

# Application for a Permit to Use Ground 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 Greg Sackos		PHONE (HM)	
PHONE (WK)	CELL 208-598-0267		FAX
ADDRESS 1425 Campbell St.			
CITY Baker City	STATE OR	ZIP 97814	E-MAIL* gsackos@yahoo.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 Tom Kerns		PHONE		FAX
ADDRESS 13974 Launchpad Ln.			CELL 541-403-0824	
CITY Haines	STATE OR	ZIP 97833	E-MAIL* fawnkerns@gmail.com	

Note: Attach multiple copies as needed

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

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

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

  
Applicant Signature

Gregory Sackos  
Print Name and title if applicable

9/5/13  
Date

Applicant Signature

Print Name and title if applicable

Date

For Department Use		
App. No. <u>G-1778</u>	Permit No. _____	Date _____

**SECTION 2: PROPERTY OWNERSHIP**

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

- Yes
  - There are no encumbrances.
  - 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*).

Jack & Clara Lewis  
 1425 Campbell St.  
 Baker City, OR 97814

Marcos & Barbara Sackos  
 1425 Campbell St.  
 Baker City, OR 97814

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

**SECTION 3: WELL DEVELOPMENT**

WELL NO.	NAME OF NEAREST SURFACE WATER	IF LESS THAN 1 MILE:	
		DISTANCE TO NEAREST SURFACE WATER	ELEVATION CHANGE BETWEEN NEAREST SURFACE WATER AND WELL HEAD
Charlie Well	Powder River		

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

The well is located approximately 1.5 miles from the Powder River and there are no other surface water sources near the existing well.

August 12, 2013

We, Marcos & Barbara Sackos, give Greg Sackos permission to include the lands located in T.9S, R. 40E, Section 18, Tax lot 300 & 500 (49.13 acres & 103.1 acres) in the new ground water application for primary irrigation.

Barbara Sackos 8/23/13  
Barbara Sackos Date

Marcos Sackos Aug. 23 2013  
Marcos Sackos Date

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02-7710

August 12, 2013

We, Jack Lewis Jr. and Clara Lewis Greg Sackos permission to include the lands located in T.9S, R.40E ,  
Section 18, Tax lot 300 & 500 (49.13 acres & 103.1acres) in the new ground water application for  
primary irrigation.

Jack Lewis Jr. Aug 28, 2013  
Jack Lewis Jr. Date

Clara Lewis aug 28, 2013  
Clara Lewis Date

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**SECTION 3: WELL DEVELOPMENT, CONTINUED**

Source (aquifer), if known: Alluvial

Total maximum rate requested: 2.5 cfs (each well will be evaluated at the maximum rate unless you indicate well-specific rates and annual volumes in the table below).

Complete the table below. If this is an existing well, the following information may be found on the applicable well log. (If a well log is available, please submit it in addition to completing the table.) If this is a proposed well, or well-modification, consider consulting with a licensed well driller, geologist, or certified water right examiner.

8/27/13

OWNER'S WELL NAME OR NO.	PROPOSED	EXISTING	WELL ID (WELL TAG) NO.* OR WELL LOG ID**	FLOWING ARTESIAN	CASING DIAMETER	CASING INTERVALS (IN FEET)	PERFORATED OR SCREENED INTERVALS (IN FEET)	SEAL INTERVALS (IN FEET)	MOST RECENT STATIC WATER LEVEL & DATE (IN FEET)	PROPOSED USE			
										SOURCE AQUIFER***	TOTAL WELL DEPTH	WELL-SPECIFIC RATE (GPM)	ANNUAL VOLUME (ACRE-FEET)
Charlie Well	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Bake 1136	<input type="checkbox"/>	12"	0' - 575'	See Well Log	See Well Log	29' 4-1955	Alluvial	575'	1122 gpm	3.5 AF/ AC
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									

\* Licensed drillers are required to attach a Department-supplied Well Tag, with a unique Well ID or Well Tag Number to all new or newly altered wells. Landowners can request a Well ID for existing wells that do not have one. The Well ID is intended to serve as a unique identification number for each well.  
 \*\* A well log ID (e.g. MAR1 1234) is assigned by the Department to each log in the agency's well log database. A separate well log is required for each subsequent alteration of the well.  
 \*\*\* Source aquifer examples: Troutdale Formation, gravel and sand, alluvium, basalt, bedrock, etc.

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**SECTION 4: WATER USE**

USE	PERIOD OF USE	ANNUAL VOLUME (ACRE-FEET)
Irrigation	March 1st - October 31st	3.5 AF / AC

**Exempt Uses:** Please note that 15,000 gallons per day for single or group **domestic** purposes and 5,000 gallons per day for a single **industrial or commercial** purpose are exempt from permitting requirements.

**For irrigation use only:**

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

Primary: 152.23 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: 3.5 AF / AC

- If the use is **municipal or quasi-municipal**, attach **Form M**
- If the use is **domestic**, indicate the number of households: N/A

If the use is **mining**, describe what is being mined and the method(s) of extraction: N/A

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**SECTION 5: WATER MANAGEMENT**

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**A. Diversion and Conveyance**

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

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Pump (give horsepower and type): Currently there is a 70 horsepower turbine pump in the well but we may wish to upgrade and install a larger pump to accomadate the pumping requirements for the new irrigated acres

Other means (describe): \_\_\_\_\_

Provide a description of the proposed means of diversion, construction, and operation of the diversion works and conveyance of water. Currently there is a mainline installed from the well to the current irrigated acres. We will be extending the mainline to the new irrigated ground.

**B. Application Method**

What equipment and method of application will be used? (e.g., drip, wheel line, high-pressure sprinkler) I am planning to install a center pivot with large end gun for the main irrigation of the entire ground and then I will have wheel lines or hand lines to irrigate the corner pieces that the center pivot cannot irrigate.

**C. Conservation**

Please describe why the amount of water requested is needed and measures you propose to: prevent waste; measure the amount of water diverted; prevent damage to aquatic life and riparian habitat; prevent the discharge of contaminated water to a surface stream; prevent adverse impact to public uses of affected surface waters.

I am requesting 2.5 cubic feet per second. I am asking for this amount of water so I will be able to install center pivots with large end guns. I would like to have the option of using a center pivot and have the correct amount of water to be able to use it legally. Depending on the crop that I will plant, it may require more water later in the season. With the irrigation system that I

plan on installing we will use water more efficiently with less loss. I will install a flow meter on the well to monitor and record the amount of water used. I will have all the diverted water in a pipe system so the waste will be little to none from the well site to the irrigated ground. There will be no damage to aquatic life or riparian habitat or any co mingling of the ground water or surface water due to the mainline pipe system that is currently installed and the new extension of main line that will be installed.

**SECTION 6: STORAGE OF GROUND WATER IN A RESERVOIR**

If you would like to store ground water in a reservoir, complete this section (*if more than one reservoir, reproduce this section for each reservoir*).

Reservoir name: N/A Acreage inundated by reservoir: N/A

Use(s): N/A

Volume of Reservoir (acre-feet): N/A Dam height (feet, if excavated, write "zero"): N/A

*Note: If the dam height is greater than or equal to 10.0' above land surface AND the reservoir will store 9.2 acre feet or more, engineered plans and specifications must be approved prior to storage of water.*

**SECTION 7: USE OF STORED GROUND WATER FROM THE RESERVOIR**

If you would like to use stored ground water from the reservoir, complete this section (*if more than one reservoir, reproduce this section for each reservoir*).

Annual volume (acre-feet): N/A

USE OF STORED GROUND WATER	PERIOD OF USE
N/A	N/A

**SECTION 8: PROJECT SCHEDULE**

Date construction will begin: 11-1-2013

Date construction will be completed: 8-1-2018

Date beneficial water use will begin: 9-1-2018

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**SECTION 9: WITHIN A DISTRICT**

Check here if the point of diversion or place of use are located within or served by an irrigation or other water district.

Irrigation District Name Baker Valley Irrigation District	Address 3895 10th St.
--	--------------------------

City Baker City	State OR	Zip 97814
--------------------	-------------	--------------

**SECTION 10: REMARKS**

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

The current well is drilled into to 575' through various layers including gravel, shale, clay and granite. I would like to expand this source from the current well and apply for new ground to be irrigated. I am currently applying for 2.5 cfs for primary irrigation of 152.23 acres. I am applying for a rate of 1/60th which is a greater rate than a standard ground water application. With the possibility to run a center pivot with large end guns that require a greater rate than the normal 1/80th per acre. The future crops that I may like to plant (such as potatoes) may also requires more water later in the season.

The location of "Charlie well" is in TL 700, T.9S, R.40E, Section 18. This property is currently in the name of Intermountain Land LLC. The registered agent is Greg Sackos which is also a registered agent for Sackos Land Co. LTD. I have attached the current deed for TL 700 and the Oregon Secretary of State Corporation Division information for all tax lots involved in this application.

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Baker  
1136

# OBSERVATION WELL

File Original and  
First Copy with the  
STATE ENGINEER,  
SALEM, OREGON

COPY

## WATER WELL REPORT

STATE OF OREGON

U-781

State Well No. 9/40 - 18Q(1)

State Permit No. U-696

### (1) OWNER:

Name Paul V. Hill  
Address 1045 Riverside Drive  
Reno, Nevada

### (2) LOCATION OF WELL:

County Baker Owner's number, if any - "Charlie"  
SW 1/4 SE 1/4 Section 18 T. 9S R. 40E W.M.  
Bearing and distance from section or subdivision corner  
568 feet North and 671 feet East of  
the SW corner, Section 18

### (3) TYPE OF WORK (check):

New Well  Deepening  Reconditioning  Abandon   
If abandonment, describe material and procedure in Item 11.

### PROPOSED USE (check):

Domestic  Industrial  Municipal   
Irrigation  Test Well  Other

### (5) TYPE OF WELL:

Rotary  Driven   
Cable  Jetted   
Dug  Bored

### (6) CASING INSTALLED:

Threaded  Welded   
" Diam. from 12 ft. to 0 ft. Gage 575  
" Diam. from ..... ft. to ..... ft. Gage .....  
" Diam. from ..... ft. to ..... ft. Gage .....

### (7) PERFORATIONS:

Perforated?  Yes  No

Type of perforator used .....  
SIZE of perforations in. by in.  
..... perforations from ..... ft. to ..... ft.  
..... perforations from ..... ft. to ..... ft.  
..... perforations from ..... ft. to ..... ft.  
..... perforations from ..... ft. to ..... ft.  
..... perforations from ..... ft. to ..... ft.

### (8) SCREENS:

Well screen installed  Yes  No

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

### (9) CONSTRUCTION:

Was well gravel packed?  Yes  No Size of gravel: .....  
Gravel placed from ..... ft. to ..... ft.  
Was a surface seal provided?  Yes  No To what depth? ..... ft.  
Material used in seal- .....  
Did any strata contain unusable water?  Yes  No  
Type of water? ..... Depth of strata .....  
Method of sealing strata off .....

### (10) WATER LEVELS:

Static level 29 ft. below land surface Date April 1955  
Artesian pressure ..... lbs. per square inch Date .....

Log Accepted by:

[Signed] ..... Date ....., 19.....  
(Owner)

### (11) WELL TESTS:

Drawdown is amount water level is lowered below static level

Was a pump test made?  Yes  No If yes, by whom?  
Yield: 1100 gal./min. with 166 ft. drawdown after ..... hrs.  
" 980 " 147 " " " "  
" 750 " 119 " " " "  
Baller test gal./min. with ..... ft. drawdown after ..... hrs.  
Artesian flow ..... g.p.m. Date .....  
Temperature of water 60 Was a chemical analysis made?  Yes  No

### (12) WELL LOG:

Diameter of well 12 inches.

Depth drilled 575 ft. Depth of completed well 575 ft.  
Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

MATERIAL	FROM	TO
Soil and Clay	0	38
Shale Gravel and Sand	38	60
Gravel and red clay, cemented gravel	60	180
Gravel & Shale, clay, gravel	180	286
Gravel and Clay	286	408
Granite, hard & Soft, soapstone	408	488
Clay, Soapstone, gravel	488	538
Granite	538	565
Clay, Soapstone	565	575

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Work started September 7 19 54 Completed April 12 1955

### (13) PUMP:

Manufacturer's Name Fairbanks Morse  
Type: Turbine H.P. 50

### Well Driller's Statement:

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

NAME Roy French  
(Person, firm, or corporation) (Type or print)

Address Pendleton, Oregon

Driller's well number .....

[Signed] .....  
(Well Driller)

License No. .... Date ....., 19.....

(USE ADDITIONAL SHEETS IF NECESSARY)

G-17710

# 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

Applicant: **GREG SACKOS**  
First Last

Mailing Address: 1425 Campbell St.

Baker City OR 97814 Daytime Phone: 208-598-0267  
City State Zip

### 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:
9S	40E	18	SW	300&500		<input checked="" type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Irrigation
						<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:

Baker 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) \_\_\_\_\_

Estimated quantity of water needed: 2.65 cfs   
 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:

I am applying for a new ground water irrigation right for primary irrigation.

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**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.

6-7710

# For Local Government Use Only

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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. SALEM, OR

**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): **BCZSD Sec 301**
- 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.

FORM USES permitted in EFU zone. NO construction is proposed. At the time construction is necessary, please contact Baker City-County Planning Dept.

Name: Gaura J. Hoopes Title: Planner - Baker Co.  
 Signature: [Signature] Phone: 541-523-8219 Date: 8-14-13  
 Government Entity: Baker City-County Planning Dept.

**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: \_\_\_\_\_

8/13/13

Y2

9:44

REAL PROPERTY

UPDATE

A10100

REF # 2013 R 14287

MAP#	LOT#	A	NUM	CODE	PCL	MCL	AP	VA	ZONE	PAR#	%.xxxx	REAL#	PR
09S4018	500			532	500	500	3		EFU				

OWNER LEWIS, JACK JR TTEE ETAL ET ALS

CNTRCT \_\_\_\_\_ Pg 1 LEWIS, CLARA TTEE

ADDR \_\_\_\_\_ SACKOS, MARCUS & BARBARA TTEE

1425 CAMPBELL ST SACKOS, GREGORY

CTY/ST BAKER CITY, OR 97814

SC DEF \_\_\_\_\_ SITUS: \_\_\_\_\_

SITUS: \_\_\_\_\_

L/LE/X/EM: \_\_\_\_\_ ACTION CDS MAPCODE 0532

YR AP 2009 APPR KD KIRBY DANFORD

ACRES 103.10 SPC ASM

	RMV	M5 VALUE	TOTAL AV	NOTES
LAND	109,240	109,240	42,150	
IMPROV	0	0	0	P-SPLIT
SUBTOT	109,240	109,240	42,150	BAL 0525
LESS EXEMPTIONS:		0	0	
LESS VET EXEMPT:				
NET VALUES:		109,240	42,150	

LAND 109,240 109,240 42,150

IMPROV 0 0 0

SUBTOT 109,240 109,240 42,150

LESS EXEMPTIONS: 0 0

LESS VET EXEMPT:

NET VALUES: 109,240 42,150

1-KEY 2-IMP 3-LND 7-EOJ 8-CLR 9-BACK 10-FORWARD 17-JV/TL 22-SALES 23-TAX INQ

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SALEM, OR

G-1770

8/13/13

Y2

9:42

REAL PROPERTY

UPDATE

A10100

REF # 2013 R 9280

MAP#	LOT#	A	NUM	CODE	PCL	MCL	AP	VA	ZONE	PAR#	%.xxxx	REAL#	PR
09S4018	300			532	500	500	3		EFU				

OWNER LEWIS, JACK JR TTEE ETAL ET ALS

CNTRCT Pg 1 LEWIS, CLARA TTEE

ADDR SACKOS, MARCUS & BARBARA TTEE

1425 CAMPBELL ST SACKOS, GREGORY

CTY/ST BAKER CITY, OR 97814

SC DEF - SITUS:

SITUS:

L/LE/X/EM:

ACTION CDS MAPCODE 0532

YR AP 2009 APPR KD KIRBY DANFORD

ACRES 49.13 SPC ASM

	RMV	M5 VALUE	TOTAL AV
LAND	54,460	54,460	22,612
IMPROV	0	0	0
SUBTOT	54,460	54,460	22,612
LESS EXEMPTIONS:		0	0
LESS VET EXEMPT:			
NET VALUES:		54,460	22,612

MC

NOTES

54,460 54,460 22,612

0 0 0

54,460 54,460 22,612

0 0 0

54,460 22,612

1-KEY 2-IMP 3-LND 7-EOJ 8-CLR 9-BACK 10-FORWARD 17-JV/TL 22-SALES 23-TAX INQ

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G-1770

After recording return to:  
Gregory A. Sackos  
1425 Campbell Street  
Baker City, OR 97814

B05 07 0018

Until a change is requested all tax statements  
Shall be sent to the following address:  
No Change

**BARGAIN & SALE DEED**

M. Jane Sackos, Grantor, conveys to Gregory A. Sackos, Grantee, the following described real property:

Elkhorn Title Co. Order # 15329B

In Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon:

Section 18: The Southwest quarter, EXCEPTING THEREFROM the following three parcels:

Parcel 1: West Campbell Street right of way along the North line thereof.

Parcel 2: A parcel in the East half of the Southwest quarter described as follows: Beginning at the Northeast corner of said Southwest quarter; thence West 165 feet; thence South 1320 feet more or less, to the North bank of the Sally-McCord Ditch; thence East along said North bank 165 feet more or less, to the East line of said Southwest quarter; thence North 1320 feet, along the quarter section line to the point of beginning.

Parcel 3: Commencing at the Northwest corner of the Southwest quarter; thence North 89° 19' 15" East along the North boundary of the Southwest quarter, 1292.76 feet to the TRUE POINT OF BEGINNING; thence South 00° 40' 45" East 729.92 feet; thence North 89° 19' 15" East 334.83 feet; thence North 00° 40' 45" West 729.92 feet to the North boundary of the Southwest quarter; thence South 89° 19' 15" West 334.83 feet more or less, to the TRUE POINT OF BEGINNING.

ASSESSOR'S ACCOUNT NO.: 532 9 40 18 TL300 #9280 and TL500 #14287

SUBJECT TO zoning ordinance, building and use restrictions, reservations in federal patents, easements of record, private covenants, conditions and restrictions of record, existing utilities if any, lying within vacated streets, and partial classification as a flood plain zone.

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.

The true and actual consideration for this transfer is compliance with Marital Settlement Agreement dated this 24<sup>th</sup> day of January 2005, and Stipulated General Judgment of Dissolution of Marriage in Baker County, Oregon Circuit Court Case No. 04-756.

By: M. Jane Sackos  
M. Jane Sackos

STATE OF OREGON  
COUNTY OF BAKER } ss.

On this 24 day of January 2005, the above named M. Jane Sackos personally appeared before me and acknowledged the foregoing instrument to be her voluntary act and deed.



Marilyn Dudek  
Notary Public for the State of Oregon  
My commission expires: 3-21-08

STATE OF OREGON  
County of Baker } ss

I certify that this instrument was received and recorded in the book of records of said county

Tamara J. Green  
Baker County Clerk

by Karen Phillips Deputy.

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SALEM, OR

G-1770

Consideration: Compliance with Marital Settlement Agreement dated 1-24, 2005, and Stipulated General Judgment of Dissolution of Marriage

After recording return to: \_\_\_\_\_

Send tax statements to: No change

**BARGAIN AND SALE DEED**

**Mary Jane Sackos, aka M. Jane Sackos, GRANTOR**

Conveys to

**Gregory Alan Sackos, GRANTEE**

All the following described real property situated in Baker County, State of Oregon, more particularly described on Exhibit 1 which is attached hereto and by this reference incorporated herein.

The true and actual consideration for this transfer is compliance with Marital Settlement Agreement dated January 24, 2005, and Stipulated General Judgment of Dissolution of Marriage in Baker County, Oregon Circuit Court Case No.04-756.

ORS 93.040(1) requires that the following statement be included in the body of an instrument transferring or contracting to transfer fee title to real property: **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.**

Dated this 10<sup>th</sup> day of January, 2005.

M. Jane Sackos  
M. Jane Sackos

STATE OF OREGON, County of Baker, ) ss.

On this 10<sup>th</sup> day of January, 2005, the above named M. Jane Sackos personally appeared before me and acknowledged the foregoing instrument to be her voluntary act and deed.

Marilyn Dudek  
Notary Public For Oregon  
My Commission Expires: 3-21-06



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B05 07 0009

Parcel 1

Location: 42476 Salmon Creek Road, Baker City, OR 97814  
Legal: T9S R39E S4  
Tax Lot 800 (12.23 ac)

A parcel in the Northwest quarter of the Southwest quarter of Section 4, Township 9 South, Range 39 East of the Willamette Meridian, in the County of Baker and State of Oregon, more particularly described as follows:

Beginning at a point North 2125.4 feet from the Section corner common to Sections 4, 5, 8 and 9, said township and range;  
thence South 89° 26 ' 12" East 1099 feet more or less, to the West line of the tract described in deed recorded November 27, 1961, in Deed Book 172, page 312;  
thence North 08° 32 ' 42" East 468.3 feet along said West line to the South line of the tract described in Deed recorded March 25, 1959, in Deed Book 169, page 096;  
thence North 89° 26 ' 12" West 1183.5 feet to a point on the West line of said Section;  
thence South 466.6 feet along said West line to the point of beginning.

ASSESSOR'S ACCOUNT NO.: 534 9 39 04 TL800 #14639 & #8797

Parcel 2

Location: 1840 Resort Street, Baker City, OR 97814  
Legal: T9S R40E S16  
Tax Lot 6700/6800/6900/7000

The following described portions of Block "B" of FISHER'S ADDITION TO BAKER CITY, and a portion of the Southwest quarter of the Southwest quarter, Section 16, Township 9 South, Range 40 East of the Willamette Meridian, in Baker City, County of Baker and State of Oregon;

Beginning at the Southwest corner of the tract of land formerly belonging to Maggie A. Stearns, which point is 268.3 feet, more or less, South of the Northwest corner of said Block "B";

thence South 165 feet to the Southwest corner of Lot 11;  
thence East 238 feet, more or less, to the West line of the alley described in deed recorded November 16, 1922, in Deed Book 98, Page 259;  
thence North 107.5 feet along the West line of said alley;  
thence West 8 feet;  
thence North parallel with Resort Street, 57.5 feet;  
thence West 230 feet to the point of beginning;

ALSO Lot 10; and

A parcel adjoining Lot 10 on the East, described as follows:

Beginning at the Northeast corner of said Lot 10;  
thence East 10 feet;  
thence South 50 feet;  
thence West 10 feet;  
thence North 50 feet to the point of beginning.

ASSESSOR'S ACCOUNT NO.: 501 9 40 16CC TL 6700 #941  
501 9 40 16CC TL 6800 #942  
501 9 40 16CC TL 6900 #943  
501 9 40 16CC TL 7000 #944

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B05 07 0010

**Parcel 3**

Location: Cedar & H Street, Baker City, OR 97814  
 Legal: T9S R40E S9  
 Tax Lot 600 (26.28 ac)

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SALEM, OR

The Southeast quarter of the Southwest quarter of Section 9, Township 9 South, Range 40 East of the Willamette Meridian, in Baker City, County of Baker and State of Oregon, as established by Philo Anderson survey dated January 19, 1959;

EXCEPTING THEREFROM the following six parcels:

- Parcel No. 1: Beginning at the Northeast corner of said Southeast quarter of the Southwest quarter, as established by Philo Anderson survey dated January 19, 1959;  
 thence South 330 feet along the East line of said Southeast quarter of the Southwest quarter;  
 thence West 660 feet;  
 thence North 330 feet to the North line of said Southeast quarter of the Southwest quarter.  
 thence East 660 feet along said North line to the point of beginning;
- Parcel No. 2: Beginning at a point on the West right of way line of Cedar Street, 330 feet South and 60 feet West of the Northeast corner of the Southeast quarter of the Southwest quarter, as established by Philo Anderson survey dated January 19, 1959;  
 thence West 100 feet along the South line of the North half of the Northeast quarter of the Southeast quarter of the Southwest quarter;  
 thence South 150 feet, parallel to the North-South quarter section line through said Section 9;  
 thence East 100 feet to a point on the West right of way line of Cedar Street, 150 feet South of the point of beginning;  
 thence North 150 feet along said West right of way line to the point of beginning.
- Parcel No. 3: Beginning at the Southwest corner of said Southeast quarter of the Southwest quarter;  
 thence Northerly 677.95 feet, parallel to the West line of said Southeast quarter of the Southwest quarter;  
 thence Easterly 435 feet, parallel to the South line of said Southeast quarter of the Southwest quarter;  
 thence Southerly 677.95 feet, parallel to the West line of said Southeast quarter of the Southwest quarter to the South line thereof;  
 thence Westerly 435 feet along said South line to the point of beginning.
- Parcel No. 4: Beginning at the Northwest corner of the said South half of the Northeast quarter of the Southeast quarter of the Southwest quarter;  
 thence along the North line thereof,  
 North  $88^{\circ}46'37''$  East 455.96 feet;  
 thence South  $2^{\circ}20'39''$  East 24.00 feet;  
 thence South  $88^{\circ}46'37''$  West 455.89 feet to intersect the West line of the said South half of the Northeast quarter of the Southeast quarter of the Southwest quarter;  
 thence along said West line, North  $2^{\circ}30'55''$  West 24.00 feet to the point of beginning.
- Parcel No. 5: Commencing at the true point of beginning of Baker County Partition Plat No. P2002-003; thence along the West right of way of Cedar Street, South  $2^{\circ}06'00''$  East, 330.00 feet to the TRUE POINT OF BEGINNING;  
 thence continuing along said right of way South  $2^{\circ}06'00''$  East 149.77 feet;  
 thence South  $89^{\circ}25'17''$  West 103.39 feet;  
 thence North  $02^{\circ}04'49''$  West 150.56 feet;  
 thence North  $89^{\circ}51'40''$  East 103.37 feet,  
 To intersect the said West right of way of Cedar Street and the true point of beginning.

805 07 0011

Parcel No. 6: Commencing at the true point of beginning of Baker County Partition Plat No. P2002-003; thence along the West right of way of Cedar Street, South 2°06'00" East, 179.88 feet TO THE TRUE POINT OF BEGINNING;  
thence North 89°46'02" West 150.64 feet;  
thence South 2°20'39" East 151.12 feet to intersect an existing fence line;  
thence North 89°51'40" East 149.96 feet to intersect said West right of way of Cedar street;  
thence along said right of way, North 2°06'00" West 150.12 feet to the true point of beginning.

ASSESSOR'S ACCOUNT NO.: 501 940 09C TL600 #270

**Parcel 4**

Location: 1435 Campbell Street, Baker City, OR 97814  
Legal: T9S R40E S16  
Tax Lot 1900

Lot 2, EXCEPTING THEREFROM the North 10 feet conveyed to the City of Baker in deed recorded September 14, 1972, in Deeds 72 37 044, CLARK'S ADDITION, in Baker City, County of Baker and State of Oregon.

ASSESSOR'S ACCOUNT NO.: 501 940 16CA TL 1900 #0654

**Parcel 5**

Location: Best Frontage Road/I-84, Baker City, OR 97814  
Legal: T9S R40E S9  
Tax Lot 400 (23.84 ac)

A parcel in the Northeast quarter of Section 9, Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and state of Oregon, as follows:

Beginning at a point on the East line of said section, 938.4 feet South of the Northeast corner thereof;  
thence West parallel to the North line of said section, 511.87 feet;  
thence South, parallel with the East line of said Section, 594 feet;  
thence West, parallel with the North line of said section, to the Easterly right of way line of the relocated Old Oregon Trail Highway (U.S. Highway, I-80 N);  
thence southerly along said Easterly right of way line of said highway to the South line of the Northeast quarter of said section;  
thence East along said South line to the Southeast corner of the Northeast quarter of said Section 9;  
thence North along the East line of said Northeast quarter 1,702 feet to the point of beginning.

ASSESSOR'S ACCOUNT NO.: 532 9 40 09A TL 400 #9248

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**Parcel 6**

Location: 1270 Campbell Street, Baker City, OR 97814  
Legal: T9S R40E S16  
Tax Lot 5500

Block 3, HYDE'S ADDITION, in Baker City, County of Baker and State of Oregon, as follows:

The West 21 feet of the South 15 feet of Lot 7;  
The West 21 feet of Lots 8 and 9;  
The West 21 feet of Lot 10; EXCEPTING THEREFROM the South 10 feet thereof, conveyed to the City of Baker, Oregon, by deed recorded March 31, 1971, in Deeds 71 13 027;  
The East 64 feet of Lot 11; EXCEPTING THEREFROM the South 10 feet thereof, conveyed to the City of Baker, Oregon, by deed recorded March 31, 1971, in Deeds 71 13 027;  
The East 64 feet of Lots 12 and 13;  
The East 64 feet of the South 15 feet of Lot 14.

ASSESSOR'S ACCOUNT NO.: 501 940 16BD TL 5500 #0631

**Parcel 7**

Location: 1425 Campbell Street, Baker City, OR 97814  
Legal: T9S R40E S16  
Tax Lot 1800

Lot 1, Block 1, CLARK'S ADDITION, in Baker City, County of Baker and State of Oregon;

EXCEPTING THEREFROM that portion conveyed to Baker City for street by deed recorded June 25, 1971, in Deeds 71 25 956.

ASSESSOR'S ACCOUNT NO.: 501 940 16CA TL 1800 #0653

**Parcel 8**

Location: 1510 Campbell Street, Baker City, OR 97814  
Legal: T9S R40E S16  
Tax Lot 3200

Land in BLOCK 1, J.J. CAMPBELL'S ADDITION, in Baker City, County of Baker and State of Oregon as follows:

Lots 1 and 2, EXCEPTING THEREFROM the South 10 feet.

Lots 14, 15, and 16

Also, all that portion of the South half of "A" (May) Street adjoining Lots 14, 15, and 16 on the South, vacated by Ordinance No. 1985, recorded January 12, 1927, in Deed Book 107, Page 161.

ASSESSOR'S ACCOUNT NO.: 501 940 16BD 3200 #0619

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SALEM, OR

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**Parcel 9**

Location: Summerfield West Subdivision, Baker County, OR  
Legal: T8S R39E S20  
Tax Lot 800

**Lot 1, SUMMERFIELD WEST SUBDIVISION, in the County of Baker and State of Oregon.**

ASSESSOR'S ACCOUNT NO.: 532 839 20 TL 800 #8600

**Parcel 10**

(Lewis Property)

In Township 9 South, Range 40 East of the Willamette Meridian, in the County of Baker and State of Oregon:

Section 18: The Southwest quarter, EXCEPTING THEREFROM the following three parcels:

Parcel 1: West Campbell Street right of way along the North line thereof.

Parcel 2: A parcel in the East half of the Southwest quarter described as follows: Beginning at the Northeast corner of said Southwest quarter;  
thence West 165 feet;  
thence South 1320 feet more or less, to the North bank of the Sally-McCord Ditch;  
thence East along said North bank 165 feet more or less, to the East line of said Southwest quarter;  
thence North 1320 feet, along the quarter section line to the point of beginning.

Parcel 3: Commencing at the Northwest corner of the Southwest quarter; thence North 89° 19' 15" East along the North boundary of the Southwest quarter, 1292.76 feet to the TRUE POINT OF BEGINNING;  
thence South 00° 40' 45" East 729.92 feet;  
thence North 89° 19' 15" East 334.83 feet;  
thence North 00° 40' 45" West 729.92 feet to the North boundary of the Southwest quarter;  
thence South 89° 19' 15" West 334.83 feet more or less, to the TRUE POINT OF BEGINNING.

ASSESSOR'S ACCOUNT NO.: 532 9 40 18 TL300 #9280 and TL500 #14287

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SALEM, OR

677218

B05 07 0014

STATE OF OREGON

County of Baker

} SS

I certify that this instrument was received and recorded in the book of records of said county.

Tamara J. Green  
Baker County Clerk

by *Baker Phillips* Deputy.

DOC#: 050700088

RCPT: 85494 51.00

2/11/2005 8:30 AM

REFUND: CK .00

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G-17719

SALEM, OR

OREGON SECRETARY OF STATE  
**► Corporation Division**

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**Business Name Search**

[New Search](#) [Printer Friendly](#) **Business Entity Data** 08-19-2013  
09:02

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
380448-97	DLLC	ACT	OREGON	08-28-2006	08-28-2014	
<b>Entity Name</b> INTERMOUNTAIN LAND LLC						
<b>Foreign Name</b>						

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[New Search](#) [Printer Friendly](#) **Associated Names** SEP 09 2013

<b>Type</b>	PPB	PRINCIPAL PLACE OF BUSINESS			SALEM, OR
<b>Addr 1</b>	1425 CAMPBELL ST				
<b>Addr 2</b>					
<b>CSZ</b>	BAKER CITY	OR	97814	<b>Country</b>	UNITED STATES OF AMERICA

*Please click here for general information about registered agents and service of process.*

Type	AGT	REGISTERED AGENT	Start Date	08-28-2006	Resign Date
<b>Name</b>	GREGORY	A	SACKOS		
<b>Addr 1</b>	1425 CAMPBELL ST				
<b>Addr 2</b>					
<b>CSZ</b>	BAKER CITY	OR	97814	<b>Country</b>	UNITED STATES OF AMERICA

Type	MGR	MANAGER	Resign Date
<b>Name</b>	GREGORY	A	SACKOS
<b>Addr 1</b>	1425 CAMPBELL ST		
<b>Addr 2</b>			
<b>CSZ</b>	BAKER CITY	OR	97814
<b>Country</b>	UNITED STATES OF AMERICA		

[New Search](#) [Printer Friendly](#) **Name History**

Name	Name
G-17710	

AFTER RECORDING RETURN TO:  
Intermountain Land, LLC  
1425 Campbell Street  
Baker City, OR 97814

SEND TAX STATEMENTS TO:  
Intermountain Land, LLC  
1425 Campbell Street  
Baker City, OR 97814

WARRANTY DEED

CHARLES P. HILL, individually and as trustee of the Paul V Hill Trust, Grantor, conveys and warrants to INTERMOUNTAIN LAND, LLC, an Oregon limited liability company, herein Grantee, that certain real property, free of encumbrances except as specifically set forth herein, more fully described on Exhibit "A" attached hereto and by this reference incorporated herein.

TOGETHER WITH any and all improvements, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including without limit, all water and water rights from any source, ditches and ditch rights appurtenant thereto or used in connection therewith.

SUBJECT TO reservations in federal patents, rights of the public as to any portion of the premises lying within the boundaries of roads or highways, covenants, conditions, restrictions, reservations and easements for all roads, road rights of way, ditches and canals, utilities and utility installations, all as the same appear of record.

SUBJECT TO the classification of the property as farm use. Grantees shall be responsible for any additional taxes or interest resulting from any disqualification of the property from such classification which arise as a consequence of actions of Grantees during Grantees ownership, and the exceptions shown on Exhibit "B" attached hereto and by this reference incorporated herein.

The true and actual consideration for this conveyance is \$600,000.00 and other valuable consideration, being the whole consideration,

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.**

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DATED this 1<sup>st</sup> day of August, 2007.

SEP 09 2013

*U. P. H.*

SALEM, OR

*U. P. H. TRUST Paul V Hill Trust*  
Charles P Hill, Individually and as Trustee  
Of the Paul V Hill Trust

G-1778

STATE OF Colorado)

Y ss:

ETC # 16908

B07 34 0338

**EXHIBIT "A"**

**The West half of the Southeast quarter of Section 18, Township 9 South, Range 40 East  
of the Willamette Meridian, in the County of Baker and State of Oregon.**

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G-17718