

**CLAIM OF
BENEFICIAL USE
for Surface Water Permits
claiming more than 0.1 cfs**



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

**A fee of \$345 must accompany this form for permits
with priority dates of July 9, 1987, or later.**

Enter the date the priority date of the permit:

June 15, 2006

A separate form shall be completed for each permit.

In cases where a permit has been amended through the permit amendment process, a separate claim for the permit amendment is not required. Incorporate the permit amendment into the claim for the permit.

This form is subject to revision. **Begin each new claim** by checking for a new version of this form at:

<https://www.oregon.gov/OWRD/Forms/Pages/default.aspx>

Go to "Resources for Water Right Examiners (CWRE)" Page

<https://www.oregon.gov/OWRD/programs/WaterRights/COBU/Pages/default.aspx>

The completion of this form is required by OAR 690-014-0100(1) and 690-014-0110(4).

Please type or print in dark ink. If this form is found to contain errors or omissions, it may be returned to you. **Every item must have a response.** If any requested information does not apply to the claim, insert "NA." **Do not delete or alter any section of this form unless directed by the form.** The Department may require the submittal of additional information from any water user or authorized agent.

"Section 8" of this form is intended to aid in the completion of this form and should not be submitted.

If you have questions regarding the completion of this form, please call 503-986-0900.

The Department has a Reimbursement Authority program that allows it to enter into a voluntary agreement with an applicant for expedited services. Applicants interested in an estimate of the cost and timeline for expedited processing must submit a Reimbursement Authority Estimate Application and required fee. The form and additional information on this program see:

<https://www.oregon.gov/OWRD/programs/WaterRights/RA/Pages/default.aspx>

**SECTION 1
GENERAL INFORMATION**

Received
AUG 13 2026
OWRD

1. File Information:

APPLICATION # S-86622	PERMIT # S-54652	PERMIT AMENDMENT # T-
---------------------------------	----------------------------	---------------------------------

2. Property Owner (current owner information):

APPLICANT/BUSINESS NAME HD2N Leasing Company, LP (c/o Dan Nelson, General partner)		PHONE NO.	ADDITIONAL CONTACT NO.
ADDRESS 31020 Waybill Road			
CITY Boring	STATE OR	ZIP 97009	E-MAIL dnelson@hansnelson.com

If the current property owner is not the permit holder of record, it is recommended that an assignment be filed with the Department. ***Each*** permit holder of record must sign this form.

3. Permit holder of record (this may, or may not, be the current property owner):

APPLICANT/BUSINESS NAME Hans Nelson & Sons Nursery, Inc. (c/o Dan Nelson, President)		
ADDRESS 31020 Waybill Road		
CITY Boring	STATE OR	CITY Boring

4. Date of Site Inspection:

July 30, 2026

5. Person(s) interviewed and description of their association with the project:

NAME	DATE	ASSOCIATION WITH THE PROJECT
Dan Nelson	June-July 2026	General Partner
Jesse Nelson		General Partner

6. County:

Clackamas

7. If any property described in the place of use of the permit final order is excluded from this report, identify the owner of record for that property (ORS 537.230(5)): **N/A**

OWNER OF RECORD		
ADDRESS		
CITY	STATE	ZIP

Add additional tables for owners of record as needed

Received by OWRD

AUG 13 2026

Salem, OR

**SECTION 2
SIGNATURES**

CWRE Statement, Seal and Signature

The facts contained in this Claim of Beneficial Use are true and correct to the best of my knowledge.

Seal and Signature



CWRE NAME Ian Godwin (CwM-H2O, LLC)		PHONE NO. 503-954-1326	ADDITIONAL CONTACT NO.
ADDRESS 311 B Avenue, Suite P			
CITY Lake Oswego	STATE OR	ZIP 97034	E-MAIL igodwin@cwmh2o.com

Permit Holder(s) of Record Signature or Acknowledgement

Each permit holder of record must sign this form in the space provided below.

The facts contained in this Claim of Beneficial Use are true and correct to the best of my knowledge. I request that the Department issue a water right certificate.

SIGNATURE	PRINT OR TYPE NAME	TITLE	DATE
	Dan Nelson	President, HD2N Leasing Company, LP	8-10-26

SIGN HERE

Received by OWRD
AUG 13 2026
Salem, OR

SECTION 3

CLAIM DESCRIPTION

1. Point of diversion name or number:

POINT OF DIVERSION (POD) NAME OR NUMBER (CORRESPOND TO MAP)
POD-1 (reservoir)

2. Point of diversion source and tributary:

POD NAME OR NUMBER	SOURCE	TRIBUTARY
POD-1	Reservoir (under Certs. 90591 & 93838)	Sandy River

3. Developed use(s), period of use, and rate for each use:

POD NAME OR NUMBER	USES	IF IRRIGATION, LIST CROP TYPE	SEASON OR MONTHS WHEN WATER WAS USED	ACTUAL RATE OR VOLUME USED (CFS, GPM, OR AF)
POD-1	Nursery	Nursery Stock	Year-round	14.33 AF
Total Quantity of Water Used				14.33 AF

4. Provide a general narrative description of the distribution works. This description must trace the water system from **each** point of diversion to the place of use:

The POD is located in a storage reservoir (authorized under Certs. 90591 and 93838). The POD consists of Berkeley B2 5ZPL, 7.25" intake pump with a Baldor 20 HP motor (460 V, 24 amp) and is located at the northeast corner of the reservoir near the overflow pipe. Water is pumped through a system of buried distribution lines (4-5") that connect to laterals (mostly 2-3") outfitted with drip tape irrigation on rows with 50-54" spacing. There are 11 fields/blocks that are run in rotation with a maximum of two small blocks run at one time.

Reminder: The map associated with this claim must identify the location of the point(s) of diversion, Donation Land Claims (DLC), Government Lots (GLOT), and Quarter-Quarters (QQ).

5. Variations:

Was the use developed differently from what was authorized by the permit, or permit amendment final order? If yes, describe below.

YES ~~NO~~

(e.g. "The permit allowed three points of diversion. The water user only developed one of the points." or "The permit allowed 40.0 acres of irrigation. The water user only developed 10.0 acres.")

The permit included 111.25 acres total, including lands that were and still are leased by the Applicant west of the developed POU. The water delivery from the reservoir was never developed on these leased lands and water was not applied. Only about 60.6 acres of the POU was developed and is included in this claim, all of which is under the ownership of the Applicant.

Received by OWRD

AUG 13 2026

6. Claim Summary:

POD NAME OR #	MAXIMUM RATE AUTHORIZED	CALCULATED THEORETICAL RATE BASED ON SYSTEM	AMOUNT OF WATER MEASURED	USE	# OF ACRES ALLOWED	# OF ACRES DEVELOPED
POD-1	14 AF / year	0.60 cfs (based on pump capacity)	14.33 AF	Nursery	111.25	60.6

SECTION 4

SYSTEM DESCRIPTION

Are there multiple PODs?

YES

NO

If "YES" you will need to copy and complete a separate Section 4 for each POD.

POD Name or Number this section describes (only needed if there is more than one):

POD-1

A. Place of Use

1. Is the right for municipal use?

YES

NO

If "YES" the table below may be deleted.

TWP	RNG	MER	SEC	QQ	GLOT	DLC	USE	IF IRRIGATION, # PRIMARY ACRES	IF IRRIGATION, # SUPPLEMENTAL ACRES
1S	4E	WM	25	NWSW	-	-	Nursery	26.5	-
1S	4E	WM	25	SWSW	-	-	Nursery	34.1	-
Total Acres Irrigated								60.6 ac	-

Reminder: The map associated with this claim must identify Donation Land Claims (DLC), Government Lots (GLOT), Quarter Quarters (QQ), and if for irrigation, the number of acres irrigated within each projected DLC, GLOT, and QQ.

B. Diversion and Delivery System Information

Provide the following information concerning the diversion and delivery system. Information provided must describe the equipment used to transport and apply the water from the point of diversion to the place of use.

1. Is a pump used?

YES

NO

If "NO" items 2 through item 6 may be deleted.

Received by OWRD

AUG 13 2026

Salem, OR

2. Pump Information:

MANUFACTURER	MODEL	SERIAL NUMBER	TYPE (CENTRIFUGAL, TURBINE OR SUBMERSIBLE)	INTAKE SIZE	DISCHARGE SIZE
Berkeley	B2 5ZPL	unknown	Submersible	7.25"	~5"

3. Motor Information:

MANUFACTURER	HORSEPOWER
Baldor	20 HP

4. Theoretical Pump Capacity:

HORSEPOWER	OPERATING PSI	LIFT FROM SOURCE TO PUMP	LIFT FROM PUMP TO PLACE OF USE	TOTAL PUMP OUTPUT (IN CFS)
20 HP	60 PSI	30 ft (max lift)	10 ft (max)	0.73 cfs

5. Provide pump calculations:

$$Q \text{ Pump} = \frac{(\text{horsepower})(\text{pump efficiency})}{(\text{total head in feet})} = Q \text{ in cfs}$$

$$Q \text{ Pump} = \frac{(20 \text{ HP})(7.04 \text{ submersible efficiency})}{(152.4 \text{ ft (pressure)} + 40 \text{ ft lift})} = 0.732 \text{ cfs (328.5 gpm)}$$

6. Measured Pump Capacity (using meter if meter was present and system was operating):

INITIAL METER READING	ENDING METER READING	DURATION OF TIME OBSERVED	TOTAL PUMP OUTPUT (IN CFS)
-	41,733 gal	Checked instantaneous read to confirm the meter was operational.	0.247 cfs (only one small block was running at the time, the pump is controlled by a VFD which adjusts based on demands)

Meter readings included here are from the recently installed 2" flow meter at the POD. Electrical meter readings were also recorded, as was used previously to estimate pumping volumes.

Reminder: For pump calculations use the reference information at the end of this document.

7. Is the distribution system piped?

YES NO

If "NO" items 8 through item 13 may be deleted.

8. Mainline Information:

MAINLINE SIZE	LENGTH	TYPE OF PIPE	BURIED OR ABOVE GROUND
5"	4,520'	PVC	Buried
4"	980'	PVC	
4"		Aluminum	
3"	660'	PVC	

Received by OWRD

AUG 13 2026

Salem, OR WR

9. Lateral or Handline Information:

LATERAL OR HANDLINE SIZE	LENGTH	TYPE OF PIPE	BURIED OR ABOVE GROUND
3"	660'	Aluminum	Buried / Above-ground
2"	820'	PVC	

10. Sprinkler Information: N/A

SIZE	OPERATING PSI	SPRINKLER OUTPUT (GPM)	TOTAL NUMBER OF SPRINKLERS	MAXIMUM NUMBER USED	TOTAL SPRINKLER OUTPUT (CFS)

Reminder: For sprinkler output determination use the reference information at the end of this document.

11. Drip Emitter Information: N/A

SIZE	OPERATING PSI	EMITTER OUTPUT (GPM)	TOTAL NUMBER OF EMITTERS	MAXIMUM NUMBER USED	TOTAL EMITTER OUTPUT (CFS)

12. Drip Tape Information:

DRIPPER SPACING IN INCHES	GPM PER 100 FEET	TOTAL LENGTH OF TAPE	MAXIMUM LENGTH OF TAPE USED	TOTAL TAPE OUTPUT (CFS)	ADDITIONAL INFORMATION
12"	0.25	Est. 443,950 ft total over all blocks	~100,000 ft (if two blocks are running at once)	~0.56 cfs	The POD pump is on a VFD to adjust and control rate based on the block being watered.

13. Pivot Information: N/A

MANUFACTURER	MAXIMUM WETTED RADIUS	OPERATING PSI	TOTAL PIVOT OUTPUT (GPM)	TOTAL PIVOT OUTPUT (CFS)

C. Storage**1. Does the distribution system include in-system storage (e.g. storage tank, bulge in system / reservoir)?**

YES NO

If "NO", item 2 and 3 relating to this section may be deleted.

If "YES" is it a: Storage Tank
Bulge in System / Reservoir

YES NO
YES NO

Complete appropriate table(s), unused table may be deleted.

2. Storage Tank: N/A

MATERIAL (CONCRETE, FIBERGLASS, METAL, ETC.)	CAPACITY (IN GALLONS)	ABOVE GROUND OR BURIED

3. Bulge in System / Reservoir:

RESERVOIR NAME OR NUMBER (CORRESPOND TO MAP)	APPROXIMATE DAM HEIGHT	APPROXIMATE CAPACITY (IN ACRE FEET)
Reservoir (Certs. 90591 and 93838)	6-8 ft	~16 AF*

**The storage rights total to 10.1 AF but the claim for the storage permits failed to accurately calculate the volume, which has recently been surveyed at approx. 16 AF. The Applicant is pursuing an additional storage right separate from this claim to account for this difference and for a proposed pond expansion.*

D. Gravity Flow Pipe

(THE DEPARTMENT TYPICALLY USES THE HAZEN-WILLIAM'S FORMULA FOR A GRAVITY FLOW PIPE SYSTEM)

1. Does the system involve a gravity flow pipe?

~~YES~~ **NO**

If "NO", items 2 through 4 relating to this section may be deleted. – Deleted –

E. Gravity Flow Canal or Ditch

(THE DEPARTMENT TYPICALLY USES MANNING'S FORMULA FOR CANALS AND DITCHES)

1. Is a gravity flow canal or ditch used to convey the water as part of the distribution system?

~~YES~~ **NO**

If "NO", items 2 through 4 relating to this section may be deleted. – Deleted –

F. Additional notes or comments related to the system:

Received by OWRD

AUG 13 2026

Salem, OR

SECTION 5 CONDITIONS

All conditions contained in the permit, permit amendment, or any extension final order shall be addressed. Reports that do not address all performance related conditions will be returned.

1. Time Limits:

Permits and any extension final orders contain any or all of the following dates: the date when the actual construction work was to begin, the date when the construction was to be completed, and the date when the complete application of water to the proposed use was to be completed. These dates may be referred to as ABC dates. Describe how the water user has complied with each of the development timelines established in the permit or permit extension of time:

	DATE FROM PERMIT	DATE ACCOMPLISHED*	DESCRIPTION OF ACTIONS TAKEN BY WATER USER TO COMPLY WITH THE TIME LIMITS
ISSUANCE DATE	5/13/2010		
BEGIN CONSTRUCTION (A)	-	-	-
COMPLETE CONSTRUCTION (B)	5/13/2015	April 2013	First water use reported under the right using the existing POD and distribution.
COMPLETE APPLICATION OF WATER (C)		May 2015	Based on electric meter records from the POD's pump, the average 12-month use between Jan 2013 and May 2015 amounted to 14.02 AF. The use over the 2013-2014 water year was 14.33 AF.

* MUST BE WITHIN PERIOD BETWEEN PERMIT OR ANY EXTENSION FINAL ORDER ISSUANCE AND THE DATE TO COMPLETELY APPLY WATER

2. Is there an extension final order(s)?

YES NO

If "NO", items a and b relating to this section may be deleted. – Deleted –

3. Measurement Conditions:

a. Does the permit, permit amendment, or any extension final order require the installation of a meter or approved measuring device?

YES NO

Reminder: If a meter or approved measuring device was required, the COBU map must indicate the location of the device in relation to the point of diversion.

b. Has a meter been installed?

YES NO

c. Meter Information

POD NAME OR #	MANUFACTURER	SERIAL #	CONDITION (WORKING OR NOT)	CURRENT METER READING	DATE INSTALLED
POD-1	SeaMetrics	-	Working	41,733 gal	July 2026*

*The meter was installed after the completion date of the permit. However, a dedicated power meter was installed when the POD pump station was constructed. Power meter readings from within the permit window (Jan 2013 – May 2015) were recorded and used to estimate pumping volumes.

d. If a meter has not been installed, has a suitable measuring device been installed and approved by the Department? **YES*** ~~NO~~

e. If "YES", provide a copy of the letter approving the device, if available. If the letter is not available provide the name and title of the Water Resources Department employee approving the measuring device, and the approximate date of the approval:

NAME	TITLE	APPROXIMATE DATE

**The Applicant does not have a record of approval from OWRD for the use of the dedicated electric meter for the POD pump. However, the Applicant had the understanding that such a meter was sufficient. They reported use based on the pump curve/capacity and the approximate runtime each month. A recent analysis of power meter records has resulted in a more accurate estimate of pumping each month during the permit window. This analysis (Attachment 2) indicates the full permitted annual volume was used prior to May 2015. As the Applicant has since installed and will begin to use a new flow meter at the POD to record usage, the Applicant requests that OWRD consider the use of the power meter as sufficient to meet this requirement.*

f. Measurement Device Description

DEVICE DESCRIPTION	CONDITION (WORKING OR NOT)	DATE INSTALLED
Dedicated Electric Meter at POD <i>Portland General Electric FlexNet Model 530X</i>	Working	Prior to September 2010

4. Recording and reporting conditions:

a. Is the water user required to report the water use to the Department? **YES** ~~NO~~

If "NO", item b relating to this section may be deleted.

b. Have the reports been submitted? **YES** ~~NO~~

If the reports have not been submitted, attach a copy of the reports if available.

5. Fish Screening:

a. Are any points of diversion required to be screened to prevent fish from entering the point of diversion? ~~YES~~ **NO**

If "NO", items b through e relating to this section may be deleted. – Deleted –

6. By-pass Devices:

a. Are any points of diversion required to have a by-pass device to prevent fish from entering the point of diversion? ~~YES~~ **NO**

If "NO", items b and c relating to this section may be deleted.

Reminder: If by-pass devices were required, the COBU map must indicate their location in relation to the point of diversion.

b. Have by-pass devices been installed? YES ~~NO~~

c. Describe the diversion works as related to whether a by-pass device is installed or unnecessary:

(Provide a letter from ODFW indicating the device is approved or is unnecessary. If there is no letter from ODFW, explain whether or not a by-pass device is necessary.)

DESCRIPTION (E.G. "ODFW HAS APPROVED THE BY-PASS DEVICE" OR "NO BY-PASS DEVICE IS NECESSARY BECAUSE THERE IS A DIRECT DIVERSION FROM THE STREAM VIA A PUMP ON RIVER LEFT STREAM BANK WITH FOOT VALVE DESCENDING DIRECTLY INTO NATURAL POOL.") IN ADDITION, YOU MAY ATTACH PHOTOS TO THIS CLAIM.	IF INSTALLED (DATE)	IF INSTALLED, BY WHOM

Received by OWRD
AUG 13 2026
Salem, OR

7. Other conditions required by some permits, permit amendment final orders, or extension final orders:

- | | | |
|--|------------|-----------|
| a. Was the water user required to restore the riparian area if it was disturbed? | YES | NO |
| b. Was a fishway required? | YES | NO |
| c. Was submittal of a water management and conservation plan required? | YES | NO |
| d. Other conditions? | YES | NO |

If "YES" to any of the above, identify the condition and describe the water user's actions to comply with the condition(s) in the box below. If the condition required the approval of a plan, submit documentation that the plan was approved.

Riparian areas were not disturbed in the process of developing Permit S-54652.

**SECTION 6
ATTACHMENTS**

Provide a list of any additional documents you are attaching to this report:

ATTACHMENT NAME	DESCRIPTION
ATTACHMENT 1	Claim of Beneficial Use Map
ATTACHMENT 2	Electric Meter Records and Analysis
ATTACHMENT 3	Applicant's Business Registration Showing Signatory Authority

Received by OWRD
AUG 13 2026
Salem, OR

AUG 13 2026

Salem, OR

SECTION 7**CLAIM OF BENEFICIAL USE MAP**

In order to properly examine your claim, the Department must have an accurate map that meets the criteria described in OAR 690-014-0170 and OAR 690-305-0010, which are provided below for your convenience:

OAR 690-014-0170 Minimum Requirements for Maps for Permit or Transfer Final Order Claims of Beneficial Use

- (1) Maps submitted by a CWRE as part of the Claim of Beneficial Use shall meet the standards in OAR chapter 690, division 305. In addition, the map shall meet the following criteria:
 - (a) Horizontal accuracy is required only to ten feet for the purpose of locating and quantifying water rights. Maps shall be developed from any standard survey method. Traverse closures are not required.
 - (b) Maps shall clearly designate the place of use and point of diversion or appropriation for each source and use.
 - (c) The map shall indicate by description, in relation to the point of diversion or appropriation, the location of any fish screens, by-pass devices, and measuring devices required by the permit or transfer final order.
 - (d) The following statement shall be placed on the map: "This map is not intended to provide legal dimensions or locations of property ownership lines."
- (2) A CWRE may make a written request to the Director for a waiver of one or more mapping standards. The Director will determine whether the waiver shall be allowed and will respond to such requests in writing.

OAR 690-305-0010 General Map Criteria

Each map submitted to the Department shall meet the following general criteria in addition to any specific criteria identified in the rules for the relevant water right transaction:

- (1) Drawing
 - (a) The map shall be drafted on paper or polyester film with ink or otherwise printed in an indelible form with sufficient clarity so as to be easily reproduced or scanned. Maps may be submitted electronically in portable document format (pdf) and must be prepared consistent with, and include the same information as, a paper map.
 - (b) The preferred paper size is 8.5 inches by 11 inches and should be no larger than 30 inches by 30 inches. A map greater than 30 inches by 30 inches may be submitted if the Department grants, by mail or electronic means, advance approval of the larger size.
 - (c) Beginning April 1, 2029, regardless of whether the map is submitted electronically, on paper, or on polyester film, for any map that OAR chapter 690 requires be prepared by a Certified Water Right Examiner, a digital file containing the coordinate system and geospatial features of the map as specified by the Department shall be submitted in addition to the map, unless

- the Department provides a waiver. The digital file shall be submitted as a shapefile or other approved format in a manner required by the Department.
- (d) A platted and recorded subdivision map, deed description survey map, or county assessor map may be submitted as the application map if all of the required information included in sections (2) and (3) of this rule is clearly shown.
 - (e) An aerial image may be provided in addition to the map to aid the Department in understanding the proposal.
 - (f) The map submitted under subsection (a) shall be the official record of the water right. An aerial image or digital file shall not be the official record of the water right.
- (2) Scale
- (a) The map shall be drawn to a standard, even-numbered scale and one-inch shall not exceed 1320 feet.
 - (b) The map scale may exceed 1320 feet per inch if the Department grants, by mail or electronic means, advance approval of the requested scale.
 - (c) Notwithstanding subsection (a) and (b), for maps identifying the location of a municipal use place of use, one-inch can exceed 1320 feet; provided that the scale is sufficient to identify the quarter-quarters involved in the place of use.
- (3) Features: Features shall be clearly identified and labeled. Unless otherwise indicated in rule, the following features must be included in each map submitted to the Department:
- (a) Mapping scale.
 - (b) North directional symbol.
 - (c) Legend.
 - (d) General location of main canals, ditches, flumes, pipelines, pumps, or other water delivery features used to transport water from the point(s) of diversion or appropriation to the place use and to include the delivery features at the place of use.
 - (e) Other topographical features such as rivers, creeks, streams, lakes, reservoirs, ponds, roads, or railroads that may be helpful to clarify and identify the location of points of diversion, wells, dams, and places of use.
 - (f) Location and flow direction of the water way if the source is surface water. If multiple water ways exist in the area of the proposed diversion and use, the map must identify the location and flow direction of the additional water ways.
 - (g) Township, range, section, quarter-quarter, and tax lot(s), donation land claims, or government lots where water will be or has been diverted, conveyed, and used. If the map is for municipal use the map:
 - (A) Must identify but does not need to label the quarter-quarters,
 - (B) Does not need to identify or label tax lots, donation land claims, or government lots.
 - (h) Location of each proposed or developed diversion point, well (point of appropriation), or dam by reference to a recognized public land survey corner. For a reservoir without a dam, the center of the reservoir shall be referenced to a recognized public land survey corner.

Received by OWRD

- (A) The locations shall be shown by distance and bearing, or by coordinates (distance north or south and distance east or west from the corner). In addition, they shall also include latitude and longitude as established by a global positioning system.
- (B) Latitude and longitude coordinates shall be expressed as degrees-decimal with five or more digits after the decimal (e.g., 42.53764^o). The datum used to establish the coordinates shall be indicated on the map. Examples of datums include NAD 83, NAD 27 and WGS84.
- (i) Location of the proposed or developed place of use by township, range, section, and nearest quarter-quarter section.
 - (A) For irrigation or nursery use, the map shall additionally indicate the place of use in each quarter-quarter of a section by shading or hatchuring and indicate the number of acres in each quarter-quarter section, donation land claim, government lot, or other recognized public land survey lines.
 - (B) For places of use that are limited to a point, such as a stock watering tank, the location may also be identified by distance and bearing, or by coordinates (distance north or south and distance east or west from the corner). In addition, they shall include latitude and longitude as established by a global positioning system.
 - (C) Latitude and longitude coordinates shall be expressed as degrees-decimal with five or more digits after the decimal (e.g., 42.53764^o). The datum used to establish the coordinates shall be indicated on the map. Examples of datums include NAD 83, NAD 27 and WGS84.
 - (D) Where more than one point of diversion or well is included, the map must clearly identify the place(s) of use served by each point of diversion or well.
- (j) If for a supplemental irrigation application or claim of beneficial use, the location and water right reference number of the underlying primary right, registration or claim.
- (k) Any other information the Department requests and considers necessary to evaluate the water right transaction.

Received by OWRD

AUG 13 2026

Salem, OR

ATTACHMENT 2

ELECTRIC METER RECORDS AND VOLUME CALCULATIONS

Meter readings / pumping efficiency calculations:

$$\text{Kilowatt hours (kWh) needed to lift one acre-foot (AF) of water} = \frac{1.024 * \text{lift depth}}{0.54}$$

Where 1.024 is the kWh needed to lift one AF at 100% efficiency and 0.54 is the approximate overall efficiency of an electric water pump.

The lift depth for S-54652 was estimated by the combined operating pressure of the system (approx. 60 PSI or 154.6 ft of H₂O) and the maximum elevation difference between the source reservoir and the place of use high point (approx. 40 ft).

Therefore:

$$\text{kWh needed to lift one AF of water} = \frac{1.024 * (154.6+40)}{0.54} = \mathbf{369.02 \text{ kWh/AF}}$$

Table 1 below uses this kWh/AF rate to calculate the volume of water pumped each month based on the monthly power meter readings/billing.

Table 1 – POD Electric Meter Readings from 2013-2015		
Month	kWh Reading	Acre-feet Pumped
Jan-13	324	0.88
Feb-13	302	0.82
Mar-13	322	0.87
Apr-13	301	0.82
May-13	340	0.92
Jun-13	624	1.69
Jul-13	701	1.90
Aug-13	902	2.44
Sep-13	870	2.36
Oct-13	287	0.78
Nov-13	292	0.79
Dec-13	335	0.91
Jan-14	205	0.56
Feb-14	447	1.21
Mar-14	269	0.73
Apr-14	272	0.74
May-14	360	0.98

Received by OWRD

AUG 13 2016

Salem, OR

Jun-14	598	1.62
Jul-14	784	2.12
Aug-14	539	1.46
Sep-14	900	2.44
Oct-14	400	1.08
Nov-14	278	0.75
Dec-14	309	0.84
Jan-15	331	0.90
Feb-15	274	0.74
Mar-15	273	0.74
Apr-15	0	0.00
May-15	668	1.81

Total volume in 2013 (calendar year): 15.18 AF

Total volume in 2014 (calendar year): 14.53 AF

Total volume in 2014 water year (Oct-Sep): 14.33 AF

Average annual volume over whole period of record: 14.02 AF

Received by OWRD

AUG 13 2026

Salem, OR

ATTACHMENT 3



Business Name Search

New Search	Printer Friendly	Business Entity Data					07-20-2026 10:20
Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?	
2545469-98	DLP	ACT	OREGON	03-13-2026	03-13-2027		
Entity Name	HD2N LEASING COMPANY LIMITED PARTNERSHIP						
Foreign Name							

New Search	Printer Friendly	Associated Names				
Type	ORK	RECORDS OFFICE				
Addr 1	31020 SE WAYHILL ROAD					
Addr 2						
CSZ	BORING	OR	97009		Country	UNITED STATES OF AMERICA

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

Type	AGT	REGISTERED AGENT			Start Date	03-13-2026	Resign Date	
Name	DAN		NELSON					
Addr 1	31020 SE WAYHILL ROAD							
Addr 2								
CSZ	BORING	OR	97009		Country	UNITED STATES OF AMERICA		

Type	MAI	MAILING ADDRESS				
Addr 1	31020 SE WAYHILL ROAD					
Addr 2						
CSZ	BORING	OR	97009		Country	UNITED STATES OF AMERICA

Type	GNP	GENERAL PARTNER				Resign Date	
Name	JESSE	NELSON					
Addr 1	38616 SE LUSTED						
Addr 2							
CSZ	BORING	OR	97009	Country	UNITED STATES OF AMERICA		

Type	GNP	GENERAL PARTNER					Resign Date	
Name	LINDA	NELSON						
Addr 1	30737 SE WAYHILL RD							
Addr 2								
CSZ	BORING	OR	97009		Country	UNITED STATES OF AMERICA		

Type	GNP	GENERAL PARTNER				Resign Date	
Name	DAN	NELSON					
Addr 1	31020 SE WAYHILL ROAD						
Addr 2							
CSZ	BORING	OR	97009	Country	UNITED STATES OF AMERICA		

Type	GNP	GENERAL PARTNER						Resign Date	
Name	LAURA		SHELTON						
Addr 1	31020 SE WAYHILL RD								
Addr 2									
CSZ	BORING	OR	97009			Country	UNITED STATES OF AMERICA		

[New Search](#)
[Printer Friendly](#)

Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
HD2N LEASING COMPANY LIMITED PARTNERSHIP	EN	CUR	03-13-2026	

Please read before ordering Copies.

New Search	Printer Friendly	Summary History				
Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	CERTIFICATE OF LIMITED PARTNERSHIP	03-13-2026		FI	Agent	

[About Us](#) | [Announcements](#) | [Laws & Rules](#) | [Feedback](#)
[Policy](#) | [SOS Home](#) | [Oregon Blue Book](#) | [Oregon.gov](#)

For comments or suggestions regarding the operation of this site,
please contact : corporation.division@sos.oregon.gov

© 2016 Oregon Secretary of State. All Rights Reserved.

Received by OWRD
AUG 13 2026
Salem, OR

Business Name Search

[New Search](#)

[Printer Friendly](#)

Business Entity Data

07-20-2026 11:55

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
129526-10	DBC	ACT	OREGON	06-30-1978	06-30-2027	
Entity Name	HANS NELSON & SONS NURSERY, INC.					
Foreign Name						

[New Search](#)

[Printer Friendly](#)

Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS				
Addr 1	31020 SE WAYBILL RD					
Addr 2						
CSZ	BORING	OR	97009		Country	UNITED STATES OF AMERICA

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

Type	AGT	REGISTERED AGENT		Start Date		Resign Date	
Name	DAN	L	NELSON				
Addr 1	30737 SE WAYBILL RD						
Addr 2							
CSZ	BORING	OR	97009	Country	UNITED STATES OF AMERICA		

Type	MAL	MAILING ADDRESS					
Addr 1	31020 SE WAYBILL RD						
Addr 2							
CSZ	BORING	OR	97009		Country	UNITED STATES OF AMERICA	

Type	PRE	PRESIDENT					Resign Date	
Name	DAN		NELSON					
Addr 1	30737 SE WAYBILL RD							
Addr 2								
CSZ	BORING	OR	97009	Country	UNITED STATES OF AMERICA			

Type	SEC	SECRETARY					Resign Date	
Name	LAURA		SHELTON					
Addr 1	31020 SE WAYBILL RD							
Addr 2								
CSZ	BORING	OR	97009	Country	UNITED STATES OF AMERICA			

Received by OWRD

AUG 13 2026

[New Search](#)

[Printer Friendly](#)

Name History

Salem, OR

Business Entity Name	Name Type	Name Status	Start Date	End Date
HANS NELSON & SONS NURSERY, INC.	EN	CUR	06-29-1978	

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

[New Search](#)

[Printer Friendly](#)

Summary History

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	AMENDED ANNUAL REPORT	06-05-2026		FI		
	AMENDED ANNUAL REPORT	06-30-2025		FI		

FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

38616 SE Lusted Rd
Boring, OR 97009
00149128

OWNER

Hd2n Leasing Co

DATE PREPARED

7/23/2026

Received by OWRD

AUG 13 2026

Salem, OR



*First American
Title Insurance Company*

Customer Service Department
503.219.8746 | cs.oregon@firstam.com

©2026 First American Financial Corporation and/or its affiliates.
All rights reserved. | NYSE: FAF | 39203000418

IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS, AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT. RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. IF ANY RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE, FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.



First American Title Insurance Company

**38616 SE Lusted Rd
Boring, OR 97009**

00149128

OWNER INFORMATION

Owner Name: Hd2n Leasing Co
Mailing Address: 30737 Se Waybill Rd, Boring, OR 97009

LOCATION INFORMATION

Legal Description: PARTITION PLAT 2002-009 PARCEL 2

APN: 00149128
County: CLACKAMAS
Subdivision: PARTITION 2002-9
School District: Oregon Trail School District 46
Elementary School: Naas Elementary School

Census Tract: 023401
Tract #:
Neighborhood: Cottrell
Middle School: Boring Middle School
High School: Sandy High School

PROPERTY CHARACTERISTICS

Land Use: Sfr
Lot Area: 2,981,246 Sq. Ft.
Living Area: 1,968 Sq. Ft.
Year Built: 1904
Total Rooms: 0
Bedrooms: 4
Baths: 2 /
Parking Type:
Garage Spaces:
Building Quality: BELOW AVERAGE

Acres: 68.44
Zoning: Efu
Res Units: 1
Comm Units:
Fireplace:
Cooling:
Heating: Wall
Stories: 2
Building Condition:

LAST TRANSFER / LAST MARKET SALE

LMS Doc#:
LMS Lender:
LMS Loan Amount:

Last Sale Rec Date:
Last Sale Price:
Cost Per Ft:

TAX INFORMATION

Assess Value: \$376,021
Improvement Value:
Improvement %: 33.99%
Exemption:

Land Value:
Property Tax: \$5190.88
Tax Year: 2025
Tax Rate Area: 046-004

Received by OWRD

AUG 13 2026

Salem, OR

Property Detail Report

38616 SE Lusted Rd, Boring, OR 97009-9785

APN: 00149128

Clackamas County Data as of: 07/17/2026

Owner Information

Owner Name: Hd2n Leasing Co
Vesting: Partnership
Mailing Address: 30737 SE Waybill Rd, Boring, OR 97009-9427

Occupancy: Absentee Owner

Location Information

Legal Description: Partition Plat 2002-009 Parcel 2
APN: 00149128 Alternate APN: 14E25 02000
Munic / Twnshp: Twtnshp-Rng-Sec: 1S-4E-25
Subdivision: Partition 2002-9 Tract #: 14E25 02000
Neighborhood: Cottrell School District: Oregon Trail School District 46
Elementary School: Naas Elementary Sc... Middle School: Boring Middle Scho...
Latitude: 45.45236 Longitude: -122.26659
County: Clackamas, OR
Census Tract / Block: 023401 / 1006
Legal Lot / Block: 2 /
Legal Book / Page:
High School: Sandy High School

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 09/03/2025 / 09/05/2025 Price:
Buyer Name: Hd2n Leasing Co Seller Name: Dan L Nelson And Linda B Nelson Family Trust
Transfer Doc #: 2025.34690
Deed Type: General Warranty Deed

Last Market Sale

Sale / Rec Date: Sale Price / Type: Deed Type:
Multi / Split Sale: Price / Sq. Ft.: New Construction:
1st Mtg Amt / Type: 1st Mtg Rate / Type: 1st Mtg Doc #: N/A
2nd Mtg Amt / Type: 2nd Mtg Rate / Type: Sale Doc #: N/A
Seller Name:
Lender: Title Company:

Prior Sale Information

Sale / Rec Date: Sale Price / Type: Prior Deed Type:
1st Mtg Amt / Type: 1st Mtg Rate / Type: Prior Sale Doc #: N/A
Prior Lender:

Property Characteristics

Gross Living Area: Total Rooms: 0
Living Area: 1,968 Sq. Ft. Bedrooms: 4
Total Adj. Area: Baths (F/3Q/H/Q): 2/0/0/0
Above Grade: Pool:
Basement Area: Fireplace:
Style: Cooling:
Foundation: Pier Heating: Wall
Quality: Below Average Exterior Wall: Clapboard
Condition: Construction Type: Roof Type: Gable
Roof Material: Composition

Site Information

Land Use: SFR Lot Area: 2,981,246 Sq. Ft. Zoning: EFU
State Use: Lot Width / Depth: # of Buildings: 1
County Use: 681 - Forest & F... Usable Lot: Res / Comm Units: 1 /
Site Influence: Acres: 68.44 Water / Sewer Type:
Flood Zone Code: X Flood Map #: 41051C0435J Flood Map Date: 02/01/2019
Community Name: Clackamas County Flood Panel #: 0435J Inside SFHA: False

Tax Information

Assessed Year: 2025 Assessed Value: \$376,021 Market Total Value: \$1,368,816
Tax Year: 2025 Land Value: Market Land Value: \$969,876
Tax Area: 046-004 Improvement Value: Market Imprv Value: \$465,320
Property Tax: \$5,190.88 Improved %: 33.99% Market Imprv %: 33.99%
Exemption: Delinquent Year:

Received by OWRD

AUG 13 2026

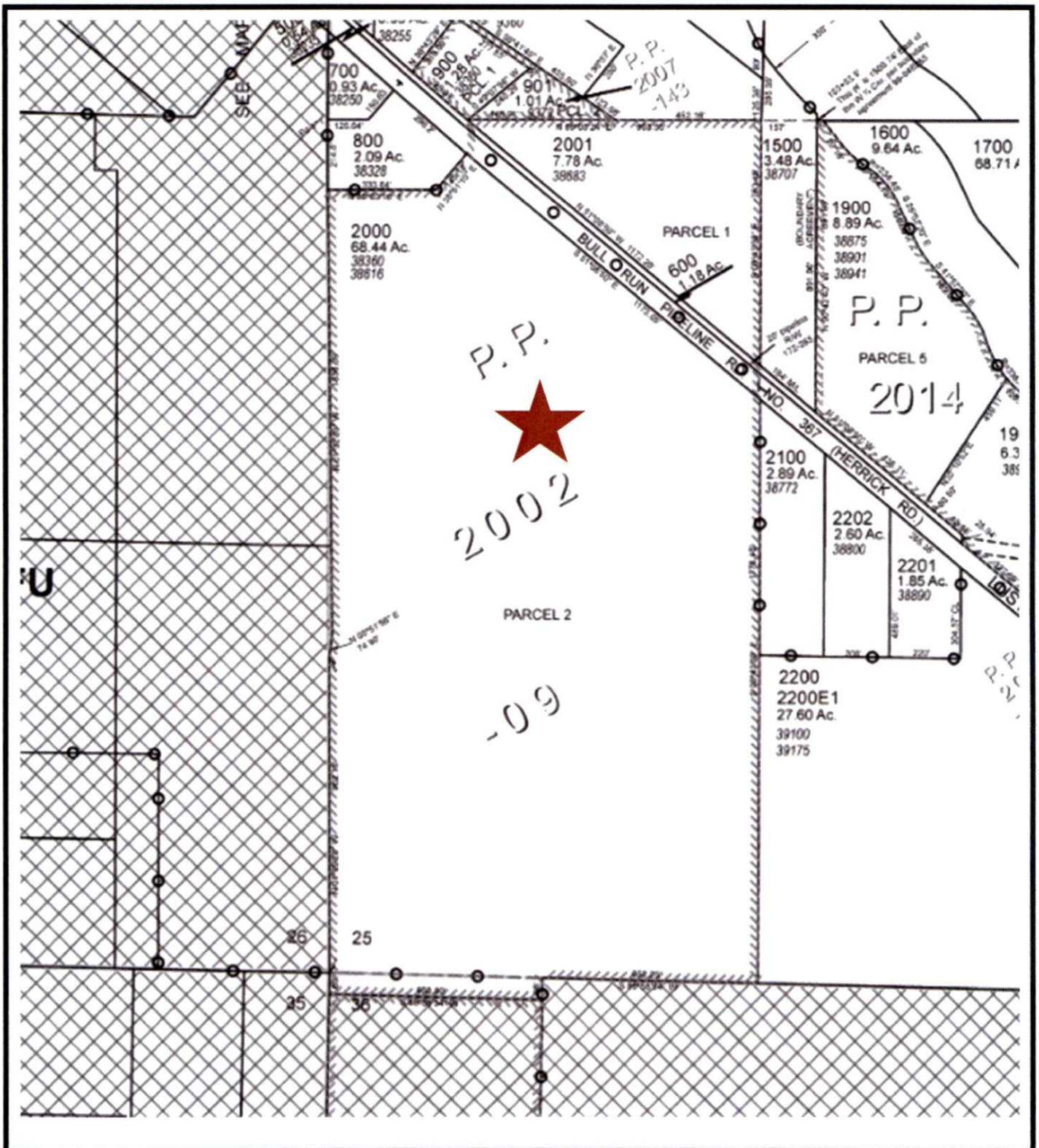
Salem, OR



First American Title

© 2026 DATA TRACE INFORMATION SERVICES LLC AND/OR ITS AFFILIATES. ALL RIGHTS RESERVED.

PAGE 1 OF 1



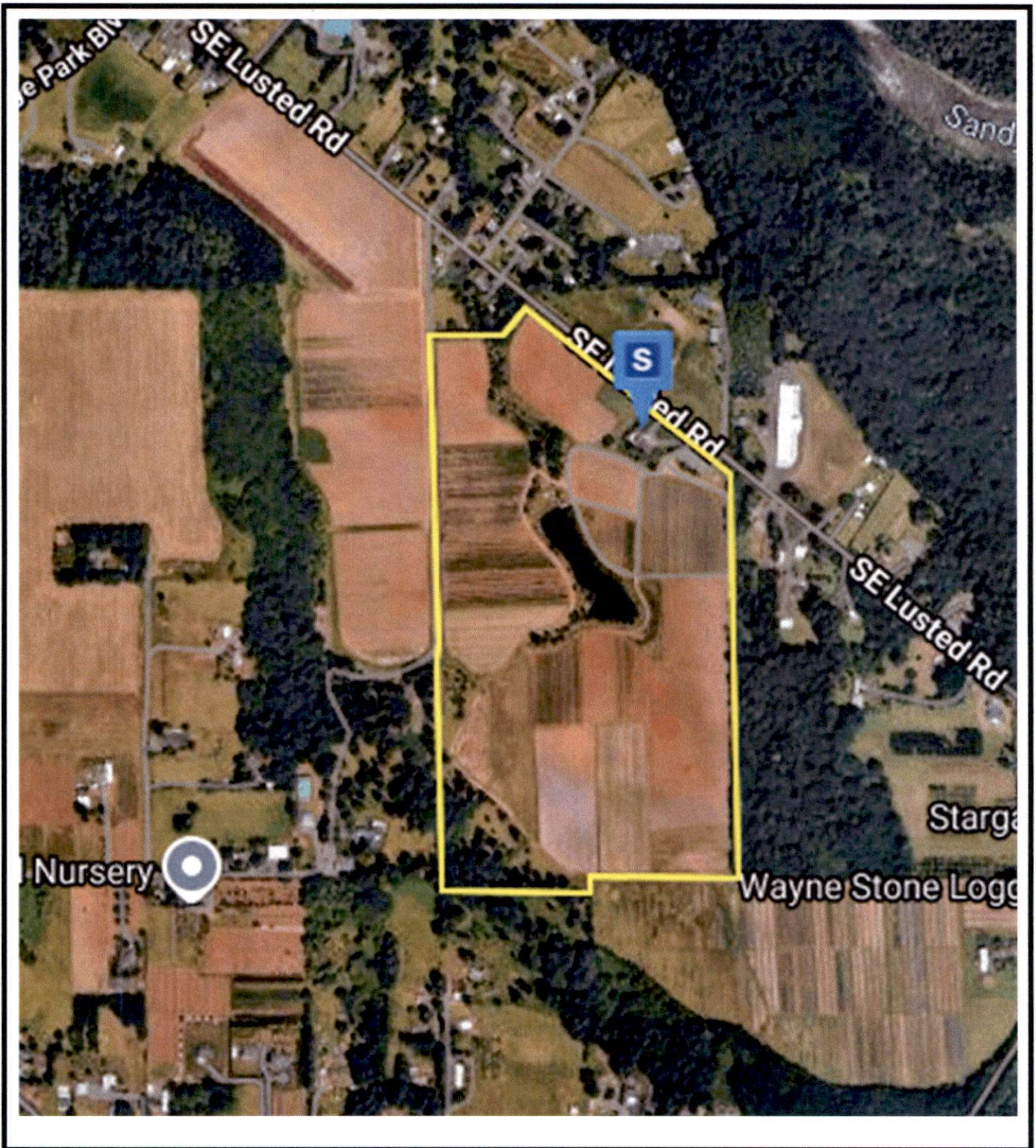
First American Title™

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

Received by OWRD

AUG 13 2026

Salem, OR



First American Title™

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

Received by OWRD

AUG 13 2026

Salem, OR

RECORDING REQUESTED BY
AFTER RECORDING MAIL TO

The Larson Law Firm, P.C.
1800 Blankenship Rd., Ste 400
West Linn, OR 97068

UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

HD2N Leasing Co.
30737 SE Waybill Road
Boring, OR 97009

Clackamas County Official Records 2025-034690
Catherine McMullen, County Clerk 09/05/2025 01:55:02 PM
D-D Cnt=1 Stn=112 LISA
\$5.00 \$16.00 \$10.00 \$62.00 \$93.00

Above Space for Recorder's Use Only

WARRANTY DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DAN L. NELSON TRUSTEE AND LINDA B. NELSON, TRUSTEE of the Dan L. Nelson and Linda B. Nelson Family Trust dated December 18, 1992, Grantor, conveys and warrants to HD2N LEASING CO., an Oregon Partnership, Grantee, the following described real property free of encumbrances except as specifically set forth herein in the County of Clackamas, State of Oregon:

PARCEL 2, PARTITION PLAT 2002-009, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON.

(Commonly known as: 38616 SE Lusted Road, Boring, Oregon, 97009
Map / Tax Lot: 14E25 / 02000 Account Num: 00149128)

The said property is free from encumbrances except COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS, AND EASEMENT OF RECORD, IF ANY.

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

The true and actual consideration paid for this conveyance is the mutual covenants and conveyances contained herein, which are for purposes of estate planning, and consist of value wholly other than of cash.

Date: September 3, 2025

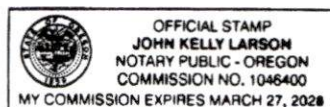
DAN L. NELSON AND LINDA B. NELSON FAMILY TRUST dated December 18, 1992, Grantor

By: [Signature]
Dan L. Nelson, Trustee

By: [Signature]
Linda B. Nelson, Trustee

State of Oregon)
) ss.
County of Clackamas)

Personally appeared this 3 day of September, 2025, before me, a Notary Public, the above-named and identified DAN L. NELSON AND LINDA B. NELSON, as Trustees of the Dan L. Nelson and Linda B. Nelson Family Trust dated December 18, 1992, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.



Notary Public - State of Oregon
My Commission Expires: Mar 27, 2028

Received by OWRD

AUG 13 2026

Salem, OR