

Application for a Permit to Use Surface Water



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.wrd.state.or.us

400
20 at 500
5.3 at 6

\$ 906

Water-Use Permit Application Processing

1. Completeness Determination

The Department evaluates whether the application and accompanying map contain all of the information required under OAR 690-310-0040 and OAR 690-310-0050 (www.oregon.gov/owrd/law). The Department also determines whether the proposed use is prohibited by statute. If the Department determines that the application is incomplete, all fees have not been paid, or the use is prohibited by statute, the application and all fees submitted are returned to the applicant.

2. Initial Review

The Department reviews the application to determine whether water is available during the period requested, whether the proposed use is restricted or limited by rule or statute, and whether other issues may preclude approval of or restrict the proposed use. An Initial Review (IR) containing preliminary determinations is mailed to the applicant. The applicant has 14 days from the mailing date to withdraw the application from further processing and receive a refund of all fees paid minus \$200. The applicant may put the application on hold for up to 180 days and may request additional time if necessary.

3. Public Notice

Within 7 days of the mailing of the initial review, the Department gives public notice of the application in the weekly notice published by the Department at www.oregon.gov/owrd. The public comment period is 30 days from publication in the weekly notice.

4. Proposed Final Order Issued

The Department reviews any comments received, including comments from other state agencies related to the protection of sensitive, threatened or endangered fish species. Within 60 days of completion of the IR, the Department issues a Proposed Final Order (PFO) explaining the proposed decision to deny or approve the application. A PFO proposing approval of an application will include a draft permit, and may request additional information or outstanding fees required prior to permit issuance.

5. Public Notice

Within 7 days of issuing the PFO, the Department gives public notice in the weekly notice. Notice includes information about the application and the PFO. Protest must be received by the Department within 45 days after publication of the PFO in the weekly notice. Anyone may file a protest. The protest filing fee is \$300.00 for the applicant and \$600.00 for non-applicants. Protests are filed on approximately 10% of Proposed Final Orders. If a protest is filed, the Department will attempt to settle the protest but will schedule a contested case hearing if necessary.

6. Final Order Issued

If no protests are filed, the Department issues a Final consistent with the PFO. If the application is approved, a permit is issued. If the application is approved, a permit is issued that specifies the details of the authorized use and any terms, limitations or conditions that the Department deems appropriate.

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SALEM, OREGON

Application for a Permit to Use Surface Water



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem Oregon 97301-1266
(503) 986-0900
www.wrd.state.or.us

SECTION 1: APPLICANT INFORMATION AND SIGNATURE

Applicant Information

NAME GERALD OR HEATHER FREEMAN		PHONE (HM) 503-588-1142	
PHONE (WK)	CELL 503-932-5417	FAX	
ADDRESS 2680 NORTH OAK GROVE ROAD			
CITY RICKREALL	STATE OR	ZIP 97371	E-MAIL JERRYHEATHER@AOL.COM

Organization Information

NAME		PHONE	FAX
ADDRESS			CELL
CITY	STATE	ZIP	E-MAIL

Agent Information – The agent is authorized to represent the applicant in all matters relating to this application.

AGENT / BUSINESS NAME		PHONE	FAX
ADDRESS			CELL
CITY	STATE	ZIP	E-MAIL

Note: Attach multiple copies as needed


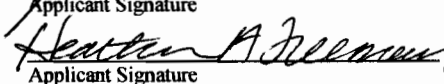
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By my signature below I confirm that I understand:

- I am asking to use water specifically as described in this application.
- Evaluation of this application will be based on information provided in the application.
- I cannot use water legally until the Water Resources Department issues a permit.
- Acceptance of this application does not guarantee a permit will be issued.
- If I begin construction prior to the issuance of a permit, I assume all risks associated with my actions.
- If I get a permit, I must not waste water.
- If development of the water use is not according to the terms of the permit, the permit can be cancelled.
- The water use must be compatible with local comprehensive land-use plans.
- Even if the Department issues a permit, I may have to stop using water to allow senior water-right holders to get water to which they are entitled.

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


Applicant Signature

Applicant Signature

GERALD C. FREEMAN
Print Name and title if applicable
Heather Freeman
Print Name and title if applicable

24 FEB 2012
Date
2-24-12
Date

App. No. <u>R-87187</u>	For Department Use Permit No. _____	Date _____
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SECTION 2: PROPERTY OWNERSHIP

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

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

List the names and mailing addresses of all affected landowners (*attach additional sheets if necessary*).

See **SECTION 8: REMARKS**

SECTION 3: SOURCE OF WATER

A. Proposed Source of Water

Provide the commonly used name of the water body from which water will be diverted, and the name of the stream or lake it flows into. If unnamed, say so:

Source 1: <u>Oak Grove Reservoir</u>	Tributary to: <u>Goodwin Branch</u>
Source 2: _____	Tributary to: _____
Source 3: _____	Tributary to: _____
Source 4: _____	Tributary to: _____

If any source listed above is stored water that is authorized under a water right permit, certificate, or decree, attach a copy of the document or list the document number (for decrees, list the volume, page and/or decree name).

B. Applications to Use Stored Water

Do you, or will you, own the reservoir(s) described in item 3A above?

- Yes.
- No. (Please enclose a copy of your written notification to the operator of the reservoir of your intent to file this application, which you should have already mailed or delivered to the operator.)

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If *all* sources listed in item 3A are stored water, the Department will review your application using the expedited process provided in ORS 537.147, unless you check the box below. Please see the instruction booklet for more information.

By checking this box, you are requesting that the Department process your application under the standard process outlined in ORS 537.150 and 537.153, rather than the expedited process provided by ORS 537.147. To file an application under the standard process, you must enclose the following:

- A copy of a signed non-expired contract or other agreement with the owner of the reservoir (if not you) to impound the volume of water you propose to use in this application.
- A copy of your written agreement with the party (if any) delivering the water from the reservoir to you.

SECTION 4: WATER USE

Provide the amount of water you propose to use from each source, for each use, in cubic feet-per-second (cfs) or gallons-per-minute (gpm). If the proposed use is from storage, provide the amount in acre-feet (af):
(1 cfs equals 448.8 gpm. 1 acre-foot equals 325,851 gallons or 43,560 cubic feet)

SOURCE	USE	PERIOD OF USE	AMOUNT
Freeman Reservoir	Irrigation	March 1 - October 31	25.3 <input type="checkbox"/> cfs <input type="checkbox"/> gpm <input checked="" type="checkbox"/> af
			<input type="checkbox"/> cfs <input type="checkbox"/> gpm <input type="checkbox"/> af
			<input type="checkbox"/> cfs <input type="checkbox"/> gpm <input type="checkbox"/> af
			<input type="checkbox"/> cfs <input type="checkbox"/> gpm <input type="checkbox"/> af

For irrigation use only:

Please indicate the number of primary and supplemental acres to be irrigated.

Primary: 40.2 Acres Supplemental: Acres

List the Permit or Certificate number of the underlying primary water right(s): _____

Indicate the maximum total number of acre-feet you expect to use in an irrigation season: 25.3

- If the use is **municipal or quasi-municipal**, attach **Form M**
- If the use is **domestic**, indicate the number of households: _____
- If the use is **mining**, describe what is being mined and the method(s) of extraction:

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SECTION 5: WATER MANAGEMENT

A. Diversion and Conveyance

What equipment will you use to pump water from your source?

Pump (give horsepower and type): 10 hp (to be determined)

Other means (describe): _____

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

Water will be pumped from the reservoir and piped to the irrigated locations. These include farm fields and the lawn and landscaping around 3 community buildings in the area: Oak Grove School, Oak Grove Grange, and Oak Grove Community Church.

B. Application Method

What equipment and method of application will be used? (e.g., drip, wheel line, high-pressure sprinkler)

Drip irrigation or micro-sprinklers on the blueberries and cherries, and impact sprinklers on the grains, seeds, row crops, and landscaped areas.

C. Conservation

Please describe why the amount of water requested is needed and measures you propose to: prevent waste; measure the amount of water diverted; prevent adverse impact to public uses of affected surface waters.

Water requested may be less than the maximum allowed for irrigation if all of the acres are watered. Areas to be irrigated include lawn and landscaping, blueberries, cherries, row crops, and seed or grain crops. The drip irrigation systems will prevent waste and a minimal amount of water will be applied and, due to the small amount of stored water available, waste and runoff will not be allowed to occur in any area. Water will be metered with a totalizing flow meter. No opportunity for adverse impact to public use of surface waters is anticipated.

SECTION 6: RESOURCE PROTECTION

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

- Diversion will be screened to prevent uptake of fish and other aquatic life.
Describe planned actions: Pump intake for the secondary water right must be screened for the drip irrigation system. No fish or aquatic life are expected in the reservoir source which is filled by surface runoff, not from a defined channel.
- Excavation or clearing of banks will be kept to a minimum to protect riparian or streamside areas.
Describe planned actions: No riparian area is involved. The area about the reservoir will be groomed and seeded upon completion of the reservoir construction.
- Operating equipment in a water body will be managed and timed to prevent damage to aquatic life.
Describe: No aquatic life is expected in the off-channel reservoir.
- Water quality will be protected by preventing erosion and run-off of waste or chemical products.
Describe: Much of the area will be irrigated by drip irrigation which will prevent run-off and erosion. The balance of the irrigated areas will only be lightly irrigated as they are seed and grain crops and

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landscaping. Water will be applied on an as-needed basis to prevent overwatering, especially since not a lot of water is available.

SECTION 7: PROJECT SCHEDULE

Date construction will begin: permit date + 1 year

Date construction will be completed: permit date + 2 years

Date beneficial water use will begin: permit date + 3 years

SECTION 8: REMARKS

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

Section 2: PROPERTY OWNERSHIP

List the names and mailing addresses of all affected landowners:

- TL 7.4.10.600 Flynn D. Case Living Trust
Flynn D. Case, trustee
PO Box 5639
Salem, OR 97304
- TL 7.4.10.602 Central School District 13J
1610 Monmouth Street
Independence, OR 97351
- TL 7.4.10.603 Gerald C. & Heather A. Freeman
2680 North Oak Grove Road
Rickreall, OR 97371
- TL 7.4.10.604 Gerald C. & Heather A. Freeman
2680 North Oak Grove Road
Rickreall, OR 97371
- TL 7.4.10.700 School District 19J (13J)
1610 Monmouth Street
Independence, OR 97351
- TL 7.4.10.800 Oak Grove Grange #198, et al
Tom Teichrow
% Jency Rosasco
22705 Business Highway 18-B
Wilamina, OR 97369
- TL 7.4.10.800 Oak Grove Grange Citizens/Community Church
% Joanne Kowitz
4525 North Oak Grove Road
Rickreall, OR 97371

See Attached authorization forms

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Land Use Information Form



Oregon Water Resources Department
 725 Summer Street NE, Suite A
 Salem, Oregon 97301-1266
 (503) 986-0900
 www.wrd.state.or.us

1R

Applicant(s): Gerald or Heather Freeman

Mailing Address: 2680 North Oak Grove Road

City: Rickreall State: Oregon Zip Code: 97371 Daytime Phone: 503-932-5417

A. Land and Location

Please include the following information for all tax lots where water will be diverted (taken from its source), conveyed (transported), and/or used or developed. Applicants for municipal use, or irrigation uses within irrigation districts may substitute existing and proposed service-area boundaries for the tax-lot information requested below.

Township	Range	Section	¼ ¼	Tax Lot #	Plan Designation (e.g., Rural Residential/RR-5)	Water to be:			Proposed Land Use:
_____	_____	_____	<u>SEE</u>	<u>LIST</u>	<u>ATTACHED</u>	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	_____
_____	_____	_____	_____	_____	_____	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	_____
_____	_____	_____	_____	_____	_____	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	_____
_____	_____	_____	_____	_____	_____	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	_____

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

Polk County

B. Description of Proposed Use

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

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

Source of water: Reservoir/Pond
 Ground Water
 Surface Water (name) Freeman Reservoir

Estimated quantity of water needed: 25.3
 cubic feet per second
 gallons per minute
 acre-feet

Intended use of water: Irrigation
 Commercial
 Industrial
 Domestic for _____ household(s)
 Municipal
 Quasi-Municipal
 Instream
 Other _____

Briefly describe:

Water from an off-channel reservoir for irrigation of surrounding lands that we own and/or farm and also on community property - Oak Grove School, Oak Grove Grange, Oak Grove Community Church.

Note to applicant: If the Land Use Information Form cannot be completed while you wait, please have a local government representative sign the receipt at the bottom of the next page and include it with the application filed with the Water Resources Department.

See bottom of Page 3. →

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WR / FS

For Local Government Use Only

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

Please check the appropriate box below and provide the requested information

Land uses to be served by the proposed water uses (including proposed construction) are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): PC20 136.030(N)

Land uses to be served by the proposed water uses (including proposed construction) involve discretionary land-use approvals as listed in the table below. (Please attach documentation of applicable land-use approvals which have already been obtained. Record of Action/land-use decision and accompanying findings are sufficient.) **If approvals have been obtained but all appeal periods have not ended, check "Being pursued."**

Type of Land-Use Approval Needed (e.g., plan amendments, rezones, conditional-use permits, etc.)	Cite Most Significant, Applicable Plan Policies & Ordinance Section References	Land-Use Approval:	
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued

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

Name: Jackson Hite Title: Assistant Planner

Signature: [Handwritten Signature] Phone: 503-623-9237 Date: 3-8-12

Government Entity: Polk County

Note to local government representative: Please complete this form or sign the receipt below and return it to the applicant. If you sign the receipt, you will have 30 days from the Water Resources Department's notice date to return the completed Land Use Information Form or WRD may presume the land use associated with the proposed use of water is compatible with local comprehensive plans.

Receipt for Request for Land Use Information

Applicant name: _____

City or County: _____ Staff contact: _____

Signature: _____ Phone: _____ Date: _____

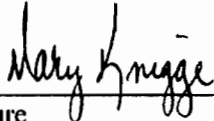
To: Oregon Water Resources Department
725 Summer Street NE , Suite A
Salem, Oregon 97301

RE: APPLICATION FOR A PERMIT TO USE SURFACE WATER
GERALD OR HEATHER FREEMAN
2680 NORTH OAK GROVE ROAD
RICKREALL, OR 97371

SECTION 10, T 7 S, R 4 W, WM
POLK COUNTY

- 1- Central School District 13J is the owner of Polk County Tax Lot 7.4.10.602.
- 2- Said property was conveyed to the District in 1995 by that deed recorded in Polk County BOR 308, Page 2190.
- 3- Gerald and Heather Freeman currently farm a portion of the District's property.
- 4- The District is aware that Gerald and Heather Freeman are making application to the Water Resources Department to use surface water from the proposed Freeman Reservoir to irrigate certain lands, some of which are included in Polk County Tax Lot 7.4.10.602, under the District's ownership.
- 5- The District hereby authorizes Gerald and Heather Freeman to include a portion of the District's property in their water right application.

By:



Signature

2/6/12

Date

Mary Knigge, Business Manager

Print Name & Title

Central School District 13J
1610 Monmouth Street
Independence, OR 97351
503-838-0030

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SALEM, OREGON

To: Oregon Water Resources Department
725 Summer Street NE , Suite A
Salem, Oregon 97301

RE: APPLICATION FOR A PERMIT TO USE SURFACE WATER
GERALD OR HEATHER FREEMAN
2680 NORTH OAK GROVE ROAD
RICKREALL, OR 97371

SECTION 10, T 7 S, R 4 W, WM
POLK COUNTY

- 1- Central School District 13J is the owner of Polk County Tax Lot 7.4.10.700.
- 2- The District is the Successor in Interest to Oak Grove School District Number 19, which acquired said property in 1948 through that deed recorded in Polk County Volume 145, Page 315.
- 3- The District is aware that Gerald and Heather Freeman are making application to the Water Resources Department to use surface water from the proposed Freeman Reservoir to irrigate certain lands, some of which are included in Polk County Tax Lot 7.4.10.700, under the District's ownership.
- 4- The District hereby authorizes Gerald and Heather Freeman to include a portion of the District's property in their water right application.

By:

Mary Knigge
Signature

2/6/12
Date

Mary Knigge, Business Manager
Print Name & Title

Central School District 13J
1610 Monmouth Street
Independence, OR 97351
503-838-0030

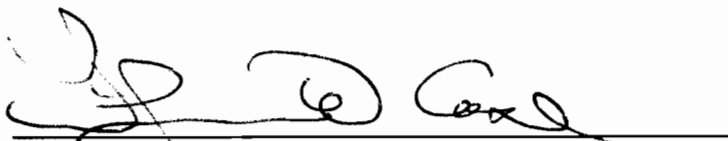
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To: Oregon Water Resources Department
725 Summer Street NE , Suite A
Salem, Oregon 97301

RE: APPLICATION FOR A PERMIT TO USE SURFACE WATER
GERALD OR HEATHER FREEMAN
2680 NORTH OAK GROVE ROAD
RICKREALL, OR 97371

SECTION 10, T 7 S, R 4 W, WM
POLK COUNTY

- 1- I am the owner of Polk County Tax Lot 7.4.10.600.
- 2- Said property was conveyed to me in 2009 by that deed recorded in Polk County BOR 2009-009150.
- 3- Gerald and Heather Freeman currently farm a portion of my property.
- 4- I am aware that Gerald and Heather Freeman are making application to the Water Resources Department to use surface water from the proposed Freeman Reservoir to irrigate certain lands, some of which are included in Polk County Tax Lot 7.4.10.600, under my ownership.
- 5- I hereby authorize Gerald and Heather Freeman to include a portion of my property in their water right application.



Flynn D. Case Living Trust
Flynn D. Case, trustee
PO Box 5639
Salem, OR 97304
503-588-0151

1-31-2012
Date

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SALEM, OREGON

To: Oregon Water Resources Department
725 Summer Street NE , Suite A
Salem, Oregon 97301

RE: APPLICATION FOR A PERMIT TO USE SURFACE WATER
GERALD OR HEATHER FREEMAN
2680 NORTH OAK GROVE ROAD
RICKREALL, OR 97371

SECTION 10, T 7 S, R 4 W, WM
POLK COUNTY

- 1- Oak Grove Grange #198, et al is the owner of Polk County Tax Lot 7.4.10.800.
- 2- The Grange acquired said property in 1888 through that deed recorded in Polk County Volume 19, Page 142.
- 3- The Grange is aware that Gerald and Heather Freeman are making application to the Water Resources Department to use surface water from the proposed Freeman Reservoir to irrigate certain lands, some of which are included in Polk County Tax Lot 7.4.10.800, under the Grange's ownership.
- 4- The Grange hereby authorizes Gerald and Heather Freeman to include a portion of the Grange's property in their water right application.

By:

Tom Teichrow
Signature

1-12-2012
Date

Tom Teichrow Master
Print Name & Title

Oak Grove Grange #198
Tom Teichrow 503-551-1987

Correspondance:
% Jency Rosasco
22705 Busniess Highway 18-B
Willamina, OR 97369

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SALEM, OREGON



After recording return to:
Flynn D. Case
PO Box 5639
Salem, Oregon 97304

Until a change is requested all tax statements shall be sent to the following address:
Flynn D. Case
PO Box 5639
Salem, Oregon 97304

File No.: 7088-1412137 (DSS)
Date: July 27, 2009

THIS SPACE RESERVED FOR RECORDER'S USE

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2009-009150



\$46.00

07/31/2009 11:21:47 AM

REC-BS Cnt=1 Stn=1 K. WILLIAMS
\$20.00 \$10.00 \$11.00 \$5.00

7-4-10-600

7088-1412137

STATUTORY BARGAIN AND SALE DEED

Flynn D. Case, Grantor, conveys to **Flynn D. Case, Trustee of the Flynn D. Case Living Trust**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$1.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

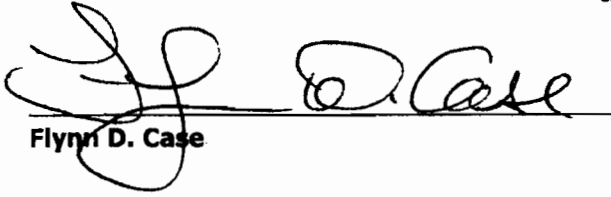
Dated this 27 day of July, 2009.

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SALEM, OREGON

APN: 227753

Bargain and Sale Deed
- continued

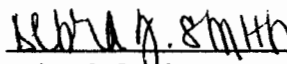
File No.: 7088-1412137 (DSS)
Date: 07/27/2009



Flynn D. Case

STATE OF Oregon)
)ss.
County of Polk)

This instrument was acknowledged before me on this 27 day of July, 2009
by **Flynn D. Case**.



Debra S. Smith
Notary Public for Oregon
My commission expires: 7/10/10



EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Polk, State of Oregon, described as follows:

BEGINNING AT A POINT WHICH IS 23.31 CHAINS NORTH OF THE SOUTHEAST CORNER OF SECTION 10 IN TOWNSHIP 7 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN POLK COUNTY, OREGON; THENCE NORTH 16.69 CHAINS; THENCE WEST 41.75 CHAINS TO THE EAST LINE OF THE RICHARD MCMAHAN DONATION LAND CLAIM; THENCE SOUTH 15.90 CHAINS TO THE SOUTHEAST CORNER OF SAID MCMAHAN DONATION LAND CLAIM; THENCE WEST 32.75 CHAINS; THENCE SOUTH 6.0 CHAINS; THENCE EAST 4.0 CHAINS; THENCE SOUTH 5.0 CHAINS; THENCE WEST 2.0 CHAINS; THENCE SOUTH 1.25 CHAINS; THENCE WEST 2.0 CHAINS; THENCE SOUTH 10.25 CHAINS; THENCE EAST 19.21 CHAINS; THENCE SOUTH 79° EAST 7.25 CHAINS; THENCE SOUTH 45°30' EAST 12.50 CHAINS; THENCE NORTH 10.50 CHAINS; THENCE EAST 30.352 CHAINS; THENCE NORTH 20.73 CHAINS; THENCE EAST 9.648 CHAINS, TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT: BEGINNING AT THE ONE-QUARTER CORNER ON THE NORTH LINE OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN POLK COUNTY, OREGON, SAID POINT BEING ON THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN VOLUME 159, PAGE 117, DEED RECORDS FOR POLK COUNTY, OREGON; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT 511.13 FEET TO A POINT IN THE CENTER OF OAK GROVE ROAD NO. 7411, MARKING THE MOST SOUTHERLY SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO ALVIN L. ALEXANDERSON, ET AL, BY DEED RECORDED IN VOLUME 167, PAGE 1441, DEED RECORDS FOR POLK COUNTY, OREGON; THENCE NORTH 43°38'50" WEST ALONG THE CENTER OF SAID OAK GROVE ROAD, 464.44 FEET; THENCE NORTH 42°24'01" EAST 475.40 FEET TO AN IRON PIPE MARKING THE NORTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN VOLUME 159, PAGE 117, DEED RECORDS; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT, 176.00 FEET TO THE POINT OF BEGINNING.

ALSO SAVE AND EXCEPT: BEGINNING AT AN IRON ROD ON THE EAST RIGHT OF WAY LINE OF THE COUNTY ROAD WHICH IS 2095.79 FEET NORTH 89°51'20" WEST AND 60.00 FEET SOUTH 0°22'55" WEST FROM THE SOUTHEAST CORNER OF RICHARD MCMAHAN DONATION LAND CLAIM NO. 40 IN TOWNSHIP 7 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN POLK COUNTY, OREGON; AND RUNNING THENCE SOUTH 89°51'20" EAST 768.33 FEET TO AN IRON ROD; THENCE SOUTH 0°22'55" WEST 656.43 FEET TO AN IRON ROD; THENCE NORTH 89°37'05" WEST 534.32 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO OAK GROVE SCHOOL DISTRICT NUMBER 19, BY DEED RECORDED IN VOLUME 145, PAGE 315, DEED RECORDS OF POLK COUNTY, OREGON; THENCE NORTH 0°22'55" EAST 330.0 FEET TO AN IRON PIPE AT THE NORTHEAST CORNER OF SAID OAK GROVE SCHOOL DISTRICT TRACT; THENCE NORTH 89°37'05" WEST 264.00 FEET TO THE CENTER OF THE COUNTY ROAD; THENCE NORTH 0°22'55" EAST ALONG THE CENTER OF THE COUNTY ROAD, 323.12 FEET; THENCE SOUTH 89°51'20" EAST 30.00 FEET TO THE POINT OF BEGINNING.

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SALEM, OREGON

APN: 227753

Bargain and Sale Deed
- continued

File No.: 7088-1412137 (DSS)
Date: 07/27/2009

ALSO SAVE AND EXCEPT: PARCEL 1 OF PARTITION PLAT 1995-0047, FILED OCTOBER 10, 1995, IN POLK COUNTY BOOK OF PARTITION PLATS VOLUME 1995, PAGE 0047, AS FEE NO. 405747.

TOGETHER WITH A ROAD EASEMENT 40 FEET IN WIDTH EXTENDING FROM THE WEST LINE OF OAK GROVE ROAD ALONG THE NORTH LINE OF PARCEL 1 OF PARTITION PLAT 1995-0047 FILED OCTOBER 10, 1995 TO THE EAST LINE OF SAID PARCEL 1.

SAVE AND EXCEPT A TWENTY FOOT WIDE EASEMENT TO AND INCLUDING THE DEVELOPED SPRING LOCATED IN THE SOUTHEAST PART OF THE PROPERTY CONVEYED HEREIN, HEREINAFTER PARCEL #600, ALONG THE EXISTING ROUTE OF THE UNDERGROUND SUPPLY LINE EXTENDING FROM THE SPRING DEVELOPMENT ON PARCEL #600 TO THE WESTERN BOUNDARY OF PARCEL #600, SUCH EASEMENT FOR THE EXCLUSIVE BENEFIT OF PARCEL 1 OF PARTITION PLAT 1995-0047, POLK COUNTY BOOK OF PARTITION PLATS FILED AS FEE NO. 405747, INCLUDING THE RIGHT OF ACCESS TO MAINTAIN AND OR REPLACE THE WATER COLLECTION AND STORAGE FACILITIES AND SUPPLY LINE. SUPPLY LINE MAY BE MOVED BY LANDOWNER OF PARCEL #600 IF NECESSARY AT SAID LANDOWNERS EXPENSE.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.

After recording return to: Central School District
Mail tax statements to: Central School District, Independence, Oregon
WARRANTY DEED

ALVIN L. ALEXANDERSON and MARY JO ALEXANDERSON, husband and wife, and E. PAULINE ALEXANDERSON, Grantors, convey and warrant to CENTRAL SCHOOL DISTRICT 13J, Polk County, Oregon, an Administrative School District of the State of Oregon, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Beginning at an iron rod on the East right of way line of the County Road which is 2095.79 feet North 89°51'20" West and 60.00 feet South 0°22'55" West from the Southeast corner of Richard McMahan Donation Land Claim No. 40 in Township 7 South, Range 4 West of the Willamette Meridian in Polk County, Oregon; and running thence South 89°51'20" East 768.33 feet to an iron rod; thence South 0°22'55" West 656.43 feet to an iron rod; thence North 89°37'05" West 534.32 feet to an iron rod at the Southeast corner of that tract of land conveyed to Oak Grove School District Number 19, by deed recorded in Volume 145, Page 315, Deed Records of Polk County, Oregon; thence North 0°22'55" East 330.0 feet to an iron pipe at the Northeast corner of said Oak Grove School District tract; thence North 89°37'05" West 264.00 feet to the center of the county road; thence North 0°22'55" East along the center of the county road, 323.12 feet; thence South 89°51'20" East 30.00 feet to the point of beginning.

RESERVING UNTO Grantors, theirs, successors and assigns, a 30.0 foot wide non-exclusive easement for egress and ingress, the South line of which is described as follows: Beginning at a point recorded as being 75.25 chains West and 14.08 chains North of the Southeast corner of Section 10, Township 7 South, Range 4 West of the Willamette Meridian in Polk County, Oregon, said point being the Southwest corner of that tract of land conveyed to Oak Grove School District No. 19 by deed recorded in Deed Volume 145, Page 315, Deed Records of Polk County, Oregon; and running thence South 89° 37' 05" East 798.32 feet to an iron rod.

SUBJECT TO:

1. Potential recapture of property taxes previously exempted by virtue of the assessment of such property as Farm Use Land.
2. The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets and highways.
3. Regulations, including levies, liens, assessments, rights of way, and easements of the Red Prairie Irrigation District.
4. An easement created by instrument, including the terms and provisions thereof, dated July 13, 1931, recorded July 23, 1931 in Book 92, Page 390, in favor of Mountain States Power Company for utility lines; affects, location cannot be determined.
5. The right of first refusal in the Grantors, their successors and assigns, to repurchase the above described real property for such price as may be tendered therefore to the Grantee, its successors and assigns, by a bona fide would-be purchaser with the ability to perform. Grantors shall have 45 days from date of receipt of written notice to exercise such right of first refusal.

The true and actual consideration for this conveyance is \$46,659.26 pursuant to an IRC 1031 tax ~~free~~ exchange on behalf of Grantors.
deferred

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.

KEY TITLE CO. 16-09722

209
7-4-10 602

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SALEM, OREGON

DATED: Oct 14, 1995

[Signature]
Alvin L. Alexanderson

DATED: Oct 14, 1995

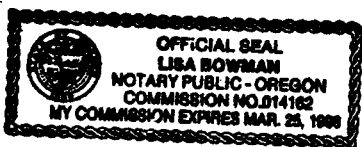
[Signature]
Mary Jo Alexanderson

DATED: Oct 14, 1995

[Signature]
E. Pauline Alexanderson

STATE OF OREGON)
)ss.
County of Clackamas)

On the date last above, personally appeared the above-named Alvin L. Alexanderson and Mary Jo Alexanderson, and acknowledged the foregoing instrument to be their voluntary act. Before me:



[Signature]
Notary Public for Oregon
My Commission Expires: 3-25-96

STATE OF OR)
)ss.
County of Clackamas)

On the date last above, personally appeared the above-named E. Pauline Alexanderson, and acknowledged the foregoing instrument to be her voluntary act. Before me:



[Signature]
Notary Public for Oregon
My Commission Expires: 3-25-96

Alvin L. Alexanderson Attorney in fact for

Conveyance of the foregoing real property is accepted on behalf of Central School District 13J.

DATED: Oct 23, 1995.

[Signature]
John Dracon, Superintendent and Clerk of
Central School District 13J, Polk County, Oregon

STATE OF OREGON)
)ss.
County of Polk)

On the date last above, personally appeared the above-named John Dracon, Superintendent and Clerk of Central School District 13J, Polk County, Oregon, and acknowledged the foregoing instrument to be his voluntary act. Before me:



[Signature]
Notary Public for Oregon
My Commission Expires: 2/22/98

406341

STATE OF OREGON)
) SS.
 COUNTY OF POLK)
 I hereby certify that the instrument
 was received and recorded
 by me in the office of the
 CLERK OF THE COUNTY OF POLK
 STATE OF OREGON

10
19

CS

LINDA DAWSON,
 COUNTY CLERK

10
19

10
19

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 SALEM, OREGON

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RIDGE DEVELOPMENT, LLC

hereinafter called grantor, for the consideration hereinafter stated, conveys and specially warrants to GERALD C. FREEMAN II AND HEATHER A. FREEMAN, husband and wife

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

PARCEL 1 OF PARTITION PLAT 1995-0047, FILED October 10, 1995, in Polk County Book of partition Plats, Volume 1995, Page 0047, as Fee No. 405747.

SAVE AND EXCEPT a road and utility easement sixty feet in width extending from the West line at Oak Grove Road along the full length of the North line to the East line, to be used for road and utility access.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all person claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 172,500.00. However, the actual consideration consists of or includes other property or value given or promised which is (the whole/partial consideration (indicate which)). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 16th day of July, 19 97; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

RIDGE DEVELOPMENT, LLC
By Patrick Williams
Patrick Williams, Manager

STATE OF OREGON
County of MARION } ss.

BE IT REMEMBERED, That on this 16th day of July, 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named PATRICK WILLIAMS, MANAGER OF RIDGE DEVELOPMENT, LLC

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that HE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Sandra L. Murphy
Notary Public for Oregon.
My Commission expires 3-22-00

RIDGE DEVELOPMENT, LLC
320 - 55TH AVE. N. W.
SALEM, OR 97304
Grantor's Name and Address
GERALD C. FREEMAN II
3990 OAK GROVE RD.
RICKREALL, OR 97371
Grantee's Name and Address
After recording return to:
GERALD C. FREEMAN II
3990 OAK GROVE RD.
RICKREALL, OR 97371
Name, Address, Zip
Until a change is requested all tax statements shall be sent to the following address.
GERALD C. FREEMAN II
3990 OAK GROVE RD.
RICKREALL, OR 97371
Name, Address, Zip

467317

STATE OF OREGON,
County of _____ } ss.
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ M., and recorded in _____ on _____ or as fee/file/instru- No. _____ county. _____ and seal of County _____ affixed.

State of Oregon, County of Polk
I hereby certify that this instrument was received and duly recorded by me in Polk County Records.
Linda Dawson, County Clerk

By _____ Title _____ Deputy

7-4-10 603

FIRST AMERICAN TITLE 2811026-P

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SALEM, OREGON

1331

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WATER RESOURCES DEPT
SALEM, OREGON

PARTITION NO. 1995 - 0047

RECORD OF PARTITIONING
FOR
AL ALEXANDERSON

SW 1/4, Section 10
T. 7 S., R. 4 W., W4
Polk County, Oregon

July 24, 1995

Scale: 1" = 200'

LEGEND

- Monuments found - As noted
- o Monuments set - 5/8" X 30" rod with a yellow plastic cap marked "LS 1628"
- () Date of record
- - - - - Easement lines

DECLARATION

Know all by these presents, that we, Alvin L. Alexanderson, Mary Jo Alexanderson and E. Pauline Alexanderson, being owners of the property conveyed by deed recorded in Book of Records 151, Page 199, Deed Records of Polk County, being the property described in the surveyor's certificate hereon, and desiring to dispose of the same as parcels have caused the same to be surveyed, platted and numbered as shown on the accompanying plat, said property to be known as PARTITION NO. 1995 - _____.

We also certify that all taxes and assessments levied against said land have been paid in full.
There are no water rights appurtenant to this property.

In witness whereof we set our hands and seals this 1st day of September 1995.

Alvin L. Alexanderson
Alvin L. Alexanderson

Mary Jo Alexanderson
Mary Jo Alexanderson

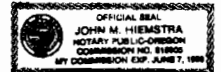
E. Pauline Alexanderson
E. Pauline Alexanderson
By Alvin L. Alexanderson
Attorney in Fact

Power of Attorney recorded in Book 297, Page 266A Deed Records of Polk County, Oregon.

STATE OF OREGON)
County of Clatsop) SS

The foregoing instrument was acknowledged before me as this 1st day of September, 1995 by Alvin L. Alexanderson and Mary Jo Alexanderson individually, and Alvin L. Alexanderson as attorney-in-fact for E. Pauline Alexanderson.

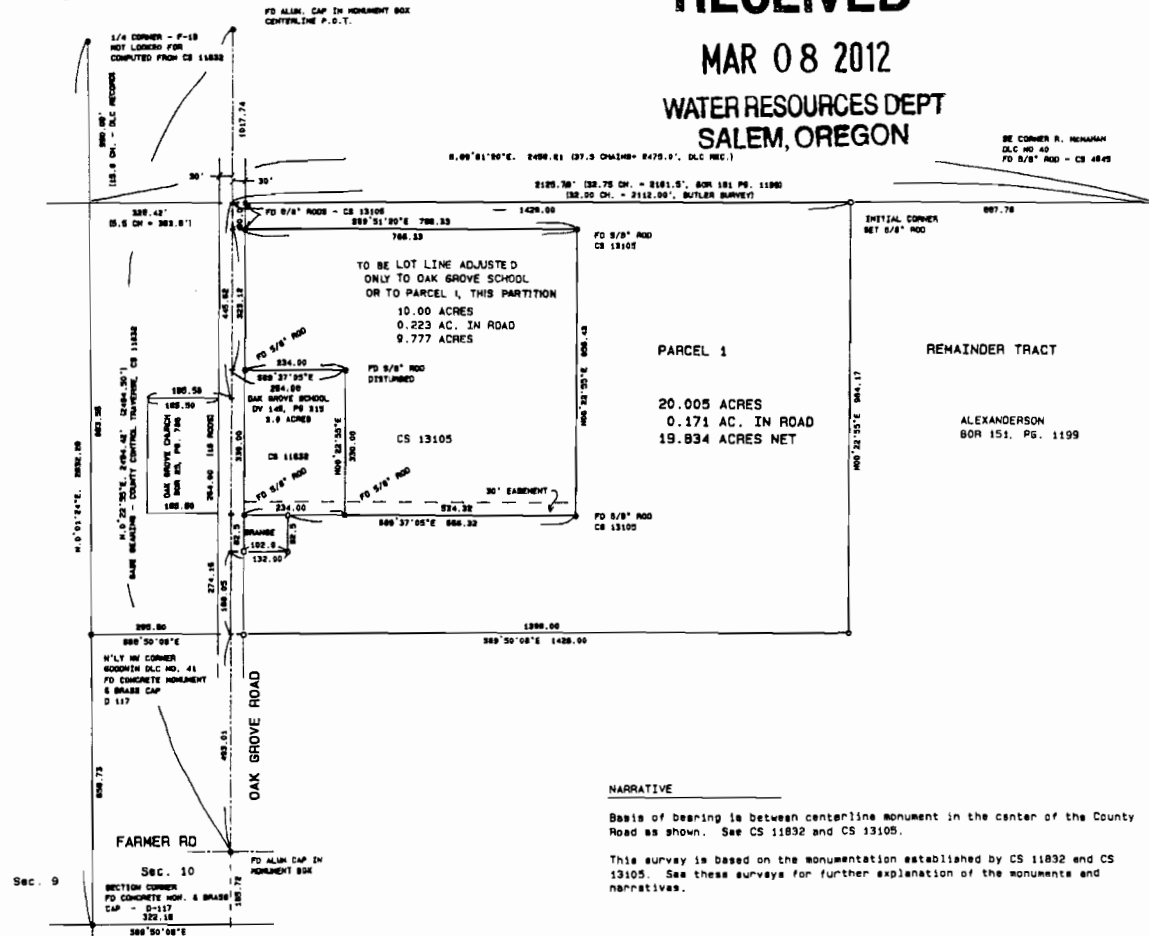
John M. Hiemstra
John M. Hiemstra
Notary Public for Oregon
My Commission expires: June 7, 1996



STATE OF OREGON)
County of Polk) SS # 405747

I, Linda Dawson, County Clerk and Recorder, do hereby certify that the within plat was received and duly recorded by me in the Polk County Book of Partition Plats, Volume 1995 Page 0047, on this 10 day of October 1995.

Linda Dawson by C.D.
Linda Dawson
Clerk/Recorder
By *Callen S. Schin*
Callen S. Schin
Deputy



NARRATIVE

Basis of bearing is between centerline monument in the center of the County Road as shown. See CS 11832 and CS 13105.

This survey is based on the monumentation established by CS 11832 and CS 13105. See these surveys for further explanation of the monuments and narratives.

SURVEYOR'S CERTIFICATE

I, Dudley M. Berry, being first duly sworn, depose and say that I have surveyed and marked with proper monuments the land and parcels represented by this plat, the initial corner of which is a 5/8" x 30" iron rod and plastic cap, and being described as follows:

Beginning at an iron rod which is 697.78 feet N.89°51'20"W. from the Southeast corner of the Richard McMahan Donation Land Claim No. 40 in Township 7 South, Range 4 West of the Willamette Meridian in Polk County, Oregon; and running thence S.0°22'55"W. 984.17 feet to an iron rod; thence N.89°50'08"W 1428.00 feet to a point in the center of the County Road from which an iron rod bears S.89°50'08"E. 30.00 feet; thence N.0°22'55"E. 188.05 feet to the Southwest corner of that tract of land conveyed to the Oak Grove Grange No. 198 and recorded in Deed Volume 19, Page 142, Deed Records of Polk County, Oregon; thence S.89°37'08"E. 132.00 feet to an iron rod; thence N.0°22'55"E. 82.50 feet to an iron rod; thence S.89°37'05"E. 666.32 feet to an iron rod; thence N.0°22'55"E. 656.43 feet to an iron rod; thence N.89°51'20"W. 798.33 feet to a point from which an iron rod bears S.89°51'20"E. 30.00 feet; thence N.0°22'55"E. 60.00 feet to the South line of the said McMahan Donation Land Claim No. 40; thence S.89°51'20"E. 1428.00 feet to the point of beginning and containing 20.005 Acres, more or less.

Dudley M. Berry
Dudley M. Berry
Registered Land Surveyor No. 1628

Dudley M. Berry
P. O. Box 418
Homeport, OR 97361
(503)-838-3078

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Dudley M. Berry
DUDLEY M. BERRY
1225

COUNTY APPROVALS

THIS PLAT IS HEREBY APPROVED

John Hiemstra 9-22-95
Polk County Surveyor
Special Signature 82-29
Authorization No. *Not sure* 85-14
John M. Hiemstra 10-4-95
Polk County Planning Director

I hereby certify that all taxes and assessments of the above described property have been paid in full to July 1, 1996.

Carolyn Wood by Smith 10-20-95
Polk County Tax Collector

The above described property () () approved access permits to a public road.
() () approved access permits to a county road.

Note: Access to a state highway requires a permit from the Oregon State Highway Division.

John Hiemstra 9-25-95
County Road Official

1331

After recording, return to
(File No. 29287001)

Anthony R. Kreitzberg
Garrett Hemann Robertson P.C.
P.O. Box 749
Salem OR 97308

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2010-011245

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



\$61.00

11/16/2010 02:47:20 PM

No Change

REC-WD Cnt=1 Stn=1 K. WILLIAMS
\$20.00 \$10.00 \$11.00 \$15.00 \$5.00

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WATER RESOURCES DEPT
SALEM, OREGON

**STATUTORY WARRANTY DEED
FOR PROPERTY LINE ADJUSTMENT
(ORS 93.850)**

Flynn D. Case, Trustee of the Flynn D. Case Living Trust, Grantor, conveys and warrants to **Gerald C. and Heather A. Freeman**, husband and wife as tenants by the entirety, Grantee, the following described real property, free of encumbrances except as specifically set forth herein, situated in Polk County, State of Oregon:

See Exhibit "A" attached hereto and incorporated herein by reference.

The purpose of this Deed is to effect a property line adjustment between Grantor's and Grantee's property approved by Polk County under File No: LLA-09-31. After the property line adjustments approved under LLA-09-31 Grantee's property will consist of the land legally described in Exhibit "B."

The true consideration and actual consideration for this transfer, stated in terms of dollars is none. However, the consideration for this transfer is consideration other than money and to complete a property line adjustment.

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

7-21-10 604

LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED this 28 day of October, 2010

Flynn D. Case Living Trust

By: [Signature]
Flynn D. Case, Trustee

STATE OF OREGON)
County of Polk) ss.

This instrument was acknowledged before me on October 29, 2010 by **Flynn D. Case, trustee of the Flynn D. Case Living Trust.**

[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-19-13



EXHIBIT "A"

A tract of land situated in the Southwest quarter of Section 10, Township 7 South, Range 4 West of the Willamette Meridian, said tract being a part of that tract of land described in Document 2006-009950, Polk County Deed Records, and being more particularly described as follows:

Beginning at Southwest corner of Parcel 1 of Partition Plat Number 1995-0047 as recorded in Polk County Book of Partition Plats; said point being in the center of Oak Grove Road (No. 7411); thence South 00°22'55" West, along said center of Road, 492.91 feet; thence South 89°55'14" East 629.90 feet; thence North 00°23'39" East 491.95 feet to the South line of said Parcel 1; thence North 89°50'01" West 630.00 feet to the point of beginning and containing 7.12 acres of land, more or less.

The above description is a result of the Polk County Property Line Adjustment Case No. LLA-09-31.

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EXHIBIT "B"

Parcel 1 of Partition Plat 1995-0047, Filed October 10, 1995, in Polk County Book of Partition Plats, Volume 1995, Page 0047, as Fee No. 405747.

TOGETHER WITH a tract of land situated in the Southwest quarter of Section 10, Township 7 South, Range 4 West of the Willamette Meridian, said tract being a part of that tract of land described in Document 2006-009950, Polk County Deed Records, and being more particularly described as follows:

Beginning at Southwest corner of Parcel 1 of Partition Plat Number 1995-0047 as recorded in Polk County Book of Partition Plats; said point being in the center of Oak Grove Road (No. 7411); thence South 00°22'55" West, along said center of Road, 492.91 feet; thence South 89°55'14" East 629.90 feet; thence North 00°23'39" East 491.95 feet to the South line of said Parcel 1; thence North 89°50'01" West 630.00 feet to the point of beginning and containing 7.12 acres of land, more or less.

SAVE AND EXCEPT: Beginning at Northeast corner of Parcel 1 of Partition Plat Number 1995-0047, Polk County Book of Partition Plats; thence South 89°58'39" West, along the North line of said Parcel 1, 1428.15 feet to the center of Oak Grove Road (No. 7411); thence South 00°22'55" West, along the center of said Road, 57.93 feet to a point on the West line of said Parcel 1; thence South 89°49'51" East 798.47 feet to a point on the West line of said Parcel 1; thence North 89°55'22" East 629.66 feet to a point on the East line of said Parcel 1; thence North 00°23'22" East 60.00 feet to the point of beginning and containing 1.96 acres of land, more or less.

The above description is a result of the Polk County Property Line Adjustment Case No. LLA-09-31.

THIS INDENTURE WITNESSETH, That H.W. Schmidt and Ida Schmidt, husband and wife

for and in consideration of the sum of Ten and no/100 DOLLARS to us paid, have bargained and sold and by these presents do bargain, sell and convey unto Oak Grove School District Number 19 of Polk County, Oregon the following described premises, to-wit:

Beginning at a point 75.25 chains West and 14.08 chains North of the Southeast corner of Section 10, Township 7 South, Range 4 West of the Willamette Meridian, in Polk County, Oregon, said point being the Northwest corner of the property deeded to the Oak Grove Grange by F.S. Stevens; and running thence North 5.00 chains; thence East 4.00 chains; thence South 5.00 chains; thence West 4.00 chains to the place of beginning and containing 2.00 acres.

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MAR 08 2012

WATER RESOURCES DE SALEM, OREGON

7-4-10 700

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Oak Grove School District Number 19 of Polk County, Oregon

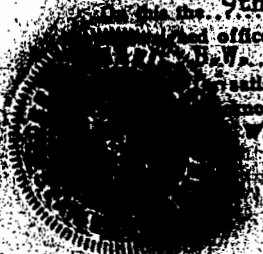
its Heirs and Assigns forever And we the said grantors do hereby covenant to and with the said grantees its Heirs and Assigns that

we are the owners in fee simple of said premises; that they are free from all incumbrances and that we will warrant and defend the same from all lawful claims whatsoever

Witness our hands, and seals this day of April, 1948

H.W. Schmidt (SEAL) Ida Schmidt (SEAL)

STATE OF OREGON, County of Polk



On this the 9th day of April, 1948 before me, a Notary Public

and officer, personally appeared H.W. Schmidt and Ida Schmidt, husband and wife

(satisfactorily proven) to be the person whose name is subscribed to the within acknowledged that they executed the same for the purposes therein contained.

WHEREOF, I hereunto set my hand and official seal

Notary Public for Oregon My Commission Expires 2/23/52

Form containing Warranty Deed details: FILE NO. 74903, Warranty Deed, H.W. Schmidt, et ux, Oak Grove School District #19 of Polk County, Ore., STATE OF OREGON, County of Polk, I certify that the within instrument was recorded in book 145 page 315 on 4-31-48, and provided to Book 145 on page 315. Witness my hand and seal of County of Polk, Ore. E.B. Hamilton, County Clerk. RETURN TO Mrs. B. B. ...

Stearns, E.S.
Do
Oak Grove Lodge
#379 2.0g.R.

This indentured witnesses that Mrs Edward S. Stearns and Maryette Stearns, his wife for the consideration of One Dollar to us paid, do by their presents bargain, sell and convey unto Edward S Stearns, Emerson F. Harris and Thomas F. Brunt, Trustees of Oak Grove Lodge No 379, Independent order of Good Templars of Oregon, and their successors in office, and unto John C. White, James W. Edgar, and William W. Falk, Trustees of Oak Grove Grange No 198, and their successors in office, the following described premises to wit: Beginning 75th chains west and 138th chains north of the S. E. corner of Section Ten (10), South of Range four west of the Willamette Meridian in Polk County Oregon, thence E. 7th chains, thence N. 17th chains, thence W. 7th chains, thence South 17th chains to the place of beginning, containing 1/4 of an acre, more or less, Do have and to hold jointly, the said premises, with their appertanances, unto the said two Boards of Trustees, and their successors in office for so long a time as the said Oak Grove Lodge No 379 and the said Oak Grove Grange No 198, or either of them shall continue to occupy and use said premises for the meetings of said Lodges, or either of them, and whenever said Lodges shall cease to exist, or shall abandon the use of said premises for the purpose aforesaid or shall cease to so use the same, then said premises shall revert to the said Edward, S. Stearns, his heirs and assigns.

Witness our hands and seal this 18th day of Nov 1888

E. S. Stearns (Seal)
Maryette Stearns (Seal)

Witnesses
J. F. Collins
Mary Collins

RECEIVED
MAR 08 2012
WATER RESOURCES DEPT
SALEM, OREGON

State of Oregon } ss
County of Polk }

On this 18th day of Nov 1888, before me came the above named Edward S Stearns and Maryette Stearns his wife to me known to be the identical persons described in, and who executed the foregoing conveyance and acknowledged to me that they executed the same for the purposes therein expressed, and the said Maryette Stearns, on examination by me, separate and apart from her said husband acknowledged to me that she executed said conveyance freely and voluntarily and without any fraud or compulsion.

7-4-10 800

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1967

KNOW ALL MEN BY THESE PRESENTS, that THE OREGON ANNUAL CONFERENCE OF THE METHODIST CHURCH, a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto OAK GROVE CITIZENS FOR A COMMUNITY CHURCH, an Oregon corporation, hereinafter called grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Polk, and State of Oregon, described as follows, to-wit: Beginning at a point 27 rods South of the Southeast corner of Hugh Harris' land, situate in Township 7 South, Range 4 West of the Willamette Meridian in Polk County, Oregon, said corner being designated in a survey made by T. S. Butter, July 6, 1887, as follows:

Marked by a stone 6 by 12 inches, 26 inches long and an ax deposited 22 inches below the surface, running thence West 11 rods and 14 feet; thence South 16 rods; thence East 11 rods and 14 feet; thence North 16 rods to the place of beginning.

--for so long as said real property is used as a chapel for the dissemination of religion based on the teachings of Jesus Christ, or as an historic monument. When said real property ceases to be used for either of the foregoing purposes, the title thereto shall revert and revest in the Grantor, its successors and assigns.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
 The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ None
 However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).
 In construing this deed the singular includes the plural as the circumstances may require.
 Done by order of the grantor's board of trustees its corporate seal affixed, this 30th day of November, 1971

THE OREGON ANNUAL CONFERENCE OF THE METHODIST CHURCH

(CORPORATE SEAL)

By Howard B. Somers President
 By Harold T. Brown Secretary

STATE OF OREGON, County of Multnomah) ss: November 30, 1971
 Personally appeared Howard B. Somers, Pres. and Harold Brown, Secretary, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of THE OREGON ANNUAL CONFERENCE OF THE METHODIST CHURCH, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of trustees and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Before me: J. Helma L. Elliott
 Notary Public for Oregon
 My commission expires: 1-26-73

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

Bargain and Sale Deed Corporation

189245

STATE OF OREGON,

County of Polk } ss.

I certify that the within instrument was received for record on the 17 day of Jan., 1972, at 9:42 o'clock A.M., and recorded in book No. 45 on page 786. Record of Deeds of said County.
 Witness my hand and seal of County affixed.

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

LYN HARDY
 Polk County Clerk Title
 By Leslie Jarzen Deputy

No.

WHEN RECORDED RETURN TO:

Hester Stettin 1705th -
Polk Co. Oregon

724

0788

7-4-10 900

RECEIVED

MAR 0 2012

WATER RESOURCES DEPT SALEM, OREGON