 ASSIGNMENT DATED February 9, 1983, EFFECTIVE JANUARY 1, 1983, BETWEEN  
 MOBIL OIL CORPORATION, ASSIGNOR, AND AMERICAN QUASAR PETROLEUM COMPANY  
 OF NEW MEXICO, ASSIGNEE, LINN COUNTY, OREGON.

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Mobil Lease No.	Lessor	Date of Lease	Recorded	
			Book	Page
OR-4276	John E. Berklund, et ux	03-17-81	285	153
OR-4277	C. J. Flinski, et ux	09-29-80	277	824
OR-4278	Roy R. Erner, et ux	03-17-81	285	177
OR-4279	Stanley F. Anderlik	04-02-81	288	446
OR-4280	William E. Bodeau, et ux	10-15-80	277	313
OR-4281	Evarts, Leland, et ux	03-19-81	285	179
OR-4282	James Ann Lucht, et al	11-04-80	278	032
OR-4283	Southern Pacific Transportation Company	03-15-81	292	333
OR-4284	Johnny L. Clark, et ux	10-22-80	277	067
OR-4285	Paul C. Bell, et ux	10-07-80	277	056
OR-4286	Wesley W. Lenox, et ux	11-07-80	277	343
OR-4287	Cene E. Theophilus, et ux	11-12-80	277	203
OR-4288	Palmer L. Connet, et al	11-14-80	280	800

VOL 329 PAGE 804

516384 1480

March 2, 1983

STATE OF OREGON  
 County of Linn

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

Volume 329 Page 828

At 8:28 O'clock A.M.  
 Witness My Hand and Seal

DELL W. RILEY  
 Linn County Clerk

By  
 Atty: Macey Burt  
 American Quasar  
 217 N. 1st St., Boise, Idaho 83724

MAR 02 1983



## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM F. MORSE and LOIS L. MORSE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MORSE BROS., 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 Linn and State of Oregon, described as follows, to-wit:

Said real property being more particularly described in Exhibit "A", attached hereto and by this reference incorporated herein.

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IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those listed in Exhibit "A", attached hereto,

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 13,800.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 24 day of August, 1986; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES.

STATE OF OREGON,

County of Linn

Dec 24

1986

Personally appeared the above named  
WILLIAM F. MORSE and LOIS L. MORSE

and acknowledged the foregoing instrument  
their voluntary act and deed.

Before me: [Signature]

Notary Public for Oregon

My commission expires:

WILLIAM F. & LOIS L. MORSE

GRANTOR'S NAME AND ADDRESS

MORSE BROS., INC.

P.O. BOX 7

LEBANON, OR 97355

GRANTEE'S NAME AND ADDRESS

After recording return to:

WISNERFORD, THOMPSON, BRIDGEMAN & QUINN, P.C.

P.O. Box 667

Albany, Oregon 97321

NAME, ADDRESS, ZIP

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

MORSE BROS., INC.

P.O. BOX 7

LEBANON, OR 97355

STATE OF OREGON, County of Linn

1986

Personally appeared

and

who, being duly sworn,

each for himself and not one for the other, did say that the former is the

president and that the latter is the

secretary of

a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal

of said corporation and that said instrument was signed and sealed in be-

half of said corporation by authority of its board of directors; and each of

them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Linn

I certify that the within instru-

ment was received for record on the

day of August, 1986,

at o'clock M., and recorded

in book/reel/volume No. on

page or as fee/file/instru-

ment/microfilm/reception No.

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

NAME TITLE

By Deputy

Received

Received

AUG 18 2025

OCT 06 2025

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AMERICAN PACIFIC TITLE CO.

NOTARY PUBLIC

1007



ATTORNEY NO. 506230X

## EXHIBIT 'A'

## PARCEL I:

Beginning at a 1 1/4 inch pipe which is North 0°35' West parallel to the centerline of Third Street, City of Harrisburg, Linn County, Oregon, a distance of 1309.0 feet from the Northwest corner of Lot 3, Block 2, Hydes' Addition to said City of Harrisburg; thence North 0°35' West parallel to said Third Street extended, 269.04 feet to a 5/8 inch bolt on the Southwesterly right of way line of Linn County Market Road No. 2; thence North 29°35' West along said right of way line 348.91 feet to a one inch iron rod; thence South 76°48' West 204.63 feet; thence South 14°30' East 544.31 feet; thence North 89°28' East 237.69 feet to the place of beginning. EXCEPTING THEREFROM: Beginning at a 1/2 inch iron rod North 0°35' West 1578.04 feet and North 29°35' West 124.57 feet from the Northwest corner of Lot 3, Block 2, Hydes' Addition to the City of Harrisburg, Linn County, Oregon, said 1/2 inch rod being on the Westerly right of way line of Linn County Market Road No. 2; and running thence North 29°35' West along said right of way 210.00 feet to a 1/2 inch iron rod; thence South 83°43' West 210.48 feet; thence South 14°30' East 200.0 feet; thence North 82°37' East 265.0 feet to the point of beginning.

ALSO SAVE AND EXCEPT that property conveyed to Ernest G. McPhee et ux by deed recorded July 13, 1964, as Book 303, page 506, Deed Records of Linn County, Oregon. PARCEL II:

Beginning at a 1 1/4 inch pipe which is North 0°35' West parallel to the centerline of Third Street, City of Harrisburg, Linn County, Oregon, a distance of 1309.0 feet from the Northwest corner of Lot 3, Block 2, Hydes' Addition to the City of Harrisburg; thence North 0°35' West parallel to said Third Street extended, 269.04 feet to a 5/8 inch bolt on the Southwesterly right of way line of Linn County Market Road No. 2; thence Southeasterly along said right of way to a point North 89°28' East from the place of beginning; thence South 89°28' West to the place of beginning.

## SUBJECT TO:

- 1) The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
- 2) Agreement, including the terms and provisions thereof, dated June 1, 1944, recorded July 27, 1964 in Book 303, Page 766, between Lydia D. Morse and C.F. Morse and Joseph D. Morse, Forrest W. Morse and Wm. F. Morse, for sand and gravel removal.
- 3) Memorandum of Oil, Gas and Mineral Lease, including the terms and provisions thereof, dated May 21, 1975, recorded September 10, 1975, MF Volume 116, Page 228, wherein the lessor is William F. Morse and Lois P. Morse, and the lessee is Mobil Oil Corporation, which lease was assigned by instrument recorded March 2, 1983, MF Vol. 329, Page 828, to American Quasar Petroleum Company of New Mexico, lessee.

1502

STATE OF OREGON  
County of Linn

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

Volume: MFd 31 Page: 959

STEVE DRUCKENMILLER  
Linn County Clerk

By LP, Deputy

Received

OCT 06 2025

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JAN 12 1987