

GR8

5/1W-13 R

13

Name Raymond M. SchneiderApplication No. GR 2468Certificate No. GR 2337

FEES PAID

Date	Amount	Receipt No.
7/22/58	15.00	18111

By _____

Address MonitorStream Index, Page No. 2-94H ✓Oregon

FEES REFUNDED

Date	Amount	Check No.

Date filed May 23, 1957 8⁰⁰ AMTentative priority 1942

Action suspended until _____

ASSIGNMENTS

Well log filed _____

Date	To Whom	Address	Volume	Page

CONSTRUCTION

REMARKS

Date for completion _____

Extended to _____

Date for application of water _____

Extended to _____

PROSECUTION OF WORK

Form "B" filed _____

Form "C" filed _____

A well irrigates 22⁰ acres near Rock Cr. - Riddle River - Clackamas County

RECEIVED

MAY 23 1957

STATE ENGINEER
SALEM, OREGON

Registration Statement

OF CLAIMANT OF RIGHT TO APPROPRIATE GROUND WATER

(Under Chapter 708, Oregon Laws 1955.)

REGISTRATION NO. GR-2468

CERTIFICATE NO. GR-2337

TO THE STATE ENGINEER OF OREGON:

I, Raymond M. Schaefer

of

County of Clatsop

State of Oregon, do hereby make application for a certificate of registration as evidence of a right to appropriate ground water.

1. Source from which water is withdrawn is pump well
(Flowing well, pump well, infiltration trench, or tunnel)

2. Location is: 3 miles north of Monitor
(Approximate distance and direction from nearest city or town)

and is more particularly described as follows:

(a) Beginning 1000 feet west of 200 feet north from S.E. corner Section 13
(Give distance and bearing to corner of section or other legal subdivision)
being within Wm. Ellard & wife D.C. 45 of Sec. 13, Twp. 5 South, Rge. 1 W
(Smallest legal subdivision) (N. or S.) (E. or W.)

or (b) within limits of recorded platted property, town or city:

in Lot _____, Block _____ of _____
(Name of plat or addition)

County of _____
(If within city or town, give name)

3. Construction Work was begun on 1942; was completed on June 1951
(Date) (Date)

and the ground water claimed was first used for the purposes set out below on June 1951
(Date)

since which time the water has been used continuously
(Continuously or intermittently)

from 1951 to 1957
(Date) (Date)

4. Quantity of water claimed and used is 6.5 gal gallons per minute; _____ acre
feet per year.

5. Purpose or Purposes for which water is used irrigation
(Domestic, irrigation, municipal, manufacturing, industrial, etc.)

6. Description of Well: Depth 155 feet. Type drilled
(Dug or drilled)
diameter 6 inches. Elevation of ground at well site 100 (?) feet, mean sea level.
(As near as known)
Depth to water table 24 feet.

7. Capacity of Well: 2500 g.p.m. with 80 feet drawdown.

_____ g.p.m. with _____ feet drawdown.

Date of test 1951 June

If Flowing Well: Measured discharge _____ g.p.m. on _____
(Date)

Shut-in pressure at ground surface _____ lbs. per sq. in. on _____
(Date)

Water is controlled by _____
(Cap, valve, etc.)

Log of well is not available, give name and address of driller Byron Ballinger
Mr. Woodburn, Rt 2, Oregon

11. Infiltration Trench: Covered or open

Dimensions: Length ft. Minimum depth ft. Maximum depth ft.

Bottom width ft. Discharge g.p.m. Date of test

12. Tunnel: Type of lining

Dimensions: _____

(Length, course, and cross sectional size)

Position of water bearing stratum with reference to portal of tunnel

Log of tunnel: (Preceding table for log of well may be used, if desired. Give footage from portal and character of materials, as pertinent.)

- ### 13. Pumping Equipment:

(a) Pump Cook Firebottle Capacity 6.5 g.p.m.

Make, type and size:

(b) Motor 3 h.p. ~~Eng~~

Type and horsepower

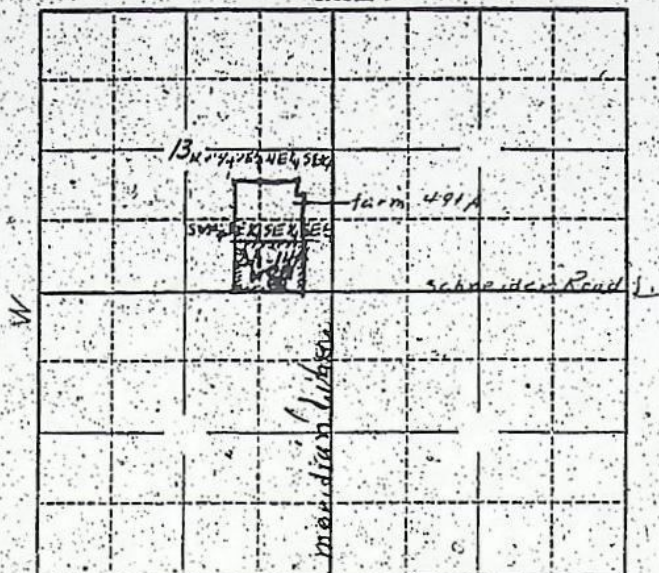
14. Location of area irrigated or to be irrigated, or place of use if for purposes other than irrigation.

[illegible]

15. If the ground water supply is supplemental to an existing water supply, identification of any application for a permit, permit, certificate or adjudicated right to appropriate water made or held by the registrant.

Only 1 well

Township 53 Range 1 W W.M.
North



Locate well and acreage of irrigated land on plat.
Scale: 2" = 1 Mile

STATE OF OREGON

County of Jackman } ss.

I, Raymond M. Schneider, being first duly sworn, do hereby certify that I have read the foregoing Registration Statement and that all of the items therein contained are true to the best of my knowledge and belief.

Raymond M. Schneider
(Signature of Registrant)

Subscribed and sworn to before me this 20 day of May, 1957.

My commission expires July 22-1957

Arthur J. Smith
(Notary Public)

(SEAL)

CERTIFICATE OF REGISTRATION

STATE OF OREGON

County of Marion } ss.

This is to certify that the foregoing Registration Statement was received in the office of the State Engineer on the 22 day of July, 1958, at 8:00 o'clock A. M. and has been duly recorded in said office in Book No. 10 of Registration Statements on page GR-2337.

Witness my hand this 10th day of March, 1959.

Lewis A. Stanley
(State Engineer)

By _____
(Deputy)

GR-2337

RECEIVED
JUN 13 1957
STATE ENGINEER
CLATSOP COUNTY

FILE NO. GR-2468

DATE NO. GR-2337

Registration Statement

OF CLAIMANT OF RIGHT TO APPROPRIATE GROUND WATER

(Under Chapter 708, Oregon Laws 1955.)

TO THE STATE ENGINEER OF OREGON:

I, Raymond M. Schindler,
of _____ County of Clatsop
State of Oregon, do hereby make application for a certificate of registration as evidence
of a right to appropriate ground water.

1. Source from which water is withdrawn is pump well
(Flowing well, pump well, infiltration trench, or tunnel)
2. Location is: 3 miles north of Warrenton
(Approximate distance and direction from nearest city or town)

and is more particularly described as follows:

(a) Beginning 1000 feet west & 200 feet north from S.E. corner Section 13
(Give distance and bearing to corner of section or other legal subdivision)
being within SE 1/4 of SE 1/4 of Sec. 13, Twp. 5 South, Rge. 1 W
(Smallest legal subdivision) (N. or S.) (E. or W.)
or (b) within limits of recorded platted property, town or city: _____
in Lot _____, Block _____ of _____
(Name of plat or addition)

County of _____
(If within city or town, give name)

3. Construction Work was begun on 1942; was completed on June 1951
(Date) (Date)
and the ground water claimed was first used for the purposes set out below on June 1951,
(Date)
since which time the water has been used const.
(Continuously or Intermittently)
from 1951 to 1957
(Date) (Date)

4. Quantity of water claimed and used is 6.5 gal gallons per minute; _____ acre
feet per year.

5. Purpose or Purposes for which water is used irrigation
(Domestic, irrigation, municipal, manufacturing, industrial, etc.)

6. Description of Well: Depth 15.5 feet. Type drilled
(Dug or drilled)
diameter 6 inches. Elevation of ground at well site 100 (?) feet, mean sea level.
(As near as known)
Depth to water table 24 feet.

7. Capacity of Well: 150 g.p.m. with 50 feet drawdown.
_____ g.p.m. with _____ feet drawdown.

Date of test 1951 - June

If Flowing Well: Measured discharge _____ g.p.m. on _____
(Date)

Shut-in pressure at ground surface _____ lbs. per sq. in. on _____
(Date)

Water is controlled by _____
(Cap, valve, etc.)

9. Perforated Casings or Screens:

11. Infiltration Trench: Covered or open

12. Tunnel: Type of lining

(Length, course, and cross sectional size)

Position of water bearing stratum with reference to portal of tunnel

Log of tunnel: (Preceding table for log of well may be used, if desired. Give footage from portal and character of materials, as pertinent.)

13. Pumping Equipment:

(a) Pump Cook Turbette Capacity 45 g.p.m.
(Make, type and size)

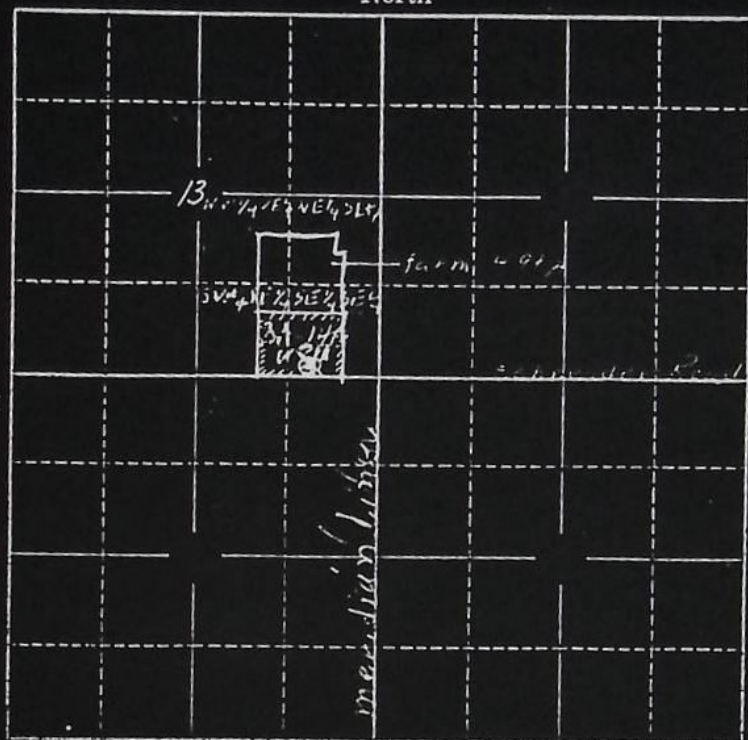
(b) Motor 3 hp. car
(Type and horsepower)

14. Location of area irrigated or to be irrigated, or place of use if for purposes other than irrigation.

15. If the ground water supply is supplemental to an existing water supply, identification of any application for a permit, permit, certificate or adjudicated right to appropriate water made or held by the registrant.

Only 1 well

North



Scale: 2" = 1 Mile

County of Rockingham ss.

Raymond M. Schneider
(Signature of Registrant)

My commission expires July 22-1957

(Notary Public)
Dny. Lm. exp. 7/

CERTIFICATE OF REGISTRATION

This is to certify that the foregoing Registration Statement was received in the office of the State Engineer on the 22 day of July, 1958, at 5:00 o'clock A.M. and has been duly recorded in said office in Book No. 10 of Registration Statements on page GR-2337

[illegible]

1959
Lewis A. Stankin
(State Engineer)

By _____
(Deputy)

GR-2337

13 NE 1/4 Sec 4, T4S, R10E

turn over

mod. dip. lubber

GR-2337

GR-2168

August 8, 1958

Raymond M. Schneider
Monitor
Oregon

Dear Mr. Schneider:

15.00

18111

2168

GR-2460

March 27, 1959

Raymond M. Schnieder
Monitor
Oregon

Dear Sir:

GR-2460
GR-2537

gr 2468
June 6, 1957

Mr. Raymond Schneider
Route 2 Box 163-A
Woodburn, Oregon

Dear Mr. Schneider:

This will acknowledge receipt of your registration statement which we are returning to you for additional information under Items 2, 11, and the plat map on the last page. Please find enclosed a general information sheet which will aid you in completing the above mentioned items.

Before your statement can be processed for certification the law requires that we receive a registration fee. This fee is based upon the number of acres to be irrigated and the minimum fee of \$15 will cover registration for one to thirty acres.

Therefore, upon receipt of your completed statement and registration fees in the amount of \$15, this office will issue your certificate of registration.

Very truly yours,

LEWIS A. STANLEY
State Engineer

By
Wm. S. Bartholomew
Geologist

WSB:gw
Enc.

STATE OF OREGON
WATER RESOURCES DEPARTMENT

725 Summer St. N.E. Ste. A

SALEM, OR 97301-4172

(503) 986-0900 / (503) 986-0904 (fax)

RECEIPT # 147510

INVOICE # _____

RECEIVED FROM:

BY:

CASH:

CHECK:#

OTHER: (IDENTIFY)

APPLICATION

PERMIT

TRANSFER

TOTAL REC'D

\$ 180.00

1083 TREASURY 4170 WRD MISC CASH ACCT

0407 COPIES

\$

OTHER: (IDENTIFY)

\$

0243 I/S Lease 0244 Muni Water Mgmt. Plan 0245 Cons. Water

4270 WRD OPERATING ACCT

MISCELLANEOUS

0407 COPY & TAPE FEES

\$

0410 RESEARCH FEES

\$

0408 MISC REVENUE: (IDENTIFY)

\$

TC162 DEPOSIT LIAB. (IDENTIFY)

\$

0240 EXTENSION OF TIME

\$

WATER RIGHTS:

EXAM FEE

RECORD FEE

0201 SURFACE WATER

\$

0202

\$

0203 GROUND WATER

\$

0204

\$

0205 TRANSFER

\$

WELL CONSTRUCTION

EXAM FEE

LICENSE FEE

0218 WELL DRILL CONSTRUCTOR

\$

0219

\$

LANDOWNER'S PERMIT

0220

\$

0250 OTHER (IDENTIFY)

Assignment

\$180.00

0536 TREASURY 0437 WELL CONST. START FEE

0211 WELL CONST START FEE

\$

CARD#

0210 MONITORING WELLS

\$

CARD#

OTHER (IDENTIFY)

0607 TREASURY 0467 HYDRO ACTIVITY LIC NUMBER

0233 POWER LICENSE FEE (FW/WRD)

\$

0231 HYDRO LICENSE FEE (FW/WRD)

\$

HYDRO APPLICATION

\$

TREASURY OTHER / RDX

FUND TITLE

OBJ. CODE VENDOR #

DESCRIPTION

\$

RECEIPT: 147510

DATED: 6-11-26 BY: [Signature]

Distribution - White Copy - Customer, Yellow Copy - Fiscal, Blue Copy - File, Buff Copy - Fiscal



Oregon

Tina Kotek, Governor

Water Resources Department

North Mall Office Building
725 Summer St NE, Suite A
Salem, OR 97301
Phone 503 986-0900
Fax 503 986-0904
www.oregon.gov/owrd

June 23, 2026

Greg VanDamme
Arlene M Lucas Family Trust
13327 S Glenn Drive
Mulino, OR 97042

Reference: Application GR-2468, Certificate of Registration GR-2337

The partial assignment by proof from Raymond M Schneider to Greg VanDamme, Arlene M Lucas Family Trust has been recorded in the records of the Water Resources Department.

The Departments records will now show Raymond M Schneider and Greg VanDamme, Arlene M Lucas Family Trust as the registration holders of record.

Our records have been changed accordingly and the original request is enclosed. Receipt number 147510 covering the recording fee is also enclosed.

A registration is not a perfected water right and will in the future be adjudicated.

Sincerely,

Mary F. Bjork
Water Rights Program Analyst
Water Right Services Division

Enclosure: Original Request and Receipt # 147510

cc: Data Center, OWRD (cover letter, request & map)

File

Request for Assignment By Proof of Ownership (If Water Right Holder is Not Available)



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

If the Department determines that the application is incomplete, fees have not been paid, or the required documents are not acceptable, the application and all fees submitted will be returned to the applicant.

If for multiple rights, a separate form and fee for each right will be required.

I, Greg VanDamme, Arlene M Lucas Family Trust

(Name of Party Requesting Assignment)

13327 S Glenn Drive

Mulino

OR

97042

(503) 849-6315

(Mailing Address)

vanairhvac.gv@gmail.com

(City)

(State)

(Zip)

(Phone #)

(Email Address)

☐ hereby request assignment of an entire application/permit/transfer order /limited license/groundwater statement

☒ hereby request assignment of a portion of application/permit/transfer order/limited license/groundwater statement;
(You must include a map showing the portion of the application/permit/ transfer order /limited license/groundwater statement to be assigned.) *Please see attached application map for portion of GR-2468 included in this Assignment

Application # _____ Request _____; Permit # _____; Transfer Order # _____

Limited License # _____; Groundwater Statement # GR-2468

RECEIVED

JUN 17 2026

Raymond M Schneider

(Name of Current Holder of Record)

N/A

Monitor

OR

97015

N/A

OWRD

(Mailing Address)

(City)

(State)

(Zip)

(Phone #)

Note: Write the initials (first letters) of your first and last names at the spots indicated below _____.

1) GV I certify that I am the current owner of the property described in this application, permit, transfer order, limited license, or groundwater statement. I have attached proof of ownership that may include but not be limited to: a copy of the deed to the land, a copy of a land sales contract, a court order or decree, documentation of survivorship of property held jointly. The Department cannot accept a copy of a tax statement.

2) GV I have the legal right to request assignment under OAR 690-310-0280 and 690-320-0060.

3) GV I have not been able to contact the owner(s) of record for the above referenced transaction. I have attached proof acceptable to the Department that notice of the assignment has been given or attempted for each identified property owner not a party to the assignment. ORS 537.220(2) Failure to submit this proof will result in the return of your request. (Proof may include but not be limited to: a copy of returned certified mailing, copy of a Death Certificate, or a court order.)

4) GV I further certify that the information provided herein is true and correct to the best of my knowledge.

Witness my hand this 17 day of June, 2026.
(Day) (Month) (Year)

Signature of Party Requesting Assignment

Greg VanDamme

Failure to provide any of the required information will result in the return of your application.

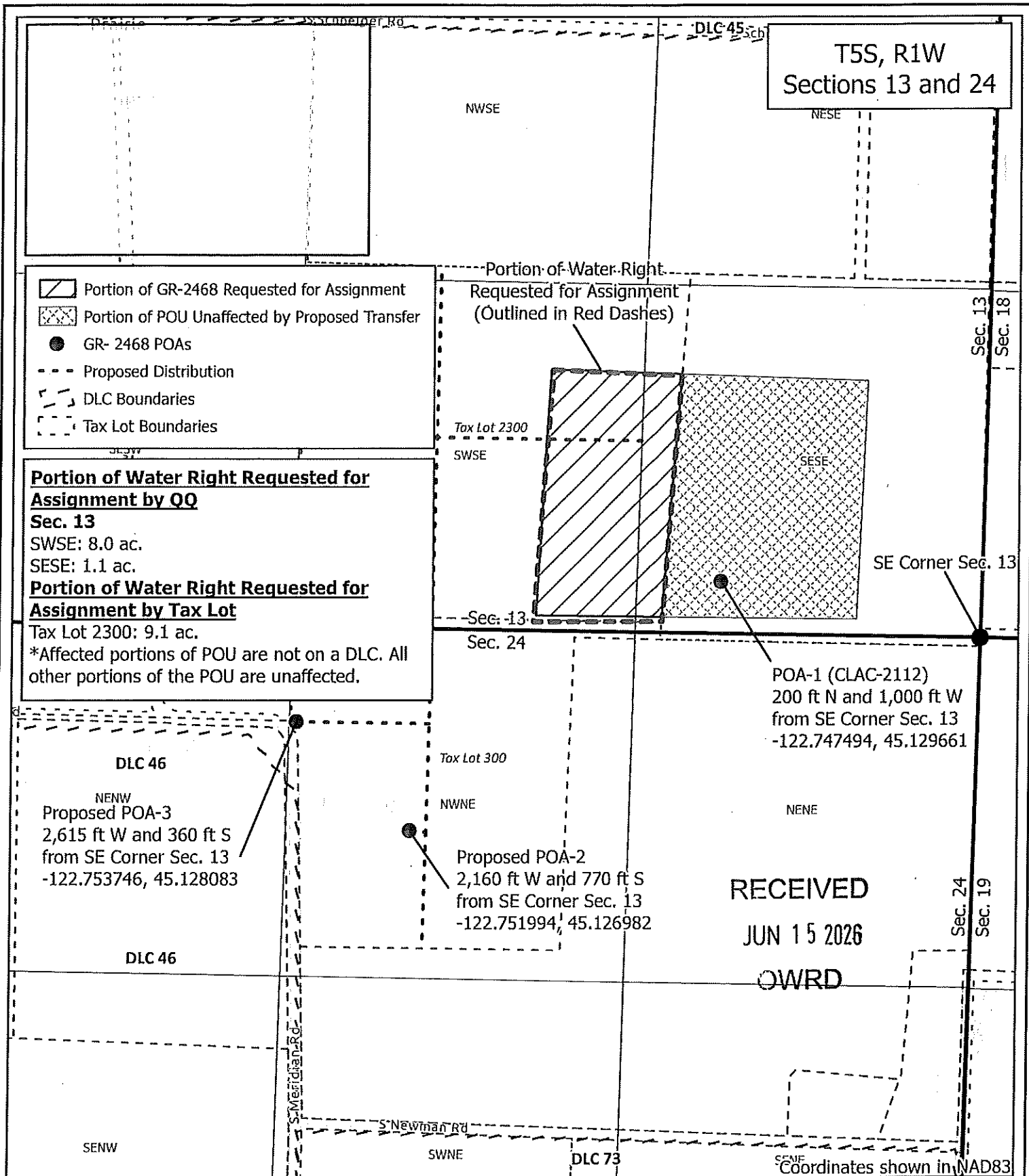
This certifies assignment and record change at Oregon Water Resources Department effective 8:00 a.m. on date of receipt at Salem, Oregon.

Fee receipt # 147510

For Director by Mary F. Bjork, Program Analyst in Water Rights Division. MFB

The completed "Request for Assignment" form must be submitted to the Department along with the recording fee of \$180.

Part Assign by Proof - Approve
WFB 6-23-2026



CWM-H2O
Complete Water Management



311 B Avenue, Suite P
Lake Oswego, Oregon 97034
(503) 954-1326

**GR-2468 Request for
Assignment Map**

1	DATE	AUTH	DRAFT
No.	Date	By	Revisions



0 400 800 Feet
1:6,000

Proj#: 2615001
VanDamme Transfers
Greg VanDamme
13327 S Glenn Drive
Mulino, OR 97042

FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

01082027

OWNER

Lucas Arlene M Trustee

DATE PREPARED

5/26/2026



First American
Title Insurance Company

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

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Property Detail Report

OR

APN: 01082027

Received

JUN 11 2026

Clackamas County Data as of: 05/19/2026

OWRD

Owner Information

Owner Name: Lucas Arlene M Trustee
Vesting: Trustee
Mailing Address: 151 Wheatland Loop N, Keizer, OR 97303-3458

Occupancy: Unknown

Location Information

Legal Description: Section 13 Township 5S Range 1W Tax Lot 02300
APN: 01082027
Munic / Twnshp: Alternate APN: 51W13 02300
Subdivision: Twnshp-Rng-Sec: 5S-1W-13
Neighborhood: South Canby
Elementary School: Ninety-One School
Latitude: 45.13106
Longitude: -122.75104

County: Clackamas, OR
Census Tract / Block:
Legal Lot / Block: 2300 /
Legal Book / Page:
High School: Canby High School

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:
Buyer Name:

Price:
Seller Name:

Transfer Doc #:
Deed Type:

Last Market Sale

Sale / Rec Date:
Multi / Split Sale:
1st Mtg Amt / Type:
2nd Mtg Amt / Type:
Seller Name:
Lender:

Sale Price / Type:
Price / Sq. Ft.:
1st Mtg Rate / Type:
2nd Mtg Rate / Type:

Deed Type:
New Construction:
1st Mtg Doc #: N/A
Sale Doc #: N/A

Title Company:

Prior Sale Information

Sale / Rec Date:
1st Mtg Amt / Type:
Prior Lender:

Sale Price / Type:
1st Mtg Rate / Type:

Prior Deed Type:
Prior Sale Doc #: N/A

Property Characteristics

Gross Living Area:
Living Area:
Total Adj. Area:
Above Grade:
Basement Area:
Style:
Foundation:
Quality:
Condition:

Total Rooms: 0
Bedrooms:
Baths (F/3Q/H/Q): 0/0/0/0
Pool:
Fireplace:
Cooling:
Heating:
Exterior Wall:
Construction Type:

Year Built / Eff:
Stories:
Parking Type:
Garage #:
Garage Area:
Porch Type:
Patio Type:
Roof Type:
Roof Material:

Site Information

Land Use: Agricultural Land
State Use:
County Use: 550 - Efu Farmla...
Site Influence:
Flood Zone Code: X
Community Name: Clackamas County
Unincorporated Area

Lot Area: 1,934,064 Sq. Ft.
Lot Width / Depth:
Usable Lot:
Acres: 44.4
Flood Map #: 41005C0500D
Flood Panel #: 0500D

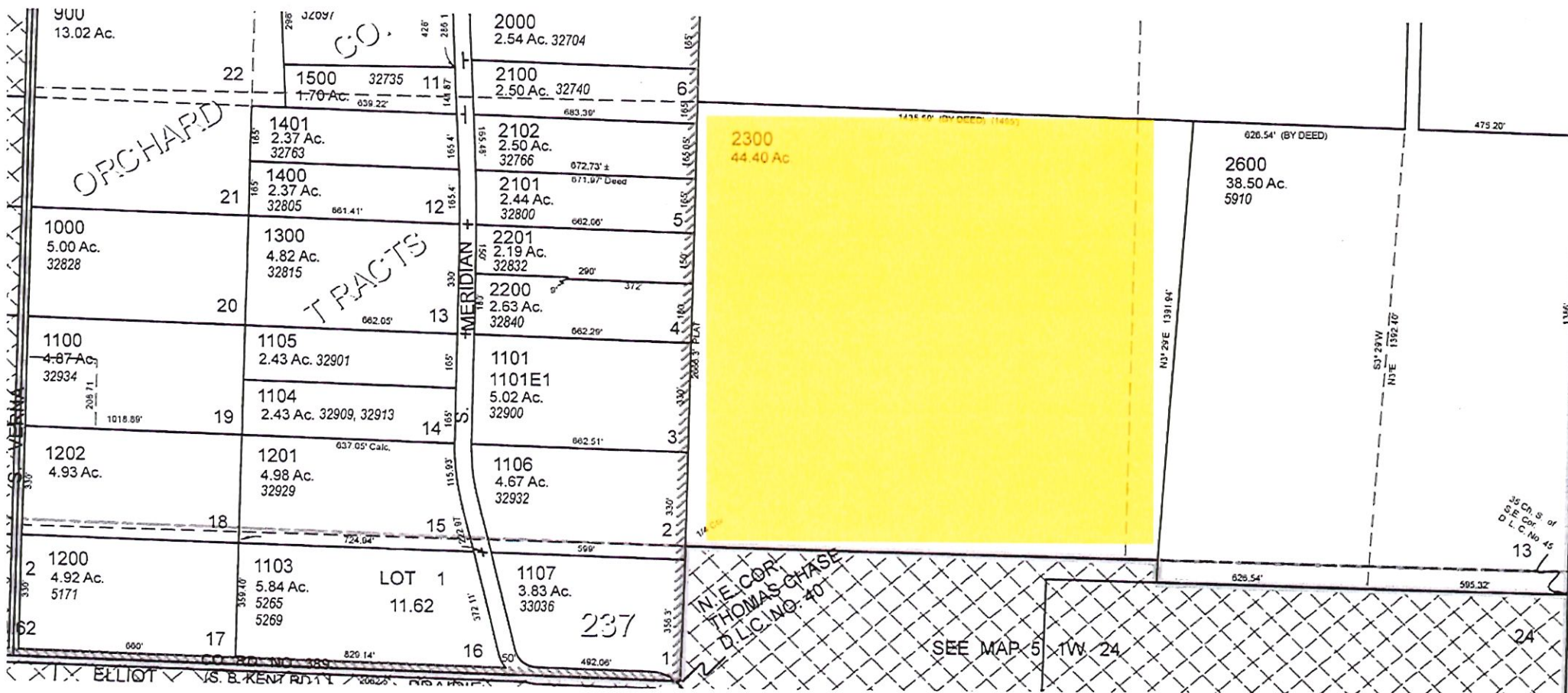
Zoning: EFU
of Buildings:
Res / Comm Units:
Water / Sewer Type:
Flood Map Date: 06/17/2008
Inside SFHA: False

Tax Information

Assessed Year: 2025
Tax Year: 2025
Tax Area: 086-031
Property Tax: \$607.23
Exemption:

Assessed Value: \$48,041
Land Value:
Improvement Value:
Improved %:
Delinquent Year:

Market Total Value: \$1,356,360
Market Land Value: \$1,356,360
Market Imprv Value:
Market Imprv %:



Received
JUN 11 2026
OWRD



Aerial



Subject



Taxlot

Received
JUN 11 2026

OWRD

5
4
CP-Yes
D/D

Clackamas County Official Records
Sherry Hall, County Clerk

2003-127155



\$36.00

00568938200301271550040041

09/22/2003 11:54:57 AM

D-D Cnt=1 Stn=6 MIKE
\$15.00 \$11.00 \$10.00



**CLACKAMAS
COUNTY
RECORDING
DEPARTMENT
CERTIFICATE
PAGE**

Received
JUN 11 2026
OWRD

**This page must be included
if document is re-recorded.
Do Not remove from original document.**

WARRANTY DEED

Grantor ARLENE M. MONNIER LUCAS conveys and warrants to Grantee Arlene M. Lucas, Trustee of the ARLENE M. LUCAS FAMILY TRUST, U/T/D 10/19/93, the hereinafter described real property, free of encumbrances except as specifically set forth herein, situated in Clackamas County, Oregon.

Consideration: The true and actual consideration for this transfer is \$None, this transfer being for the purpose of estate planning.

Tax Statements: Until a change is requested, all tax statements shall be sent to the following address: Arlene M. Lucas, Trustee, 17614 Monnier Rd NE, Hubbard, OR 97032.

Person authorized to receive the instrument after recording: Robert L. Engle, 610 Glatt Circle, Woodburn, OR 97071.

The Arlene M. Lucas Family Trust is a Revocable Living Trust established under the laws of the state of Oregon, by an agreement dated October 19, 1993.

[LEGAL DESCRIPTION]

THAT CERTAIN REAL PROPERTY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

The property is free from encumbrances **Save and Except** encumbrances of record.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

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.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

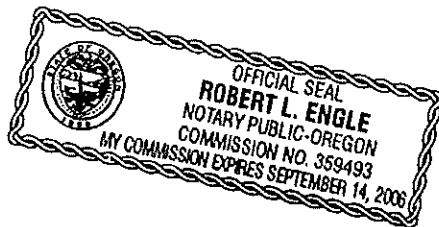
DATED this 31st day of July, 2003.

Arlene M. Monnier Lucas
Arlene M. Monnier Lucas

STATE OF OREGON)
) ss.
County of Marion)

The foregoing instrument was acknowledged before me this 31st day of July, 2003,
by **ARLENE M. MONNIER LUCAS**.

Notary Public for Oregon



3

EXHIBIT A

Beginning at a point in the quarter section line of Section 13, 14.00 chains South of the South line of the Wm. Elliott D.L.C. in said Section 13; thence South on quarter section line and the quarter section line of Section 24, a distance of 39.00 chains; thence East 15.50 chains; thence North 18.00 chains to an oak tree 30 inches in diameter in the year 1888; thence East 5.00 chains, more or less, to the Southwest corner of a tract of land conveyed to Rasmus Peterson by deed recorded in Book 117, Page 622, Deed Records of Clackamas County, Oregon; thence North 3° 29' East along the West line of said Peterson land 21.09 chains to the Northwest corner thereof; thence West 21.75 chains, more or less, to the place of beginning, containing 74 acres more or less. All in Sections 13 and 24, T. 5 S., R. 1 W. of the Willamette Meridian in Clackamas County, Oregon.

SUBJECT TO the rights of the public in and to the public roadways thereon and a power line easement which is recorded in the Deed Records of Clackamas County, Oregon.

Situs: 33120 S. Meridian Rd, Hubbard, OR 97032

Tax Account [REDACTED] Map: 51W24 00300 30.60 acres

Tax Account [REDACTED] Map: 51W13 02300 44.40 acres

4

INSTRUCTIONS TO SUCCESSOR TRUSTEE

ARLENE M. LUCAS FAMILY TRUST

DATED: August 28, 2024

TO: GREGORY VANDAMME, and Successors

FROM: ARLENE M. LUCAS – Trustor/Grantor

As Trustor for this revocable living trust, I have provided you with instructions for administration of my Trust, including management of assets as may be required under the terms of the trust agreement, and concluding with final distribution of assets to the named trust beneficiaries.

As Successor Trustee, you have a wide range of powers and responsibilities that become effective upon my death or incapacity, or whenever I wish to transfer management of the trust to you. These instructions are intended to assist in making your Trustee duties as easy as possible.

Regardless of what reason requires you to take over as Successor Trustee of the Trust, I recommend that you meet as soon as possible with my estate planning attorney, Kirk A. Schmidtman, who has assisted me in preparation and execution of this Trust and my estate plan. He will advise you regarding your Trustee duties and assist as needed. You should also consult with my accountant, account representatives, and other professional advisors.

DURING MY LIFETIME

If you assume duties as Successor Trustee because I am unable to handle such duties, your primary responsibilities will include the following:

1. *Review The Terms Of My Living Trust.* Note especially those provisions that relate to personal expenditures for maintenance and support, and spend those amounts that are needed from trust assets and income to take care of me. Also review Trust provisions describing your trustee powers to understand the extent of your authority as Successor Trustee.
2. *Determine What Assets Are Owned By The Trust.* You will be responsible for management of financial matters for the property held in the Trust, and you will need to determine what assets are within your authority and areas of responsibility.

3. *Take Care Of Day To Day Financial Affairs.* You will be responsible for taking care of day to day finances, including payment of regular monthly bills for living expenses, and making sure that income tax returns are timely filed and taxes paid. Provide an annual accounting for trust administration.
4. *Review Our Investments.* Trustee responsibilities include oversight of investments owned by the Trust, including management as a reasonable and prudent person would do for his/her own property, and with a view toward security rather than speculation.

AFTER MY DEATH

If you are taking over as Successor Trustee because of my death, you should meet with my attorney as soon as possible to discuss Trust administration and get legal advice in a timely manner. You should also confer with my accountant and financial advisors to inform them about my death, and to obtain guidance on management and/or distribution of investments, and the timely filing of tax returns, among other duties.

1. *Review Trust Regarding Trustee Powers And Distribution Requirements.* Determine which trust assets should be distributed immediately, make these distributions, and deal with other assets that require further administration.
2. *Order Death Certificates.* Death certificates would be needed to obtain the proceeds of life insurance policies and various accounts that have Transfer On Death arrangements or designated death beneficiaries. You can make an initial order for three or four certificates, often with the assistance of the funeral home or the local office of the county health department. If a death certificate may need to be recorded in the county real property deed records, you should order a "short form" death certificate for that purpose.
3. *Contact Bank Regarding Checking Account and Safety Deposit Box.* Take the Certificate of Trust and death certificate to the bank(s) and access the safety deposit box, if any, to prepare an inventory of the box contents. You will need the key to the safety deposit box, which will be kept in a place of safekeeping at my/our residence. Also determine what accounts are held in the name of the Trust, and revise the account registration and signature cards to show your authority as Successor Trustee, as confirmed by the Certificate of Trust. Funds can be moved to the checking account, if needed, for the purpose of paying funeral expenses or other similar obligations incurred after death.
4. *Notify Life Insurance Companies About Death.* Notice should be given by phone call to the local insurance agent, if applicable, or by writing a letter to the company's main office and claims department. Complete any required claim forms, provide a death certificate, and obtain any other documentation that may

be required by the insurance carrier.

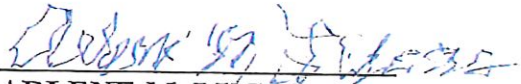
5. ***Prepare Inventory of Trust Assets And Date Of Death Values.*** The updated inventory will be needed to establish stepped-up basis for trust assets, as of the date of death. This reduces exposure to capital gains taxes after subsequent sale or liquidation of such assets, and written evaluations of the fair market value for real property will likely be needed. Date of death values for investments should be available through financial advisors. This information is also used to prepare federal and state inheritance tax returns, which must make note of all trust assets and non-trust assets owned at the time of death.
6. ***Determine Whether Any Assets Are Not Owned By The Trust.*** If any assets are not owned by the Trust, bring these items to the attention of the attorney to determine whether transfer of these assets must be accomplished through probate of the Will or some non-probate legal process. Also review the most recent federal and state income tax returns to determine whether additional asset records need to be obtained for this purpose.
7. ***Review Business Agreements.*** Review any business agreements, contracts, operating agreements, and other documents to which I am a party. If the Trust's assets include any business interests, determine values and take such action that may be necessary to preserve value and proceed with business operations and/or liquidation, as the case may be. You will likely need to retain the services of a certified public accountant or other professional with expertise in business valuations.
8. ***Obtain Tax Identification Number For Trust.*** Since the Trust becomes irrevocable after death, you should complete and file IRS Form SS-4 to obtain a new tax identification number for use on future tax returns for the Trust. Trust income will be reported on IRS Form 1041S for the year of death and annually thereafter during trust administration.
9. ***Review and Pay Bills.*** Review all bills that are received in the mail or otherwise known to be due, and pay them from trust funds.
10. ***File Income Tax Returns and Pay Income Taxes.*** File the final income tax return for the year of death with the assistance of my tax return preparer and with reference to prior tax returns. If the Trust has income, also file federal and state income tax returns for the Trust unless all trust income has been distributed to the named beneficiaries of the trust. File IRS Form 1041S annually until all trust assets have been distributed. Also prepare annual accountings for the beneficiaries so long as trust administration continues.
11. ***Collect All Credit Cards and Cancel Them.*** Notify the Customer Service

Departments for each credit card company that the accounts should be closed, pay amounts owed as soon as possible from trust funds, and destroy the cards. Place the closing statements received from each credit card company in our Trust records for future reference.

12. *Distribute My Personal Effects.* Distribute personal effects and household furnishings as provided in the Trust, including any additional written instructions provided for that purpose.
13. *Review Allocations and Distributions of Trust Assets.* Determine which assets, if any, should be retained by the Trust, sold, distributed, or converted to cash. Further determine whether any outstanding debts, taxes, or encumbrances must be paid from cash proceeds, and consider what cash flow needs may exist for ongoing Trust administration.
14. *Determine Whether Any Beneficiaries Should Disclaim Interests.* One or more trust beneficiaries may elect to disclaim all or some portion of their interest in the trust, which would mean that others would receive such disclaimed interests. The deadline for disclaimers is nine months after the date of death, and the attorney will advise you about how to document and handle disclaimer situations.
15. *Review Investment Records.* Reevaluate the investment objectives for assets held in investment accounts, and confer with financial advisors to make informed decisions about preservation of capital, income requirements, and other considerations. This review should occur again at periodic intervals, three or four times annually, or additionally when appropriate to meet the standard of a prudent investor. Reinvest when appropriate.
16. *File Federal Estate Tax Form 706.* This IRS form (also Oregon Form OR706) must be filed for taxable estates within nine months from the date of death. You should confer with the attorney and CPA for timely preparation and filing of federal and state inheritance tax returns.
17. *Distribute Assets.* After payment of all bills and final trust administration expenses, you should distribute the remaining trust assets as directed in the Trust. You have the discretion to sell some assets and distribute cash to facilitate division of assets among the named Trust beneficiaries. If possible, accommodate the request of any beneficiary who seeks distribution of a specific asset in kind, rather than cash, after determination of the asset value for such item(s).
18. *Conclusion.* Your duties as Successor Trustee will include many different tasks involving legal, financial, and tax issues, and you should work with professional

advisors as often as needed to assure timely, accurate, and complete administration of the Trust. Your work as Successor Trustee will not likely involve the probate court unless you discover assets that are held in non-Trust ownership. Your efforts and willingness to serve as Successor Trustee are much appreciated.

Thank you.


ARLENE M. LUCAS - Grantor

Obituaries

Raymond Schneider

CANBY — Services will be at 2 p.m. Tuesday in the Canby Christian Church for Raymond M. Schneider, 56, of Rt. 2, Box 163A Woodburn, who died Saturday in an Oregon City hospital.

He suffered an apparent heart attack earlier in the Yoder Store south of Canby.

Schneider was a native of Woodburn, a farmer, a World War II Navy veteran and for the last 10 years had been a counselor at the State School for the Deaf.

Survivors are the widow, Edith; three sons, David in Alaska, Barry in Redmond, Wash., and Steven, in Salem; a daughter, Gretchen, at home; three brothers, Harold in Canby, Edward in Sherwood and Grant in Portland; two sisters, Mrs. Dorothy Haines of Newberg and Mrs. Esther Hubbard of Canby, and five grandchildren.

Burial will be in Rock Creek Cemetery at Needy, under direction of the Everhart & Kent mortuary.

Lloyd Mansfield

Lloyd E. Mansfield 58 of

Eveline Holt

ALBANY—A former Rickreast resident, Mrs. Eveline Holt, 8 Albany, died Saturday at home.

She had moved here months ago from Rickreast where she had lived for years. Before that she had lived in Salem for 15 years and Scio for about 20 years. She was a native of Kansas.

Mrs. Holt was a member of the Albany First Christian Church. She and the widower Smith Holt, had celebrated the 50th wedding anniversary last year.

Also surviving are a son, Thomas, Bloomington, Ill., and three grandchildren.

Services will be at 10 a.m. Wednesday in the Fisher Funeral Home, with burial in Reservoir Memory Gardens in Salem.

Joseph Thompson

Joseph J. Thompson, 65, died Saturday at his home at 182 Hyacinth St. NE.

He is survived by a daughter, Mrs. Shirley Potter, Bonneville Springs, Kan.

Arrangements will be announced by Howell-Edward Chapel.

Request for Assignment By Proof of Ownership (If Water Right Holder is Not Available)



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

If the Department determines that the application is incomplete, fees have not been paid, or the required documents are not acceptable, the application and all fees submitted will be returned to the applicant.

If for multiple rights, a separate form and fee for each right will be required.

I, Arlene M Lucas Trust (Greg VanDamme, Executor)

(Name of Party Requesting Assignment)

13327 S Glenn Drive

Mulino

OR

97042

(503) 849-6315

(Mailing Address)

vanairhvac.gv@gmail.com

(City)

(State)

(Zip)

(Phone #)

(Email Address)

- ☐ hereby request assignment of an entire application/permit/transfer order /limited license/groundwater statement
- ☒ hereby request assignment of a portion of application/permit/transfer order/limited license/groundwater statement;
(You must include a map showing the portion of the application/permit/ transfer order /limited license/groundwater statement to be assigned.) *Please see attached application map for portion of GR-2468 included in this Assignment

Application # Request; Permit # _____; Transfer Order # _____;

Limited License # _____; Groundwater Statement # GR-2468

Raymond M Schneider

(Name of Current Holder of Record)

N/A

Monitor

OR

97015

N/A

(Mailing Address)

(City)

(State)

(Zip)

(Phone #)

Received

JUN 11 2026

OWRD

Note: Write the initials (first letters) of your first and last names at the spots indicated below _____.

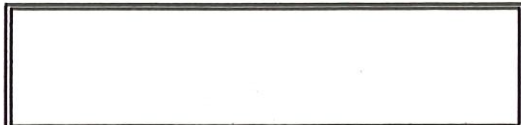
- 1) RV I certify that I am the current owner of the property described in this application, permit, transfer order, limited license, or groundwater statement. I have attached proof of ownership that may include but not be limited to: a copy of the deed to the land, a copy of a land sales contract, a court order or decree, documentation of survivorship of property held jointly. The Department cannot accept a copy of a tax statement.
- 2) RV I have the legal right to request assignment under OAR 690-310-0280 and 690-320-0060.
- 3) RV I have not been able to contact the owner(s) of record for the above referenced transaction. I have attached proof acceptable to the Department that notice of the assignment has been given or attempted for each identified property owner not a party to the assignment. ORS 537.220(2) Failure to submit this proof will result in the return of your request. (Proof may include but not be limited to: a copy of returned certified mailing, copy of a Death Certificate, or a court order.)
- 4) RV I further certify that the information provided herein is true and correct to the best of my knowledge.

Witness my hand this 3 day of June, 2026.
(Day) (Month) (Year)

Signature of Party Requesting Assignment Greg VanDamme

Failure to provide any of the required information will result in the return of your application.

DO NOT WRITE IN THIS BOX



The completed "Request for Assignment" form must be submitted to the Department along with the recording fee of \$180.

Superseded 6-17-2026

FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

01082027

OWNER

Lucas Arlene M Trustee

DATE PREPARED

5/26/2026



First American
Title Insurance Company

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

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BJORK Mary F * WRD

From: Julian Cohen <jcohen@cwmh2o.com>
Sent: Wednesday, June 17, 2026 11:11 AM
To: BJORK Mary F * WRD
Cc: Ian Godwin
Subject: Re: GR-2468 Assignment
Attachments: Attachment 2 - Request for Assignment - Updated 061626.pdf

Mary,
Please find the updated form attached.
Thank you!
Julian

Julian Cohen, GIT | CwM-H2O | Staff Hydrogeologist
www.CwMH2O.com | Office (503) 954-1326 | Cell (717) 645-0594

From: BJORK Mary F * WRD <Mary.F.BJORK@water.oregon.gov>
Sent: Tuesday, June 16, 2026 1:55 PM
To: Julian Cohen <jcohen@cwmh2o.com>
Cc: Ian Godwin <lgodwin@cwmh2o.com>; BJORK Mary F * WRD <Mary.F.BJORK@water.oregon.gov>
Subject: RE: GR-2468 Assignment

Hi Julian,

Yes, and the names on the assignment form are the same as those listed on the groundwater registration modification application form.

Thanks,

Mary F. Bjork
Water Right Services Program Analyst
Oregon Water Resources Department
725 Summer Street NE, Suite A Salem, OR 97301
Phone 503-979-9895 (work cell)
mary.f.bjork@water.oregon.gov

From: Julian Cohen <jcohen@cwmh2o.com>
Sent: Tuesday, June 16, 2026 1:46 PM
To: BJORK Mary F * WRD <Mary.F.BJORK@water.oregon.gov>
Cc: Ian Godwin <lgodwin@cwmh2o.com>
Subject: Re: GR-2468 Assignment

You don't often get email from jcohen@cwmh2o.com. [Learn why this is important](#)

Hi Mary,
I'm attaching the updated version of the form here. Please let me know if this change is what you're looking for and I'll work with our client to get the new version initialed and signed.

Thank you,
Julian

Julian Cohen, GIT | CwM-H2O | Staff Hydrogeologist

www.CwMH2O.com | Office (503) 954-1326 | Cell (717) 645-0594

From: BJORK Mary F * WRD <Mary.F.BJORK@water.oregon.gov>

Sent: Tuesday, June 16, 2026 9:52 AM

To: Julian Cohen <jcohen@cwmh2o.com>

Cc: Ian Godwin <lgodwin@cwmh2o.com>; BJORK Mary F * WRD <Mary.F.BJORK@water.oregon.gov>

Subject: RE: GR-2468 Assignment

Hi Julian,

Thank you for taking my call and providing the partial assignment map. Regarding the assignment form, I'm attaching both a copy of the form and the Applicant Information page from the Groundwater Registration Modification Application. I'm also including screenshots below. Please update the assignment form as discussed, capturing the full name of the Trust to include the word "family". Additionally, I suggest that you update the assignment form to reflect the same way the names are captured on the Groundwater Registration Modification Application form. As mentioned, these names need to match so you can either update the names on the assignment form or on the Groundwater Registration Modification Application form.

Please let me know if you have any questions. The assignment must be in ordered before the Groundwater Registration Modification Application form can be accepted from the new registrants.

Attachment 2

Request for Assignment

By Proof of Ownership

(If Water Right Holder is Not Available)

If the Department determines that the application is incomplete, the application and all fees submitted will be returned.

If for multiple rights, a separate form and fee for each right must be submitted.

Arlene M Lucas Trust (Greg VanDamme, Executor)

(Name of Party Requesting Assignment)

Received

JUN 11 2026

Part 3 of 4 – Groundwater

OWRD

Applicant Information

APPLICANT/BUSINESS NAME	PHONE NUMBER
Greg VanDamme/Arlene M Lucas Family Trust	

Best regards,

Mary F. Bjork

Water Right Services Program Analyst

Oregon Water Resources Department

725 Summer Street NE, Suite A Salem, OR 97301

Phone 503-979-9895 (work cell)

mary.f.bjork@water.oregon.gov

From: Julian Cohen <jcohen@cwmmh2o.com>

Sent: Monday, June 15, 2026 2:24 PM

To: Ian Godwin <lgodwin@cwmmh2o.com>; BJORK Mary F * WRD <Mary.F.BJORK@water.oregon.gov>

Subject: Re: GR-2468 Assignment

You don't often get email from jcohen@cwmmh2o.com. [Learn why this is important](#)

Hi Mary,

Thank you for reaching out. I apologize for the inconsistencies you highlighted in our application. Gregory (Greg) VanDamme is the Successor Trustee (Trustee) of the Arlene M. Lucas Family Trust. We were provided differing information as we drafted this application but that is correct. I'm also attaching an updated map that clearly highlights the portion of GR-2468 being requested for assignment. Please let me know if you need any other information.

Thank you,
Julian

Julian Cohen, GIT | CwM-H2O | Staff Hydrogeologist

www.CwMH2O.com | Office (503) 954-1326 | Cell (717) 645-0594

From: Ian Godwin <lgodwin@cwmmh2o.com>

Sent: Monday, June 15, 2026 10:39 AM

To: BJORK Mary F * WRD <Mary.F.BJORK@water.oregon.gov>

Cc: Julian Cohen <jcohen@cwmmh2o.com>

Subject: Re: GR-2468 Assignment

Good morning Mary -

Thank you for the notice. I have cc'd Julian Cohen on this email, as he helped prepare the maps and assignment forms. He can draw up a separate map and address the title issues on the assignment form. We should be able to get that to you by tomorrow afternoon at the latest.

Best,

Ian Godwin, RG, CWRE | CwM-H2O | Project Hydrogeologist

www.CwMH2O.com | Office (503) 954-1326 | Cell (571) 245-7897

From: BJORK Mary F * WRD <Mary.F.BJORK@water.oregon.gov>

Sent: Monday, June 15, 2026 9:32 AM

To: Ian Godwin <lgodwin@cwmmh2o.com>

Cc: BJORK Mary F * WRD <Mary.F.BJORK@water.oregon.gov>

Subject: GR-2468 Assignment

Hi Ian,

I'm reviewing the partial assignment by proof submitted on [GR-2468](#), received with a groundwater registration modification application (GR Mod) on June 11, 2026. The GR Mod will be reviewed by staff in the Department's Transfer Section once the assignment is determined to be complete for approval.

My review found two items that need to be addressed (see attached). First, the Assignment Form has a highlighted note to refer to the application map. Although the intent of the partial assignment can be identified from all the documents submitted, Assignment and Groundwater Registration Modification are two separate processes and a Partial Assignment Map needs to clearly identify the portion being requested for assignment. Please provide a partial assignment map or otherwise note on the GR Mod Map the portion being requested for assignment.

The second item that needs to be addressed is the listed *Name of Party Requesting Assignment* on the assignment form. This is the name that will be confirmed as a current registrant of GR-2468 and will be necessary for accepting

the GR Mod. All documents submitted, including the GR Mod, list the applicant as Arlene M. Lucas Family Trust. The assignment form list Arlene M Lucas Trust, leaving out the word "Family". Additionally, Greg VanDamme's title is captured differently throughout the submitted documents. How he is listed on the assignment form is how his name will be confirmed (Greg VanDamme, Executor (on assignment); Greg VanDamme (on GR Mod); Greg VanDamme, Trustee (on other submitted documents)).

Please let me know if you have any questions. I'm happy to review revisions by email for acceptance.

Best regards,

[Mary F. Bjork](#)

Water Right Services Program Analyst

Oregon Water Resources Department

725 Summer Street NE, Suite A Salem, OR 97301

Phone 503-979-9895 (work cell)

mary.f.bjork@water.oregon.gov

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Sent: Monday, June 15, 2026 2:24 PM
To: Ian Godwin; BJORK Mary F * WRD
Subject: Re: GR-2468 Assignment
Attachments: GR-2468 Assignment Map.pdf; Certification of Trust- Arlene M. Lucas Family Trust IRREV.pdf

You don't often get email from jcohen@cwmh2o.com. [Learn why this is important](#)

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Thank you,
Julian

Julian Cohen, GIT | CwM-H2O | Staff Hydrogeologist
www.CwMH2O.com | Office (503) 954-1326 | Cell (717) 645-0594

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Cc: BJORK Mary F * WRD <Mary.F.BJORK@water.oregon.gov>
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Best regards,

[Mary F. Bjork](#)

Water Right Services Program Analyst

Oregon Water Resources Department

725 Summer Street NE, Suite A Salem, OR 97301

Phone 503-979-9895 (work cell)

mary.f.bjork@water.oregon.gov

CERTIFICATION OF TRUST

I, Gregory VanDamme, declare that, as of the date hereof:

1. I am the qualified and acting Successor Trustee (the "Trustee") of the Arlene M. Lucas Family Trust under agreement dated October 19, 1993, as amended (the "Trust");
2. The Trust is in full force and effect and has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification to be incorrect;
3. Arlene M. Lucas, now deceased, was the Settlor of the Trust. Arlene M. Lucas died on October 25, 2025;
4. The Trustee's mailing address is:

Gregory VanDamme
13327 S Glenn Dr.
Mulino, OR 97042
5. The powers of the Trustee include at least all of those powers contained in the Oregon Uniform Trust Code set forth in ORS chapter 130;
6. The Trust is irrevocable;
7. No person holds a power to amend the trust;
8. The taxpayer identification number of the Trust is 41-6871145;
10. Any asset to be owned or included in the trust estate should be registered in the following form:

Gregory VanDamme, Successor Trustee of the Arlene M. Lucas Family Trust
U/A/D October 19, 1993, as amended;
11. The Trust was established in Oregon under the laws of the state of Oregon; and

12. This Certification is given pursuant to ORS 130.860.

DATED _____.

Gregory VanDamme, Trustee

SUBSCRIBED AND SWORN to by Gregory VanDamme this _____ day of
_____, 2026.

Notary Public for Oregon

My Commission Expires: _____