

**CLAIM OF
BENEFICIAL USE
for Transfer New or Additional
POD Only**



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 transfers where the application was submitted on July 9, 1987, or later.

Enter the date the transfer application was submitted:

December 21, 2022

A separate form shall be completed for each transfer.

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>

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.

A claim of beneficial use includes both this report and a map. If the map is being mailed separately from this form, please include a note with this form indicating such.

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

Type of Authorized Change

This Claim is being submitted for a transfer where the only authorized change was a change in either point(s) of diversion or additional point(s) of diversion, or a combination of both. **YES** **NO**
If additional changes were authorized, you will need to select a different form.

1. File Information

APPLICATION #
T-14137

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2. Property Owner (current owner information)

APPLICANT/BUSINESS NAME Brent Nelson Family LLC <i>(c/o Brent Nelson, Manager)</i>		PHONE NO.	ADDITIONAL CONTACT NO.
ADDRESS 17280 Boones Ferry Rd NE			
CITY Woodburn	STATE OR	ZIP 97071	E-MAIL blake@bountifulfarms.com

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

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

TRANSFER HOLDER OF RECORD Bountiful Farm Nursery, LLC <i>(c/o Brent Nelson, Manager)</i> Todd Nelson Family, LLC <i>(c/o Todd Nelson, Manager)</i> Blake Nelson Family, LLC <i>(c/o Blake Nelson, Manager)</i> Brent Nelson Family, LLC <i>(c/o Brent Nelson, Manager)</i>			<i>All entities have their address as 17280 Boones Ferry Rd NE, Woodburn, OR 97071</i>
ADDRESS 17280 Boones Ferry Rd NE			
CITY Woodburn	STATE OR	ZIP 97071	

4. Date of Site Inspection:

August 26, 2026

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

NAME	DATE	ASSOCIATION WITH THE PROJECT
Blake Nelson	Aug 2026	Manager, Bountiful Farms Nursery
Theo Peterson	August 26, 2026	Facilities Manager, Bountiful Farms Nursery

6. County:

Marion

7. If any property described in the place of use of the transfer 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

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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.



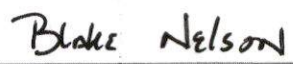
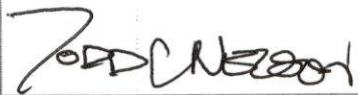
CWRE NAME Ian Godwin, RG, CWRE (CwM-H2O, LLC)		PHONE No. 503-954-1326	ADDITIONAL CONTACT No.
ADDRESS 311 B Avenue, Suite P			
CITY Lake Oswego	STATE OR	ZIP 97034	E-MAIL igodwin@cwmh2o.com

Transfer Holder of Record Signature or Acknowledgement

Each transfer 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.

SIGN HERE

SIGNATURE	PRINT NAME	TITLE	DATE
	Brent Nelson	Manager, Brent Nelson Family LLC & Bountiful Farms Nursery	9/25/26
	Blake Nelson	Manager, Blake Nelson Family LLC & Bountiful Farms Nursery	9/25/26
	Todd Nelson	Manager, Todd Nelson Family LLC & Bountiful Farms Nursery	9/25/26

SECTION 3

CLAIM DESCRIPTION

Note: The Claim only needs to describe the new or additional point(s) of diversion. This Claim does not need to provide information for the original point(s) of diversion unless the original point of diversion is either a new or additional point of diversion on another right involved in this transfer.

1. New or additional point of diversion name or number:

POINT OF DIVERSION (POD) NAME OR NUMBER (CORRESPOND TO MAP)	SOURCE
Well-2 (MARI-70617)	Willamette Valley Alluvial Aquifer

2. Variations:

Was the use developed differently from what was authorized by the transfer final order, **YES** **NO**
or extension final? If yes, describe below.

(e.g. "The order allowed three new/additional points of diversion. The water user only developed one of the points.")

The transfer proposed the additional of Well-2 (MARI-70617) only. This change was completed according to the conditions of the transfer FO.

3. Claim Summary:

NEW OR ADDITIONAL POD NAME OR #	MAXIMUM RATE AUTHORIZED IN ORDER	CALCULATED THEORETICAL RATE BASED ON SYSTEM	AMOUNT OF WATER MEASURED
Well-2 (MARI-70617)	0.78 cfs (350 gpm)	1.69 cfs (760 gpm)	1.44 cfs (649 gpm)

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SECTION 4

SYSTEM DESCRIPTION

Are there multiple new or additional Points of Diversion (POD)s?

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):

Well-2 (MARI-70617)

A. POD System Information

Provide the following information concerning the point of diversion. Information provided must describe the equipment used to appropriate water from the point of diversion.

1. Pump Information

MANUFACTURER	MODEL	SERIAL NUMBER	TYPE (CENTRIFUGAL, TURBINE OR SUBMERSIBLE)	INTAKE SIZE	DISCHARGE SIZE
Hitachi	Unk.	Unk.	Submersible	~6"	~4"

2. Motor Information

MANUFACTURER	HORSEPOWER
Hitachi Submersible	100 HP

3. Theoretical Pump Capacity

HORSEPOWER	OPERATING PSI	LIFT FROM SOURCE TO PUMP	LIFT FROM PUMP TO PLACE OF USE	TOTAL PUMP OUTPUT (IN CFS)
100 HP	~85 PSI	~210 ft (pumping level)	~10 ft or less	1.69 cfs

4. Provide pump calculations:

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

$$Q \text{ Pump} = \frac{(100 \text{ HP}) (7.04)}{(196.3 (85 \text{ PSI}) + 220 \text{ ft})} = 1.69 \text{ cfs or } 760 \text{ gpm}$$

5. 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)
435.42513 AF	435.45104 AF	13 minutes	1.44 cfs (649 gpm)

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

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B. Gravity Flow Pipe

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

1. Does the diversion involve a gravity flow pipe?

~~YES~~ **NO**

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

C. Gravity Flow Canal or Ditch

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

1. Does the diversion involve a gravity flow ditch or canal?

~~YES~~ **NO**

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

SECTION 5 CONDITIONS

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

1. Time Limits:

Describe how the water user has complied with each of the development timelines established in the transfer final order and any extensions of time issued for the transfer:

	DATE FROM TRANSFER	DATE THE NEW AND/OR ADDITIONAL POD(S) WERE READY FOR USE *THIS DATE MUST FALL BETWEEN THE "ISSUANCE DATE" AND THE "COMPLETENESS DATE"
ISSUANCE DATE	July 29, 2024	
COMPLETENESS DATE FROM ORDER (C)	October 1, 2025	July-August 2025 (peak usage of new POA during highest summer demands)

* MUST BE WITHIN PERIOD BETWEEN TRANSFER FINAL ORDER, OR ANY EXTENSION FINAL ORDER ISSUANCE AND THE DATE TO COMPLETE THE CHANGE

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

~~YES~~ **NO**

If "NO", you may delete the following table. – Deleted –

3. Measurement Conditions:

a. Does the transfer final order, or any extension final order require the installation of a meter or other 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~~

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c. Meter Information

POD NAME OR #	MANUFACTURER	SERIAL #	CONDITION (WORKING OR NOT)	CURRENT METER READING	DATE INSTALLED
Well-2 (MARI-70617)	Seametrics	103977-06	Working	435.45104 AF	~Spring 2023

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. – Deleted –

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. – Deleted –

7. Other conditions required by the transfer final order or extension final order:

- 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. 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):

6. Water shall be acquired from the same aquifer (water source) as the original points of appropriation.

- The transfer groundwater review confirmed that MARI-70617 was in the same alluvial aquifer source as the original well, MARI-1599.

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SECTION 6
ATTACHMENTS

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

ATTACHMENT NAME	DESCRIPTION
Attachment 1	Transfer T-14137 Claim of Beneficial Use Map
Attachment 2	Well Logs for MARI-1599 (Well-1) and MARI-70617 (Well-2)
Attachment 3	Title & Ownership Reports for "From" Lands

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Well-1

WATER WELL REPORT

STATE ENGINEER, SALEM, OREGON 97310
within 30 days from the date
of well completion.

STATE OF OREGON

(Please type or print)

STATE ENGINEER

SALEM, OREGON

State Well No. 551W-6 ab

State Permit No. G5986

(1) OWNER:

Name Paul Wanner
Address Rte Box 244 Woodburn, Oregon

(2) TYPE OF WORK (check):

New Well ☒ Deepening ☐ Reconditioning ☐ Abandon ☐
If abandonment, describe material and procedure in Item 12.

(3) TYPE OF WELL:

(4) PROPOSED USE (check):

Rotary ☒ Driven ☐ Domestic ☐ Industrial ☐ Municipal ☐
Cable ☐ Jetted ☐ Irrigation ☒ Test Well ☐ Other ☐
Dug ☐ Bored ☐

CASING INSTALLED:

Threaded ☐ Welded ☒

12" Diam. from 0 ft. to 160 ft. Gage .250
" Diam. from ft. to ft. Gage
" Diam. from ft. to ft. Gage

PERFORATIONS:

Perforated? ☒ Yes ☐ No.

Type of perforator used Millknife
Size of perforations 1/2 in. by 3 in.
160 perforations from 133 to 142 ft.
perforations from ft. to ft.
perforations from ft. to ft.

(7) SCREENS:

Well screen installed? ☐ Yes ☒ No

Manufacturer's Name
Type Model No.
Diam. Slot size Set from ft. to ft.
Diam. Slot size Set from ft. to ft.

(8) WELL TESTS:

Drawdown is amount water level is lowered below static level

Was a pump test made? ☒ Yes ☐ No If yes, by whom? driller
Yield: 500 gal./min. with 53 ft. drawdown after 8 hrs.
750 " 103 " 8 "

Bailer test gal./min. with ft. drawdown after hrs.

Artesian flow g.p.m.

perature of water Depth artesian flow encountered ft.

(9) CONSTRUCTION:

Well seal—Material used Bentonite
Well sealed from land surface to 100 ft.
Diameter of well bore to bottom of seal 25 in.
Diameter of well bore below seal 15 in.
Number of sacks of cement used in well seal sacks
Number of sacks of bentonite used in well seal 39 sacks
Brand name of bentonite Yellowstone
Number of pounds of bentonite per 60 gallons of water 60 lbs./100 gals.
Was a drive shoe used? ☐ Yes ☒ No Plugs Size: location ft.
Did any strata contain unusable water? ☐ Yes ☒ No
Type of water? depth of strata
Method of sealing strata off
Was well gravel packed? ☐ Yes ☒ No Size of gravel:
Gravel placed from ft. to ft.

(10) LOCATION OF WELL:

County Marian Driller's well number
1/4 3/4 Section 6 T. 5S R. 1W W.M.
Bearing and distance from section or subdivision corner

(11) WATER LEVEL: Completed well.

Depth at which water was first found 112 ft.
Static level 22 ft. below land surface. Date 12/1/72
Artesian pressure lbs. per square inch. Date

(12) WELL LOG:

Diameter of well below casing

Depth drilled 160 ft. Depth of completed well 160 ft.

Formation: Describe color, texture, grain size and structure of materials; and show thickness and nature of each stratum and aquifer penetrated, with at least one entry for each change of formation. Report each change in position of Static Water Level and indicate principal water-bearing strata.

MATERIAL	From	To	SWL
Surface	0	3	
Brown sandy clay	3	35	
Blue sandy clay	35	80	
Blue clay	80	100	
Sand	100	112	
Sand and gravel	112	143	
Sandy clay (blue)	143	155	
Blue clay	155	160	

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Work started November 17 1972 Completed December 1 1972
Date well drilling machine moved off of well December 3 1972

Drilling Machine Operator's Certification:

This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief.

[Signed] John T. Miller Date Dec 4, 1972
(Drilling Machine Operator)

Drilling Machine Operator's License No. 26

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

Name John Truman Miller
(Person, firm or corporation) (Type or print)

Address P O Box 341 Hubbard, Oregon 97032

[Signed] John T. Miller
(Water Well Contractor)

Contractor's License No. 277 Date December 4, 1972

(USE ADDITIONAL SHEETS IF NECESSARY)

SP*45050-119

Well-2

MARI 70617

WELL I.D. LABEL# L 144157

START CARD # 1055134

ORIGINAL LOG #

OAR 690-205-0210)

10/17/2022

(1) LAND OWNER

Owner Well I.D.

First Name BRENT

Last Name NELSON

Company BRENT NELSON FAMILY LLC

Address 17280 BOONES FERRY RD,

City WOODBURN

State OR

Zip 97071

(2) TYPE OF WORK

☒ New Well ☐ Deepening ☐ Conversion☐ Alteration (complete 2a & 10) ☐ Abandonment (complete 5a)

(2a) PRE-ALTERATION

Casing: Dia + From To Gauge Stl Plstc Wld Thrd

Material From To Amt sacks/lbs

Seal: Dia + From To Gauge Stl Plstc Wld Thrd

(3) DRILL METHOD

☐ Rotary Air ☐ Rotary Mud ☒ Cable ☐ Auger ☐ Cable Mud☐ Reverse Rotary ☐ Other

(4) PROPOSED USE

☐ Domestic ☒ Irrigation ☐ Community☐ Industrial/ Commercial ☐ Livestock ☐ Dewatering☐ Thermal ☐ Injection ☐ Other

(5) BORE HOLE CONSTRUCTION

Special Standard ☐ (Attach copy)

Depth of Completed Well 327.50 ft.

BORE HOLE

Dia	From	To	Material	SEAL	From	To	Amt	sacks/lbs
20	0	37	Bentonite Chips	0	37	53	S	
16	37	341		Calculated		46		
				Calculated				

How was seal placed: Method ☐ A ☐ B ☐ C ☐ D ☐ E☒ Other OAR 690-210-0340

Backfill placed from 327.5 ft. to 341 ft. Material CEMENT

Filter pack from 247.5 ft. to 327.5 ft. Material GRAVEL Size 1/4-10

Explosives used: ☐ Yes Type Amount

(5a) ABANDONMENT USING UNHYDRATED BENTONITE

Proposed Amount

Actual Amount

(6) CASING/LINER

Casing Liner Dia + From To Gauge Stl Plstc Wld Thrd

☒	☐	16	☒	2	267.33	.375	☒	☐	☒	☐
☐	☐	12	☐	247.5	327.5	.250	☐	☐	☒	☐
☐	☐		☐				☐	☐	☐	☐
☐	☐		☐				☐	☐	☐	☐
☐	☐		☐				☐	☐	☐	☐

Shoe ☐ Inside ☒ Outside ☐ Other Location of shoe(s) 267.33Temp casing ☐ Yes Dia From + To

(7) PERFORATIONS/SCREENS

Perforations Method

Screens Type V WIRE

Material Stainless

Perf/	Casing/	Screen	Screen	Liner	Dia	From	To	Scrm/slot	Slot	# of	Tele/
								width	length	slots	pipe size
Screen	Casing	12	269.91	277.5	.1						
Screen	Casing	12	277.5	301	.25						

(8) WELL TESTS: Minimum testing time is 1 hour

☒ Pump ☐ Bailer ☐ Air ☐ Flowing Artesian

Yield gal/min Drawdown Drill stem/Pump depth Duration (hr)

1000	149	228	5

Temperature 54 °F Lab analysis ☐ Yes ByWater quality concerns? ☐ Yes (describe below) TDS amount 109 ppm

From	To	Description	Amount	Units

(9) LOCATION OF WELL (legal description)

County MARION Twp 5.00 S N/S Range 1.00 W E/W WM

Sec 6 NW 1/4 of the NE 1/4 Tax Lot 200

Tax Map Number Lot

Lat " or 45.16990898 DMS or DD

Long " or -122.85502827 DMS or DD

☒ Street address of well ☐ Nearest address

17091 BOONES FERRY RD, WOODBURN, OREGON

(10) STATIC WATER LEVEL

Date SWL(psi) + SWL(ft)

Existing Well / Pre-Alteration

Completed Well 9/30/2022 98

Flowing Artesian? ☐ Dry Hole? ☐

WATER BEARING ZONES

Depth water was first found 133.50

SWL Date From To Est Flow SWL(psi) + SWL(ft)

3/2/2022	133.5	136	Received	46
3/10/2022	176	208	OCT 05 2026	47
3/14/2022	212	214		47
4/19/2022	263	300.5	OWRD	51

(11) WELL LOG

Ground Elevation

Material	From	To
Topsoil	0	1
Clay, brown, medium	1	12
Clay, Greenish gray, hard	12	18
Clay dark greenish gray, medium, sticky	18	53
Silt, dark greenish gray, Sandy	53	55
Silt, dark greenish gray, medium	55	58
Clay, Greenish gray, medium, sticky	58	92
Clay, gray, hard, sticky	92	94
Silt, gray, Sandy, hard	94	103
Clay, olive gray, Sandy, hard	103	109
Clay bound sand and gravel, gray	109	133.5
Sand and gravel, loose, black	133.5	136
Clay, greenish gray, hard, sticky	136	145
Clay, Dark gray, medium, sticky	145	152
Clay, brown, medium	152	160
Clay, gray, hard, sticky	160	164
Clay, greenish gray, hard, sticky	164	176
Silt, dark greenish gray, Sandy	176	183
Sand, black, fine, greenish gray silt	183	190

Date Started 2/16/2022

Completed 9/30/2022

(unbonded) Water Well Constructor Certification

I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

License Number 1704

Date 10/16/2022

Signed LARRY AMOS (E-filed)

(bonded) Water Well Constructor Certification

I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

License Number 783

Date 10/17/2022

Signed IVAN GROSSEN (E-filed)

Contact Info (optional)

ORIGINAL - WATER RESOURCES DEPARTMENT

THIS REPORT MUST BE SUBMITTED TO THE WATER RESOURCES DEPARTMENT WITHIN 30 DAYS OF COMPLETION OF WORK Form Version:

WATER SUPPLY WELL REPORT -
continuation page

MARI 70617

WELL I.D. LABEL# L 144157

START CARD # 1055134

10/17/2022

ORIGINAL LOG #

(2a) PRE-ALTERATION

Dia	+	From	To	Gauge	Stl	Plstc	Wld	Thrd

Material	From	To	Amt	sacks/lbs

(5) BORE HOLE CONSTRUCTION

BORE HOLE				SEAL			
Dia	From	To	Material	From	To	Amt	sacks/lbs

FILTER PACK

From	To	Material	Size

(6) CASING/LINER

Casing Liner	Dia	+	From	To	Gauge	Stl	Plstc	Wld	Thrd

(7) PERFORATIONS/SCREENS

Perf/ Screen	Casing/ Liner	Screen Dia	From	To	Scrn/slot width	Slot length	# of slots	Tele/ pipe size

(8) WELL TESTS: Minimum testing time is 1 hour

Yield gal/min	Drawdown	Drill stem/Pump depth	Duration (hr)

Water Quality Concerns

From	To	Description	Amount	Units

(10) STATIC WATER LEVEL

SWL Date	From	To	Est Flow	SWL(psi)	+	SWL(ft)

(11) WELL LOG

Material	From	To
Black sand and gravel loose	190	207
Gravel, black sand, cobbles	207	208
Clay, greenish gray, hard, sticky	208	212
Soft clay stone, Clay greenish gray, San	212	214
Clay, greenish gray, hard, sticky	214	219
Silt, dark greenish gray, fine, Sandy	219	224
Clay, greenish gray, hard, sticky	224	228
Gravel and sand, clay bound, greenish gr	228	239
Clay, dark gray, medium, Sandy	239	244
Clay, dark greenish gray, hard, sticky	244	259
Clay, greenish gray, medium, sticky	259	263
Silt, dark gray, Sandy, hard	263	267
Gravel, sand, in clay, hard	267	271
Gravel, black sand, cobbles, loose	271	300.5
Silt, Sandy, greenish gray	300.5	308
Silt, gray, hard and soft bedded	308	315
Silt, brown, hard	315	318
Silt, gray, hard	318	320
Clay, greenish gray, hard, sticky	320	332
Clay, greenish gray, medium	332	341

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Comments/Remarks

Bottom plate 327.5 FT
Lift bar 1.5' above bottom

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: 45.16990898 Datum: WGS84

Longitude: -122.85502827

Township/Range/Section/Quarter-Quarter Section:

WM5.00S1.00W6NWNE

Address of Well:

17091 BOONES FERRY RD, WOODBURN, OREGON

Well Label: 144157

Printed: October 17, 2022

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





First American Title Insurance Company

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564033

OWNER INFORMATION

Owner Name: Brent Nelson Family Llc

Mailing Address: 17280 Boones Ferry Rd Ne, Woodburn, OR 97071

LOCATION INFORMATION

Legal Description: WHITNEYS PETMINA ACRES ACRES 45.60

APN: 564033

County: MARION

Subdivision: WHITNEY'S PETMINA ACRES

School District: Woodburn School District 103

Elementary School: Lincoln Elementary School

Census Tract:

Tract #:

Neighborhood:

Middle School: French Prairie Middle School

High School: Woodburn Success

PROPERTY CHARACTERISTICS

Land Use: Vacant Land (Nec)

Lot Area: 1,986,336 Sq. Ft.

Living Area:

Year Built:

Total Rooms: 0

Bedrooms: 0

Baths:

Parking Type:

Garage Spaces:

Building Quality:

Acres: 45.6

Zoning: Efu

Res Units:

Comm Units:

Fireplace:

Cooling:

Heating:

Stories:

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: \$73,242

Improvement Value:

Improvement %: %

Exemption:

Land Value: \$73,242

Property Tax: \$960.19

Tax Year: 2025

Tax Rate Area:

Property Detail Report

OR

APN: 564033

Marion County Data as of: 09/08/2026

Owner Information

Owner Name: Brent Nelson Family LLC

Vesting:

Mailing Address: 17280 Boones Ferry Rd NE, Woodburn, OR 97071-9642

Occupancy: Unknown

Location Information

Legal Description: Whitneys Petmina Acres Acres 45.60

APN: 564033

Alternate APN: 051W06A000100

County: Marion, OR

Munic / Twnshp:

Twtnshp-Rng-Sec: 05S-1W-06

Census Tract / Block:

Subdivision: Whitney's Petmina...

Tract #:

Legal Lot / Block: / 3

Neighborhood:

School District: Woodburn School District 103

Legal Book / Page:

Elementary School: Lincoln Elementary...

Middle School: French Prairie Mid...

High School: Woodburn Success

Latitude: 45.17184

Longitude: -122.85322

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:

Price:

Transfer Doc #:

Buyer Name:

Seller Name:

Deed Type:

Received

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:

OCT 05 2026

OWRD

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

Year Built / Eff:

Living Area:

Bedrooms:

Stories:

Total Adj. Area:

Baths (F/3Q/H/Q): 0/0/0/0

Parking Type:

Above Grade:

Pool:

Garage #:

Basement Area:

Fireplace:

Garage Area:

Style:

Cooling:

Porch Type:

Foundation:

Heating:

Patio Type:

Quality:

Exterior Wall:

Roof Type:

Condition:

Construction Type:

Roof Material:

Site Information

Land Use: Vacant Land (NEC)

Lot Area: 1,986,336 Sq. Ft.

Zoning: EFU

State Use: 550 - Specially...

Lot Width / Depth:

of Buildings:

County Use: 500 - Rural Land...

Usable Lot:

Res / Comm Units:

Site Influence:

Acres: 45.6

Water / Sewer Type:

Flood Zone Code: X

Flood Map #: 41005C0500D

Flood Map Date: 06/17/2008

Community Name: Marion County

Flood Panel #:

Inside SFHA: False

Tax Information

Assessed Year: 2025

Assessed Value: \$73,242

Market Total Value: \$586,890

Tax Year: 2025

Land Value: \$73,242

Market Land Value: \$586,890

Tax Area:

Improvement Value:

Market Imprv Value:

Property Tax: \$960.19

Improved %:

Market Imprv %:

Exemption:

Delinquent Year:





Received
OCT 05 2026

OWRD

Taxlot



Subject



Taxlot



First American Title

564033

No Site Address

, OR



Aerial



Subject



Taxlot

Received

OCT 05 2026

OWRD

REEL 3801 PAGE 421
MARION COUNTY
BILL BURGESS, COUNTY CLERK
03-25-2016 02:10 pm.
Control Number 406577 \$ 56.00
Instrument 2016 00014839

After Recording, return to:
JoAnn K. Beck, Atty.
330 N 3rd St
Woodburn, OR 97071

BARGAIN & SALE DEED

Grantor, BRENT NELSON FAMILY, LLC, an Oregon Limited Liability Company, conveys to Grantee, BRENT NELSON FAMILY, LLC, an Oregon Limited Liability Company, the hereinafter described real property in Marion County, State of Oregon.

Consideration: The true and actual consideration for this transfer is \$NONE. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

Tax Statements: Until a change is requested, all tax statements shall be sent to the following address: Brent Nelson Family, LLC, 17207 Boones Ferry Rd. NE, Woodburn, OR 97071.

[LEGAL DESCRIPTION]

See Exhibit "A" attached, which by this reference is made a part hereof.

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.

DATED this 22nd day of March, 2016.

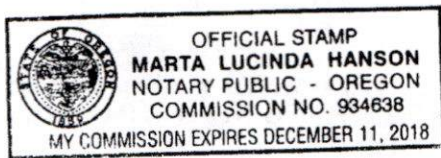
BRENT NELSON, LLC

By: Brent Nelson
Brent Nelson, Member/Manager

FIRST AMERICAN - 20205915-SS

STATE OF OREGON)
County of Marion) ss.

The foregoing instrument was acknowledged before me this 28th day of March, 2016, by **BRENT NELSON**, as Member/Manager of Brent Nelson Family, LLC, an Oregon Limited Liability Company..



Marta Hanson
Notary Public for Oregon
My Commission Expires: 12-11-18

Received
OCT 05 2026
OWRD

A tract of land situated in the Southeast and Southwest quarters of Section 31, Township 4 South, Range 1 West of the Willamette Meridian, and the Northwest and Northeast quarters of Section 6, Township 5 South, Range 1 West of the Willamette Meridian, in Marion County, Oregon, said tract being a portion of that tract of land described in Reel 3642, Page 109, Marion County Deed Records and that tract of land described in Reel 3682, Page 22, Marion County Deed Records and being more particularly described as follows:

Beginning at the most Northerly Northwest corner of the P.M. Gleason Donation Land Claim Number 49 in said Township and Range, said point also being the Northeast corner of that tract of land described in Reel 3682, Page 22, Marion County Deed Records; thence South $00^{\circ}36'00''$ West; 1056.28 feet to the most Northerly corner of that tract of land described in Reel 1721, Page 168, Marion County Deed Records; thence South $33^{\circ}10'39''$ East along the East line of said tract, 461.98 feet, more or less, to the North right-of-way of Boones Ferry Road (Market Road 64); thence South $61^{\circ}12'21''$ West along said North right-of-way, 487.98 feet to a point of curve; thence along the arc of a 848.51 foot radius curve to the left, the long chord of which bears South $51^{\circ}59'53''$ West 272.09 feet, a distance of 273.27 feet more or less to the South line of that tract of land described as Parcel 1 in Reel 938, Page 277, Marion County Deed Records; thence North $89^{\circ}30'00''$ West along the South line of said Parcel 1, 235.00 feet more or less to the Southwest corner of said Parcel 1, said corner being on the East line of that tract of land described as Parcel 2 in Reel 938, Page 277, Marion County Deed Records; thence South $00^{\circ}05'00''$ East along said East line, 13.70 feet to the Southeast corner of said tract; thence North $89^{\circ}30'46''$ West along the South line of said tract 501.92 feet to the Northerly right-of-way of Crosby Road (County Road 505); thence North $73^{\circ}48'07''$ West along said Northerly right-of-way, 68.07 feet to the Southwest corner of said Parcel 2; thence North $00^{\circ}13'09''$ West along West line of said Parcel 2, 345.53 feet to the Northeast corner of that tract of land described in Reel 1275, Page 86, Marion County Deed Records; thence North $89^{\circ}43'22''$ West along the North line of said tract, 324.49 feet to the Northwest corner thereof; thence South $01^{\circ}50'16''$ West along the East line of said tract, 333.07 feet to the Northerly right-of-way of said Crosby Road (County Road 505); thence North $89^{\circ}33'22''$ West along said Northerly right-of-way, 255.65 feet to the West line of that tract of land described in Reel 1275, Page 86, Marion County Deed Records; thence North $00^{\circ}11'00''$ West along said West line, 1324.19 feet to the South line of Whitney's Petmina Acres as recorded in Volume 8, Page 112, Book of Town Plats, Marion County, Oregon; thence North $89^{\circ}42'00''$ West along said South line, 219.90 feet to the Southeast corner of that tract of land described in Reel 3603, Page 27, Marion County Deed Records; thence North $35^{\circ}38'23''$ East 150.34 feet to the Northeast corner of said tract; thence North $70^{\circ}22'05''$ West 869.01 feet to the Easterly right-of-way of Interstate 5; thence North $39^{\circ}51'14''$ East 755.45 feet to the Southwest corner of that tract of land described in Reel 3642, Page 109, Marion County Deed Records; thence South $70^{\circ}22'00''$ East 392.04 to the Southeast corner thereof; thence North $35^{\circ}36'20''$ East 300.23 feet to the Northeast corner thereof; thence South $70^{\circ}22'00''$ East 1827.80 feet to the point of beginning and containing 99.23 acres of land, more or less.

EXHIBIT " A "
PAGE 1 OF 1

Received
OCT 05 2026
OWRD

REEL: 3801

PAGE: 421

March 25, 2016, 02:10 pm.

CONTROL #: 406577

State of Oregon
County of Marion

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

FEE: \$ 56.00

BILL BURGESS
COUNTY CLERK

Received
OCT 05 2026

OWRD

THIS IS NOT AN INVOICE.



First American Title Insurance Company

512756

OWNER INFORMATION

Owner Name: Brent Nelson Family Llc
Mailing Address: 17280 Boones Ferry Rd Ne, Woodburn, OR 97071

LOCATION INFORMATION

Legal Description:	ACRES 15.38		
APN:	512756	Census Tract:	
County:	MARION	Tract #:	
Subdivision:		Neighborhood:	
School District:	Woodburn School District 103	Middle School:	French Prairie Middle School
Elementary School:	Lincoln Elementary School	High School:	Woodburn Success

PROPERTY CHARACTERISTICS

Land Use:	Vacant Land (Nec)		
Lot Area:	669,953 Sq. Ft.	Acres:	15.38
Living Area:		Zoning:	Efu
Year Built:		Res Units:	
Total Rooms:	0	Comm Units:	
Bedrooms:	0	Fireplace:	
Baths:		Cooling:	
Parking Type:		Heating:	
Garage Spaces:		Stories:	
Building Quality:		Building Condition:	

Received
OCT 05 2026
OWRD

LAST TRANSFER / LAST MARKET SALE

LMS Doc#:	1264.365	Last Sale Rec Date:	09/29/1995
LMS Lender:	SELLER	Last Sale Price:	\$242,500
LMS Loan Amount:	\$212,500	Cost Per Ft:	

TAX INFORMATION

Assess Value:	\$26,607	Land Value:	\$26,607
Improvement Value:		Property Tax:	\$348.82
Improvement %:	%	Tax Year:	2025
Exemption:		Tax Rate Area:	

Property Detail Report

OR

APN: 512756

Marion County Data as of: 09/08/2026

Owner Information

Owner Name: Brent Nelson Family LLC

Vesting:

Mailing Address: 17280 Boones Ferry Rd NE, Woodburn, OR 97071-9642

Occupancy: Unknown

Location Information

Legal Description: Acres 15.38

APN: 512756

Munic / Twnshp:

Subdivision:

Neighborhood:

Elementary School: Lincoln Elementary...

Latitude: 45.16903

Alternate APN:

Twnshp-Rng-Sec:

Tract #:

School District:

Middle School:

Longitude:

051W06A000200

5S-1W-6

Woodburn School District 103

French Prairie Mid...

-122.85408

County: Marion, OR

Census Tract / Block:

Legal Lot / Block:

Legal Book / Page:

High School:

Woodburn Success

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 09/28/1995 / 09/29/1995

Price:

\$242,500

Transfer Doc #: 1264.365

Buyer Name: Nelson Trust

Seller Name:

Marshall, Lance A &
Bonnie Y

Deed Type:

Last Market Sale

Sale / Rec Date: 09/28/1995 / 09/29/1995

Multi / Split Sale:

1st Mtg Amt / Type: \$212,500 / Conventional

2nd Mtg Amt / Type:

Seller Name: Marshall, Lance A & Bonnie Y

Lender: Seller

Sale Price / Type:

\$242,500 /

Price / Sq. Ft.:

1st Mtg Rate / Type:

/ Fixed

2nd Mtg Rate / Type:

Deed Type:

New Construction:

1st Mtg Doc #: N/A

Sale Doc #: 1264.365

Title Company:

Key Title

Prior Sale Information

Sale / Rec Date: 02/18/1991 / 02/19/1991

1st Mtg Amt / Type:

Prior Lender:

Sale Price / Type:

\$107,700 /

1st Mtg Rate / Type:

Prior Deed Type:

Prior Sale Doc #: 834.131

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:

Received
OCT 05 2026
OWRD

Site Information

Land Use: Vacant Land (NEC)

State Use: 550 - Specially...

County Use: 500 - Rural Land...

Site Influence:

Flood Zone Code: X

Community Name: Marion County

Lot Area:

669,953 Sq. Ft.

Lot Width / Depth:

Usable Lot:

Acres:

15.38

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:

Property Tax: \$348.82

Exemption:

Assessed Value:

\$26,607

Land Value:

\$26,607

Improvement Value:

Improved %:

Delinquent Year:

Market Total Value: \$202,050

Market Land Value: \$202,050

Market Imprv Value:

Market Imprv %:



First American Title™



00200
2.64 Ac

00100
45.6 Ac

01300
17.66 Ac

00200
15.38 Ac

00300
17.29 Ac

01400
2 Ac

00201
2.54 Ac

Received
OCT 05 2026
OWRD

GROSBY RD NE

00100
29.97 Ac

01700
1.03 Ac

Taxlot



Subject



Taxlot



First American Title

512756

No Site Address

, OR



Aerial



Subject



Taxlot

Received

OCT 05 2026

OWRD

REEL 3801 PAGE 421
MARION COUNTY
BILL BURGESS, COUNTY CLERK
03-25-2016 02:10 pm.
Control Number 406577 \$ 56.00
Instrument 2016 00014839

After Recording, return to:
JoAnn K. Beck, Atty.
330 N 3rd St
Woodburn, OR 97071

BARGAIN & SALE DEED

Grantor, BRENT NELSON FAMILY, LLC, an Oregon Limited Liability Company, conveys to Grantee, BRENT NELSON FAMILY, LLC, an Oregon Limited Liability Company, the hereinafter described real property in Marion County, State of Oregon.

Consideration: The true and actual consideration for this transfer is \$NONE. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

Tax Statements: Until a change is requested, all tax statements shall be sent to the following address: Brent Nelson Family, LLC, 17207 Boones Ferry Rd. NE, Woodburn, OR 97071.

[LEGAL DESCRIPTION]

See Exhibit "A" attached, which by this reference is made a part hereof.

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.

DATED this 22nd day of March, 2016.

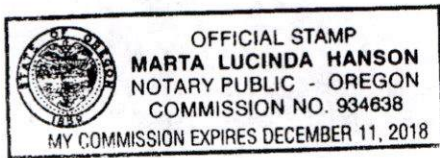
BRENT NELSON, LLC

By: Brent Nelson
Brent Nelson, Member/Manager

FIRST AMERICAN - 20205915-SS

STATE OF OREGON)
County of Marion) ss.

The foregoing instrument was acknowledged before me this 20th day of March, 2016, by BRENT NELSON, as Member/Manager of Brent Nelson Family, LLC, an Oregon Limited Liability Company..



Marta Hanson
Notary Public for Oregon
My Commission Expires: 12-11-18

Received
OCT 05 2026
OWRD

A tract of land situated in the Southeast and Southwest quarters of Section 31, Township 4 South, Range 1 West of the Willamette Meridian, and the Northwest and Northeast quarters of Section 6, Township 5 South, Range 1 West of the Willamette Meridian, in Marion County, Oregon, said tract being a portion of that tract of land described in Reel 3642, Page 109, Marion County Deed Records and that tract of land described in Reel 3682, Page 22, Marion County Deed Records and being more particularly described as follows:

Beginning at the most Northerly Northwest corner of the P.M. Gleason Donation Land Claim Number 49 in said Township and Range, said point also being the Northeast corner of that tract of land described in Reel 3682, Page 22, Marion County Deed Records; thence South 00°36'00" West; 1056.28 feet to the most Northerly corner of that tract of land described in Reel 1721, Page 168, Marion County Deed Records; thence South 33°10'39" East along the East line of said tract, 461.98 feet, more or less, to the North right-of-way of Boones Ferry Road (Market Road 64); thence South 61°12'21" West along said North right-of-way, 487.98 feet to a point of curve; thence along the arc of a 848.51 foot radius curve to the left, the long chord of which bears South 51°59'53" West 272.09 feet, a distance of 273.27 feet more or less to the South line of that tract of land described as Parcel 1 in Reel 938, Page 277, Marion County Deed Records; thence North 89°30'00" West along the South line of said Parcel 1, 235.00 feet more or less to the Southwest corner of said Parcel 1, said corner being on the East line of that tract of land described as Parcel 2 in Reel 938, Page 277, Marion County Deed Records; thence South 00°05'00" East along said East line, 13.70 feet to the Southeast corner of said tract; thence North 89°30'46" West along the South line of said tract 501.92 feet to the Northerly right-of-way of Crosby Road (County Road 505); thence North 73°48'07" West along said Northerly right-of-way, 68.07 feet to the Southwest corner of said Parcel 2; thence North 00°13'09" West along West line of said Parcel 2, 345.53 feet to the Northeast corner of that tract of land described in Reel 1275, Page 86, Marion County Deed Records; thence North 89°43'22" West along the North line of said tract, 324.49 feet to the Northwest corner thereof; thence South 01°50'16" West along the East line of said tract, 333.07 feet to the Northerly right-of-way of said Crosby Road (County Road 505); thence North 89°33'22" West along said Northerly right-of-way, 255.65 feet to the West line of that tract of land described in Reel 1275, Page 86, Marion County Deed Records; thence North 00°11'00" West along said West line, 1324.19 feet to the South line of Whitney's Petmina Acres as recorded in Volume 8, Page 112, Book of Town Plats, Marion County, Oregon; thence North 89°42'00" West along said South line, 219.90 feet to the Southeast corner of that tract of land described in Reel 3603, Page 27, Marion County Deed Records; thence North 35°38'23" East 150.34 feet to the Northeast corner of said tract; thence North 70°22'05" West 869.01 feet to the Easterly right-of-way of Interstate 5; thence North 39°51'14" East 755.45 feet to the Southwest corner of that tract of land described in Reel 3642, Page 109, Marion County Deed Records; thence South 70°22'00" East 392.04 to the Southeast corner thereof; thence North 35°36'20" East 300.23 feet to the Northeast corner thereof; thence South 70°22'00" East 1827.80 feet to the point of beginning and containing 99.23 acres of land, more or less.

Received

OCT 05 2026

OWRD

EXHIBIT " A "
PAGE 1 OF 1

REEL: 3801

PAGE: 421

March 25, 2016, 02:10 pm.

CONTROL #: 406577

State of Oregon
County of Marion

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

FEE: \$ 56.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

Received
OCT 05 2026
OWRD



First American Title Insurance Company

512755

OWNER INFORMATION

Owner Name: Brent Nelson Family Llc

Mailing Address: 17280 Boones Ferry Rd Ne, Woodburn, OR 97071

LOCATION INFORMATION

Legal Description: ACRES 17.29

APN: 512755

Census Tract:

County: MARION

Tract #:

Subdivision:

Neighborhood:

School District: Woodburn School District 103

Middle School: French Prairie Middle School

Elementary School: Lincoln Elementary School

High School: Woodburn Success

PROPERTY CHARACTERISTICS

Land Use: Vacant Land (Nec)

Lot Area: 753,152 Sq. Ft.

Acres: 17.29

Living Area:

Zoning: Efu

Year Built:

Res Units:

Total Rooms: 0

Comm Units:

Bedrooms: 0

Fireplace:

Baths:

Cooling:

Parking Type:

Heating:

Garage Spaces:

Stories:

Building Quality:

Building Condition:

Received
OCT 05 2026
OWRD

LAST TRANSFER / LAST MARKET SALE

LMS Doc#:

Last Sale Rec Date:

LMS Lender:

Last Sale Price:

LMS Loan Amount:

Cost Per Ft:

TAX INFORMATION

Assess Value: \$29,775

Land Value: \$29,775

Improvement Value:

Property Tax: \$390.36

Improvement %: %

Tax Year: 2025

Exemption:

Tax Rate Area:

Property Detail Report

OR

APN: 512755

Marion County Data as of: 09/08/2026

Owner Information

Owner Name: Brent Nelson Family LLC

Vesting:

Mailing Address: 17280 Boones Ferry Rd NE, Woodburn, OR 97071-9642

Occupancy: Unknown

Location Information

Legal Description: Acres 17.29

APN: 512755

Munic / Twnshp:

Subdivision:

Neighborhood:

Elementary School: Lincoln Elementary...

Latitude: 45.16876

Alternate APN: 051W06A000300

Twnshp-Rng-Sec: 5S-1W-6

Tract #:

School District: Woodburn School District 103

Middle School: French Prairie Mid...

Longitude: -122.85172

County: Marion, OR

Census Tract / Block:

Legal Lot / Block:

Legal Book / Page:

High School: Woodburn Success

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:

Price:

Transfer Doc #:

Buyer Name:

Seller Name:

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: Vacant Land (NEC)

State Use: 550 - Specially...

County Use: 500 - Rural Land...

Site Influence:

Flood Zone Code: X

Community Name: Marion County

Lot Area: 753,152 Sq. Ft.

Lot Width / Depth:

Usable Lot:

Acres: 17.29

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:

Property Tax: \$390.36

Exemption:

Assessed Value: \$29,775

Land Value: \$29,775

Improvement Value:

Improved %:

Delinquent Year:

Market Total Value: \$225,830

Market Land Value: \$225,830

Market Imprv Value:

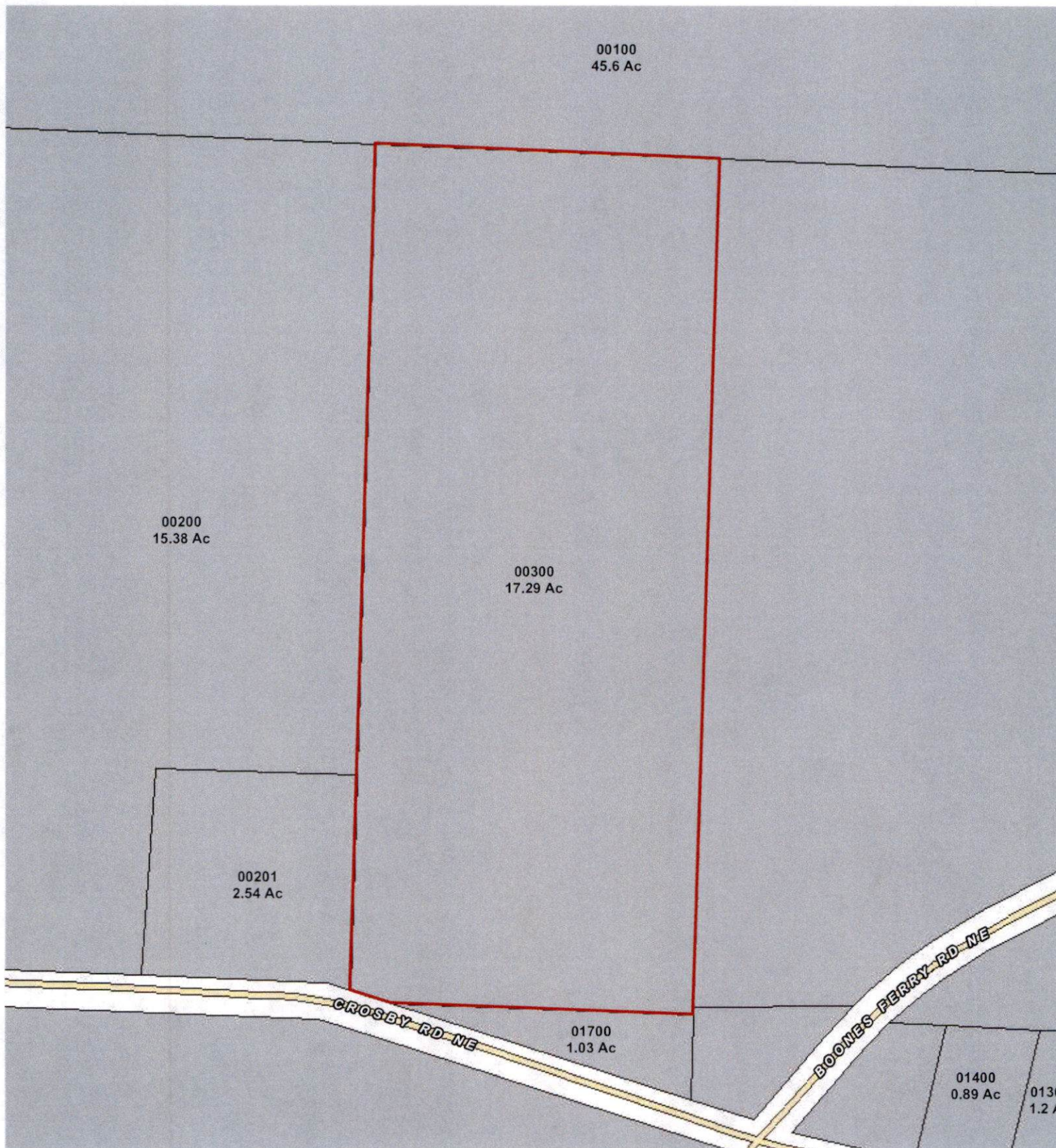
Market Imprv %:

Received

OCT 05 2026

OWRD





Taxlot



Subject



Taxlot

Received
OCT 05 2026
OWRD



First American Title

512755

No Site Address

, OR



Aerial



Subject



Taxlot

Received

OCT 05 2026

OWRD

REEL 3801 PAGE 421
MARION COUNTY
BILL BURGESS, COUNTY CLERK
03-25-2016 02:10 pm.
Control Number 406577 \$ 56.00
Instrument 2016 00014839

After Recording, return to:
JoAnn K. Beck, Atty.
330 N 3rd St
Woodburn, OR 97071

BARGAIN & SALE DEED

Grantor, BRENT NELSON FAMILY, LLC, an Oregon Limited Liability Company, conveys to Grantee, BRENT NELSON FAMILY, LLC, an Oregon Limited Liability Company, the hereinafter described real property in Marion County, State of Oregon.

Consideration: The true and actual consideration for this transfer is \$NONE. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

Tax Statements: Until a change is requested, all tax statements shall be sent to the following address: Brent Nelson Family, LLC, 17207 Boones Ferry Rd. NE, Woodburn, OR 97071.

[LEGAL DESCRIPTION]

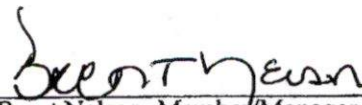
See Exhibit "A" attached, which by this reference is made a part hereof.

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.

DATED this 22nd day of March, 2016.

BRENT NELSON, LLC

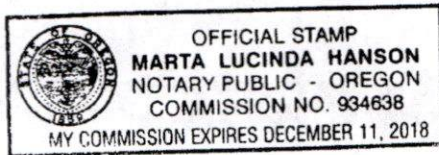
By:


Brent Nelson, Member/Manager

FIRST AMERICAN - 20205015-SS

STATE OF OREGON)
County of Martin) ss.

The foregoing instrument was acknowledged before me this 20th day of March, 2016, by BRENT NELSON, as Member/Manager of Brent Nelson Family, LLC, an Oregon Limited Liability Company..



Marta Hanson
Notary Public for Oregon
My Commission Expires: 12-11-18

Received
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A tract of land situated in the Southeast and Southwest quarters of Section 31, Township 4 South, Range 1 West of the Willamette Meridian, and the Northwest and Northeast quarters of Section 6, Township 5 South, Range 1 West of the Willamette Meridian, in Marion County, Oregon, said tract being a portion of that tract of land described in Reel 3642, Page 109, Marion County Deed Records and that tract of land described in Reel 3682, Page 22, Marion County Deed Records and being more particularly described as follows:

Beginning at the most Northerly Northwest corner of the P.M. Gleason Donation Land Claim Number 49 in said Township and Range, said point also being the Northeast corner of that tract of land described in Reel 3682, Page 22, Marion County Deed Records; thence South $00^{\circ}36'00''$ West; 1056.28 feet to the most Northerly corner of that tract of land described in Reel 1721, Page 168, Marion County Deed Records; thence South $33^{\circ}10'39''$ East along the East line of said tract, 461.98 feet, more or less, to the North right-of-way of Boones Ferry Road (Market Road 64); thence South $61^{\circ}12'21''$ West along said North right-of-way, 487.98 feet to a point of curve; thence along the arc of a 848.51 foot radius curve to the left, the long chord of which bears South $51^{\circ}59'53''$ West 272.09 feet, a distance of 273.27 feet more or less to the South line of that tract of land described as Parcel 1 in Reel 938, Page 277, Marion County Deed Records; thence North $89^{\circ}30'00''$ West along the South line of said Parcel 1, 235.00 feet more or less to the Southwest corner of said Parcel 1, said corner being on the East line of that tract of land described as Parcel 2 in Reel 938, Page 277, Marion County Deed Records; thence South $00^{\circ}05'00''$ East along said East line, 13.70 feet to the Southeast corner of said tract; thence North $89^{\circ}30'46''$ West along the South line of said tract 501.92 feet to the Northerly right-of-way of Crosby Road (County Road 505); thence North $73^{\circ}48'07''$ West along said Northerly right-of-way, 68.07 feet to the Southwest corner of said Parcel 2; thence North $00^{\circ}13'09''$ West along West line of said Parcel 2, 345.53 feet to the Northeast corner of that tract of land described in Reel 1275, Page 86, Marion County Deed Records; thence North $89^{\circ}43'22''$ West along the North line of said tract, 324.49 feet to the Northwest corner thereof; thence South $01^{\circ}50'16''$ West along the East line of said tract, 333.07 feet to the Northerly right-of-way of said Crosby Road (County Road 505); thence North $89^{\circ}33'22''$ West along said Northerly right-of-way, 255.65 feet to the West line of that tract of land described in Reel 1275, Page 86, Marion County Deed Records; thence North $00^{\circ}11'00''$ West along said West line, 1324.19 feet to the South line of Whitney's Petmina Acres as recorded in Volume 8, Page 112, Book of Town Plats, Marion County, Oregon; thence North $89^{\circ}42'00''$ West along said South line, 219.90 feet to the Southeast corner of that tract of land described in Reel 3603, Page 27, Marion County Deed Records; thence North $35^{\circ}38'23''$ East 150.34 feet to the Northeast corner of said tract; thence North $70^{\circ}22'05''$ West 869.01 feet to the Easterly right-of-way of Interstate 5; thence North $39^{\circ}51'14''$ East 755.45 feet to the Southwest corner of that tract of land described in Reel 3642, Page 109, Marion County Deed Records; thence South $70^{\circ}22'00''$ East 392.04 to the Southeast corner thereof; thence North $35^{\circ}36'20''$ East 300.23 feet to the Northeast corner thereof; thence South $70^{\circ}22'00''$ East 1827.80 feet to the point of beginning and containing 99.23 acres of land, more or less.

EXHIBIT " A "
PAGE 1 OF 1

Received
OCT 05 2026
OWRD

REEL: 3801

PAGE: 421

March 25, 2016, 02:10 pm.

CONTROL #: 406577

State of Oregon
County of Marion

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

FEE: \$ 56.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

Received
OCT 05 2026
OWRD



First American Title Insurance Company

**17091 Boones Ferry Rd Ne
Woodburn, OR 97071**

512754

OWNER INFORMATION

Owner Name: Brent Nelson Family Llc

Mailing Address: 17091 Boones Ferry Rd Ne, Woodburn, OR 97071

LOCATION INFORMATION

Legal Description: ACRES 17.91

APN: 512754

Census Tract: 010202

County: MARION

Tract #:

Subdivision:

Neighborhood:

School District: Woodburn School District 103

Middle School: French Prairie Middle School

Elementary School: Lincoln Elementary School

High School: Woodburn Success

PROPERTY CHARACTERISTICS

Land Use: Rural Homesite

Lot Area: 780,160 Sq. Ft.

Acres: 17.91

Living Area: 20,428 Sq. Ft.

Zoning: Efu

Year Built: 1991

Res Units:

Total Rooms: 0

Comm Units:

Bedrooms: 0

Fireplace:

Baths: 5 /

Cooling: Central

Parking Type: Detached

Heating:

Garage Spaces:

Stories:

Building Quality:

Building Condition:

Received
OCT 05 2026

OWRD

LAST TRANSFER / LAST MARKET SALE

LMS Doc#: 938.277

Last Sale Rec Date: 04/01/1992

LMS Lender:

Last Sale Price: \$363,990

LMS Loan Amount:

Cost Per Ft: \$18

TAX INFORMATION

Assess Value: \$318,835

Land Value:

Improvement Value:

Property Tax: \$4179.95

Improvement %: 58.70%

Tax Year: 2025

Exemption:

Tax Rate Area:

Property Detail Report

17091 Boones Ferry Rd NE, Woodburn, OR 97071-9637

APN: 512754

Marion County Data as of: 09/08/2026

Owner Information

Owner Name:	Brent Nelson Family LLC		
Vesting:			
Mailing Address:	17091 Boones Ferry Rd NE, Woodburn, OR 97071-9637	Occupancy:	Owner Occupied

Location Information

Legal Description:	Acres 17.91			County:	Marion, OR
APN:	512754	Alternate APN:	051W06A000400	Census Tract / Block:	010202 / 3041
Munic / Twnshp:		Twnshp-Rng-Sec:	05S-1W-06	Legal Lot / Block:	
Subdivision:		Tract #:		Legal Book / Page:	
Neighborhood:		School District:	Woodburn School District 103		
Elementary School:	Lincoln Elementary...	Middle School:	French Prairie Mid...	High School:	Woodburn Success
Latitude:	45.16774	Longitude:	-122.84843		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	03/31/1992 / 04/01/1992	Price:	\$363,990	Transfer Doc #:	938.277
Buyer Name:	Wanner Charlene E / Wanner Paul E	Seller Name:	Unknown	Deed Type:	

Last Market Sale

Sale / Rec Date:	03/31/1992 / 04/01/1992	Sale Price / Type:	\$363,990 /	Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:	\$18	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 #:	938.277
Seller Name:	Unknown				
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:					

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Property Characteristics

Gross Living Area:	20,428 Sq. Ft.	Total Rooms:	0	Year Built / Eff:	1991 / 1991
Living Area:	20,428 Sq. Ft.	Bedrooms:		Stories:	
Total Adj. Area:		Baths (F/3Q/H/Q):	5/0/0/0	Parking Type:	Detached
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	720 Sq. Ft.
Style:		Cooling:	Central	Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:	Frame	Roof Type:	Gable
Condition:		Construction Type:		Roof Material:	Enameled Metal

Site Information

Land Use:	Rural Homesite	Lot Area:	780,160 Sq. Ft.	Zoning:	EFU
State Use:	551 - Specially...	Lot Width / Depth:		# of Buildings:	4
County Use:	451 - Rural Land...	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	17.91	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	41005C0500D	Flood Map Date:	06/17/2008
Community Name:	Marion County	Flood Panel #:	0500D	Inside SFHA:	False

Tax Information

Assessed Year:	2025	Assessed Value:	\$318,835	Market Total Value:	\$657,640
Tax Year:	2025	Land Value:		Market Land Value:	\$271,600
Tax Area:		Improvement Value:		Market Imprv Value:	\$386,040
Property Tax:	\$4,179.95	Improved %:	58.70%	Market Imprv %:	58.70%
Exemption:		Delinquent Year:			





Taxlot



Subject



Taxlot

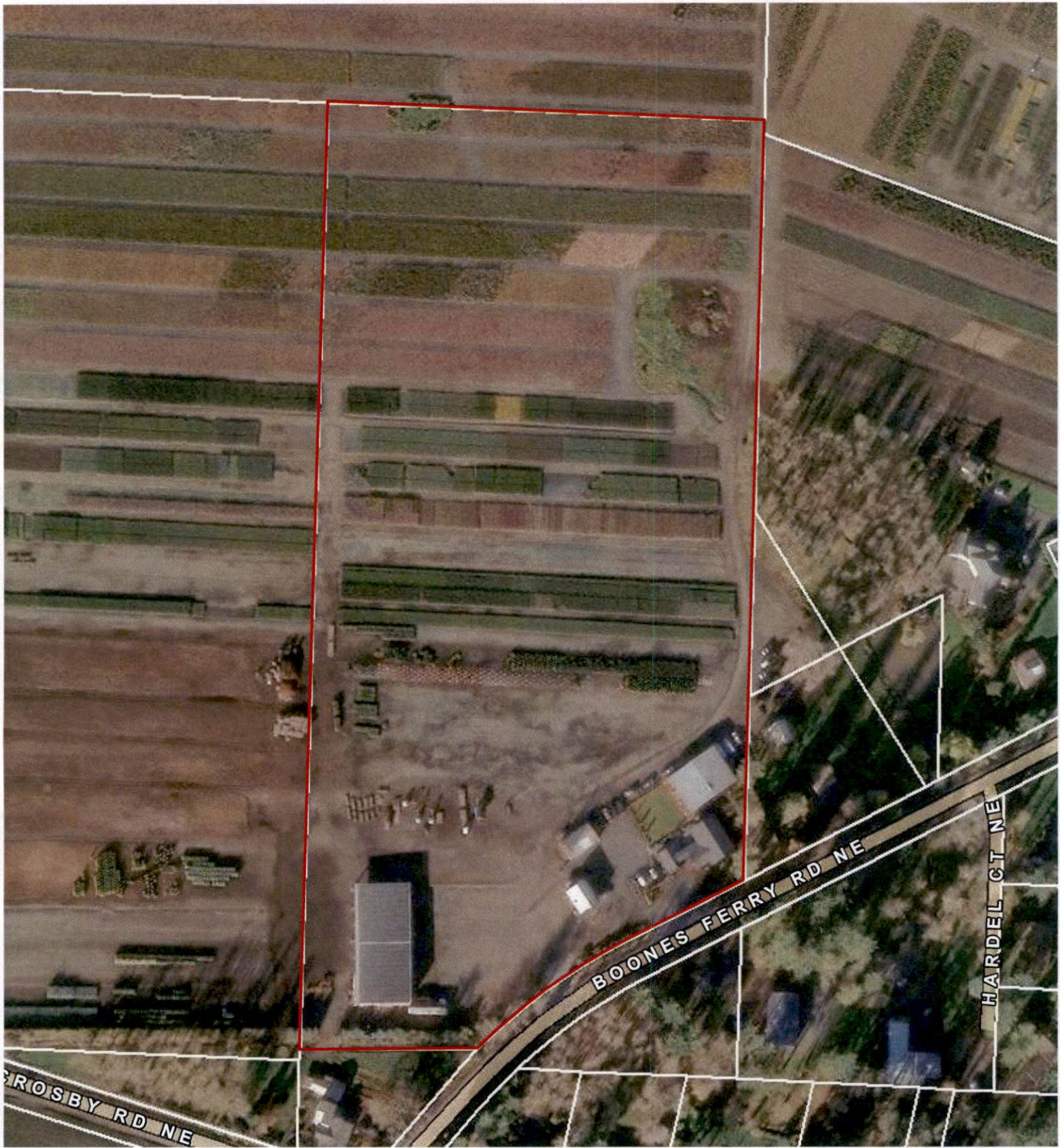


First American Title

512754

17091 Boones Ferry Rd NE

Woodburn, OR 97071



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Woodburn, OR 97071

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DATED this 22nd day of March, 2016.

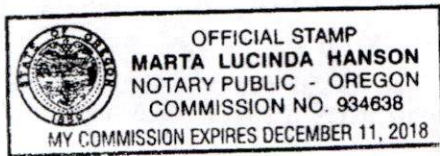
BRENT NELSON, LLC

By: Brent Nelson
Brent Nelson, Member/Manager

FIRST AMERICAN - 20205015-SS

STATE OF OREGON)
County of Marion) ss.

The foregoing instrument was acknowledged before me this 20th day of March,
2016, by BRENT NELSON, as Member/Manager of Brent Nelson Family, LLC, an Oregon Limited
Liability Company..



Marta Hanson
Notary Public for Oregon
My Commission Expires: 12-11-18

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EXHIBIT " A
PAGE 1 OF 1

Received
OCT 05 2026

OWRD

REEL: 3801

PAGE: 421

March 25, 2016, 02:10 pm.

CONTROL #: 406577

State of Oregon
County of Marion

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

FEE: \$ 56.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

Received

OCT 05 2026

OWRD



October 1, 2026

Oregon Water Resources Department
Attn: Water Rights Division
725 Summer St. NE Ste A
Salem, Oregon 97301

RE: CLAIM OF BENEFICIAL USE FOR TRANSFER T-14137 FOR BOUNTIFUL FARMS NURSERY

To whom it may concern,

Please find included with this letter a Claim of Beneficial Use for an additional point of appropriation transfer, T-14137, submitted by CwM-H2O, LLC (CwM) on behalf of Bountiful Farms Nursery (the Applicant). The claim documents the completion of the proposed changes (one new well) and the use of water as described in the permit/transfer. All changes were completed prior to the October 1, 2025 completion date, and the claim survey was completed prior to the October 1, 2026 due date.

The items included in the attached application package are as follows:

- A signed Reimbursement Authority application and check for \$125,
- A check for the claim application fee of \$345,
- A signed and stamped claim application document,
- A stamped claim map (Attachment 1),
- Well logs for the POAs claimed (Attachment 2),
- Property ownership and legal descriptions (Attachment 3).

Please let us know if there are any issues with processing this application or any questions about the contents therein. If there are any issues with the included applications, please return to CwM at the following address:

CwM-H2O, LLC
311 B Ave, Suite P
Lake Oswego, OR 97043

Sincerely,

CwM H2O, L.L.C.

Ian Godwin, CWRE

Received
OCT 05 2026
OWRD