



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

Certificate of Water Right Ownership Update

5-53435

NOTICE TO SELLERS & BUYERS:

By law, all water belongs to the public (ORS 537.110). In almost every instance, a permit or water right certificate from the Water Resources Department is needed before using, diverting or storing water (ORS 537.130). However, most domestic wells do not require water rights. A certificate of water right stays with the land. In order to keep track of water right ownership, the Department requests that this form be submitted to the Department. **If for multiple rights, a separate form for each right will be required.**

Water that has been used for a long time in one place or that involves a water structure (like a dam) that already exists is no guarantee that there is a water right which would allow the water use to continue.

If you have any questions about this form or water right requirements, please contact your local watermaster or call the Water Resources Department at 503-986-0900.

Note: Please type or print legibly when filling in the following information. Use additional paper if necessary. RECEIVED BY OWRD

PROPERTY SELLER INFORMATION

Applicant(s): Ulysses Larsen JAN 09 2014
First Last
 Mailing Address: 19992 SW Oak Court SALEM, OR
Aloha OR 97007
City State Zip
 Phone: _____
Home Work Other

PROPERTY BUYER INFORMATION

Applicant(s): Glenn Glass glenglass6220@gmail.com
First Last
 Mailing Address: 5009 NW 124th Ave.
Portland OR 97229
City State Zip
 Phone: 503 643 2541 503 807 5982
Home Work Other

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Multnomah Township: 1 North Range: 1 West Section: 22

Tax Lot Number(s): R 324382

Street address of water right property: 5009 NW 124th Ave. Portland OR 97229

Water Right Information (attach copy of water right permit or certificate & final proof map):

Application #: _____ Permit #: 39760 Certificate or Page #: 83234

Will all the lands associated with this water right be owned by the buyer? Yes No

Name of individual completing this form: Glenn Glass Phone: 503 807 5982

Signature: [Signature] Date: 1-7-14

Please be sure to attach a copy of your property deed or legal description of the property.

Water Right Information Query Results	
Contact Information	Documents View all scanned documents
▼ Current contact information OWNER: U LARSEN ▶ 5009 NW 124TH AVE PORTLAND, OR 97229	▶ Application: S 53435 ▶ Permit: S 39760 document , paper map ▼ Certificate: 83234 document , paper map ▶ Signature: 3/30/2007 ▶ Type: Original ▶ View right with Web Mapping ▶ View Places of Use from Water Rights in the Same Area
Water Right Information	
Status: Non-Cancelled County: Multnomah, Washington File Folder Location: Salem Watermaster District: 18	
Point(s) of Diversion	
▶ POD 1 - BRONSON CREEK > BEAVERTON CREEK	
Place(s) of Use Add TRS grouping	
▶ Use - IRRIGATION (Primary) - 0.9 acres; Priority Date: 7/21/1975	
Water Right Genealogy	
↗ Permit: S 39760 ↳ Cert:83234 OR *	

[View Water Rights in same Family](#)

[Help understanding and working with the Water Rights Information System](#)

[Report Errors with Water Right Data](#)

[Return to WRIS Query](#)

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WATER RESOURCES DEPT.
SALEM, OREGON

Permit No. 39760

*APPLICATION FOR PERMIT

To Appropriate the Public Waters of the State of Oregon

I, U. S. LARSEN (Name of applicant)
of 5009 N.W. 124th AVE (Mailing address), PORTLAND (City),
State of OREGON, 97229 (Zip Code), do hereby make application for a permit to appropriate the

following described public waters of the State of Oregon, SUBJECT TO EXISTING RIGHTS:

If the applicant is a corporation, give date and place of incorporation

1. The source of the proposed appropriation is BRONSON CREEK (Name of stream),
a tributary of TUALATIN RIVER

2. The amount of water which the applicant intends to apply to beneficial use is
cubic feet per second .0250 (If water is to be used from more than one source, give quantity from each)

3. The use to which the water is to be applied is LAWN AND GARDEN
(Irrigation, power, mining, manufacturing, domestic supplies, etc.)

4. The point of diversion is located 96.5 ft. S (N. or S.) and 172 ft. E (E. or W.) from the N.W.
corner of SEC 22 T. 1 N. R. 1 W. W. M. (Section or subdivision)

(If preferable, give distance and bearing to section corner)

(If there is more than one point of diversion, each must be described. Use separate sheet if necessary)

being within the N.W. 1/4 OF THE N.W. 1/4 (Give smallest legal subdivision) of Sec. 22, Tp. 1 N. (N. or S.),
R. 1 W. (E. or W.), W. M., in the county of MULTNOMAH

5. The PIPE (Main ditch, canal or pipe line) to be 175 FT (Miles or feet)
in length, terminating in the N.W. 1/4 OF N.W. 1/4 (Smallest legal subdivision) of Sec. 22, Tp. 1 N. (N. or S.),
R. 1 W. (E. or W.), W. M., the proposed location being shown throughout on the accompanying map.

DESCRIPTION OF WORKS

Diversion Works—

6. (a) Height of dam feet, length on top feet, length at bottom
..... feet; material to be used and character of construction
(Loose rock, concrete, masonry,
rock and brush, timber crib, etc., wasteway over or around dam)

(b) Description of headgate
(Timber, concrete, etc., number and size of openings)

(c) If water is to be pumped give general description
(Size and type of pump)

(Size and type of engine or motor to be used, total head water is to be lifted, etc.)

* A different form of application is provided where storage works are contemplated. Such forms can be secured without charge, together with instructions, by addressing the State Engineer, Salem, Oregon 97310

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10. (a) To supply the city of
..... County, having a present population of
(Name of)
and an estimated population of in 19.....

(b) If for domestic use state number of families to be supplied

(Answer questions 11, 12, 13, and 14 in all cases)

- 11. Estimated cost of proposed works, \$ 950.00
- 12. Construction work will begin on or before COMPLETED
- 13. Construction work will be completed on or before
- 14. The water will be completely applied to the proposed use on or before APPROVAL OF APPLICATION

H. Hansen
(Signature of applicant)

Remarks:

USING 1/3 H.P. PUMP WITH A 3/4" DISCHARGE LINE

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STATE OF OREGON, }
County of Marion, } ss.

This is to certify that I have examined the foregoing application, together with the accompanying maps and data, and return the same for

In order to retain its priority, this application must be returned to the State Engineer, with corrections on or before, 19.....

WITNESS my hand this day of, 19.....

STATE ENGINEER

By ASSISTANT

PERMIT

STATE OF OREGON, }
County of Marion, } ss.

This is to certify that I have examined the foregoing application and do hereby grant the same, SUBJECT TO EXISTING RIGHTS and the following limitations and conditions:

The right herein granted is limited to the amount of water which can be applied to beneficial use and shall not exceed 0.03 cubic feet per second measured at the point of diversion from the stream, or its equivalent in case of rotation with other water users, from Bronson Creek

The use to which this water is to be applied is irrigation

If for irrigation, this appropriation shall be limited to 1/30th of one cubic foot per second or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2 1/2 acre feet per acre for each acre irrigated during the irrigation season of each year.

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and shall be subject to such reasonable rotation system as may be ordered by the proper state officer.

The priority date of this permit is July 21, 1975

Actual construction work shall begin on or before March 4, 1977 and shall thereafter be prosecuted with reasonable diligence and be completed on or before October 1, 1977

Complete application of the water to the proposed use shall be made on or before October 1, 1978

WITNESS my hand this 4th day of March, 1976

James C. Johnson
WATER RESOURCES DIRECTOR STATE ENGINEER

Application No. 53435
Permit No. 39760

PERMIT

TO APPROPRIATE THE PUBLIC WATERS OF THE STATE OF OREGON

This instrument was first received in the office of the State Engineer at Salem, Oregon, on the 21st day of July 1975, at 9:00 o'clock P. M.

Returned to applicant:

Approved:

Recorded in book No. 39760 of Permits on page

STATE ENGINEER

Drainage Basin No. 2 page 62820

Fees

STATE OF OREGON

COUNTY OF MULTNOMAH, WASHINGTON

CERTIFICATE OF WATER RIGHT

RECEIVED BY OWRC

THIS CERTIFICATE ISSUED TO

JAN 09 2014

U S LARSEN
5009 NW 124TH AVE
PORTLAND OR 97229

SALEM, OR

confirms the right to use the waters of BRONSON CREEK, tributary of Beaverton Creek, for IRRIGATION of 0.9 ACRE.

This right was perfected under Permit S-39760. The date of priority is JULY 21, 1975. The amount of water to which this right is entitled is limited to an amount actually used beneficially, and shall not exceed 0.01 CUBIC FOOT PER SECOND or its equivalent in case of rotation, measured at the point of diversion.

The point of diversion is located as follows:

Twp	Rng	Mer	Sec	Q-Q	Survey Coordinates
1 N	1 W	WM	22	NW NW	930 FEET SOUTH AND 230 FEET EAST FROM NW CORNER, SECTION 22

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second, or its equivalent for each acre irrigated, and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year. The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described.

A description of the place of use to which this right is appurtenant is as follows:


Twp	Rng	Mer	Sec	Q-Q	Acre
1 N	1 W	WM	22	NW NW	0.9

The use of water allowed herein may be made only at times when sufficient water is available to satisfy all prior rights, including prior rights for maintaining instream flows.

NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.484. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.484(2). Pursuant to ORS 536.075 and OAR 137-004-0080, you may either petition for judicial review or petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied. In addition, under ORS 537.260 any person with an application, permit or water right certificate subsequent in priority may jointly or severally contest the issuance of the certificate at any time before it has issued, and after the time has expired for the completion of the appropriation under the permit, or within three months after issuance of the certificate.

WITNESS the signature of the Water Resources Director, affixed MAR 30 2007.


Phillip C. Ward, Director
Water Resources Department

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GRANTOR:
Larsen Joint Trust
19992 SW Oak Court
Aloha, OR 97007

GRANTEE:
Glenn Glass and Catherine Glass, as tenants by
the entirety
6220 SW Madhatter Lane
Beaverton, OR 97008

SEND TAX STATEMENTS TO:
Glenn Glass and Catherine Glass
5009 NW 124th Avenue
Portland, OR 97229

AFTER RECORDING RETURN TO:
Glenn Glass and Catherine Glass
5009 NW 124th Avenue
Portland, OR 97229
Escrow No: 3626061857DCM-TTPOR55

READ & APPROVED
[Signature]
[Signature]

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

5009 NW 124th Avenue
Portland, OR 97229

STATUTORY WARRANTY DEED

Larsen Joint Trust, Grantor, conveys and warrants to Glenn Glass and Catherine Glass, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Multnomah, State of Oregon:

A tract of land in Section 22, Township 1 North, Range 1 West of the Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

Beginning at a point on the North line of the South 1/2 of the West 1/2 of the Northwest 1/4 of said Section 22 at a point 165 feet East, measured at right angles, from the West line of said section; thence on the North line of said South 1/2 of the West 1/2 of the Northwest 1/4 to the West line of said section; thence North 0°09' West on the West line of said section and the Willamette Meridian 537.75 feet; thence North 89°51' East 300 feet; thence South 0°09' East 87.75 feet; thence North 89°51' East, 160 feet to the Westerly line of a proposed 50 foot road; thence South 33°32'23" West on the Westerly line of said proposed road to the point North 0°09' West, 7.35 feet from the point of beginning; thence South 0°09' East 7.35 feet to the point of beginning.

EXCEPTING THEREFROM the following parcel:

Beginning at the Northwest corner of Section 22, Township 1 North, Range 1 West, Willamette Meridian, in the County of Multnomah and State of Oregon; thence South 0°09' East 1312.64 feet along the West line of Section 22; thence South 89°33' East 165.0 feet to the true point of beginning; thence South 89°33' East 25 feet to the center line of a road dedicated to the public by L.L. Thomas and Hallie R. Thomas, husband and wife; thence North 33°25' East 542.52 feet along the centerline of said road to a point; thence South 89°51' West 30 feet more or less to a point on the Westerly line of said road; thence South 33°25' West 533.35 feet along the Westerly line of said road; thence South 0°27' West, 7.35 feet to the true point of beginning.

TOGETHER WITH a one-quarter interest in a tract of land used for road purposes as set out in Ownership and Road Maintenance Agreement recorded August 12, 2010 as Fee No. 2010-100411.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$435,000.00. (See ORS 93.030)

easements of Record, if any.
2013/2014 Taxes a lien due, but not yet payable.

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

DATED: September 25, 2013

Larsen Joint Trust dated May 23, 2006

BY: _____
Joanne S. Huntley, Trustee

State of OREGON
COUNTY of _____

This instrument was acknowledged before me on September _____, 2013

by Joanne S. Huntley, Trustee of the Larsen Joint Trust dated May 23, 2006.

Notary Public - State of Oregon
My commission expires: _____

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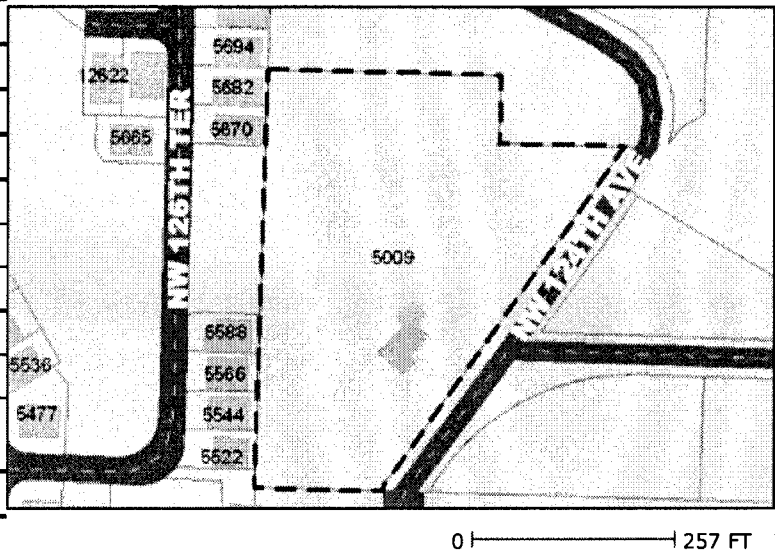
5009 NW 124TH AVE - FOREST PARK - MULTNOMAH COUNTY

[Explorer](#) | **Property** | [Maps](#) | [Projects](#) | [Crime](#) | [Census](#) | [Environmental](#) | [Transportation](#)

[Summary](#) | **Assessor** | [Permits/Cases](#) | [Block](#) | [Schools](#) | [Parks](#) | [Development](#) | [Garbage/Recycling](#) | [Noise](#) | [Historic Permits](#) | [Water](#) | [Documents](#)

General Information

Property ID	R324382
County	MULTNOMAH
State ID	1N1W22BB 1100
Alt Account #	R961220200
Map Number	221N1W OL
Site Info	
Site Address	5009 NW 124TH AVE
City/State/Zip	PORTLAND OR 97229
Owner Info (Privacy)	
Owner(s) Name	GLASS GLENN & GLASS, CATHERINE
Owner Address	5009 NW 124TH AVE
City/State/Zip	PORTLAND OR 97229-2559



Property Description

Tax Roll	SECTION 22 1N 1W, TL 1100 3.81 ACRES	Use	RESIDENTIAL IMPROVED
Lot	TL 1100	Block	

Tax Districts

101	PORT OF PORTLAND	134	TV FIRE/RESCUE DIST #1 JT
143	METRO	170	MULTNOMAH COUNTY
170L	MULT CO LIBRARY LOCAL OPT TAX	198	TRI-MET TRANSPORTATION
304	MULTNOMAH ESD	309	PORTLAND COMM COLLEGE
311	PORTLAND SCHOOL DIST #1		

Deed Information

Sale Date	Type	Instrument	Sale Price
09/25/2013	WARRANTY DEED	2013130531	\$435,000.00
	WARRANTY DEED	2006131504	\$0.00
	WARRANTY DEED	2006235099	\$0.00
	INST	RECEIVED BY OWRD BP17240599	\$0.00

Land Information

Type	JAN 09 2014	Acres	SQFT
RESIDENTIAL LAND	SALEM, OR	3.8100	0

Improvement Information

Improvement Type	SINGLE FAMILY RESIDENTIAL
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Improvement Value \$207,080.00	
Room Descriptions	
Building Class 1 STY W/BSMT	
Actual Year Built 1956	Effective Year Built 1956
Number of Segments 6	Construction Style RANCH
Foundation Type Concrete	Interior Finish
Roof Style	Roof Cover Type COMPOSITION
Flooring Type	Heating/AC Type Forced Air
Plumbing ONE FULL BATH, ONE HALF BATH	Fireplace Type BRICK 3

Improvement Details

# Segment Type	Class	Total Area
1 MAIN	4.0	1,751
2 FIN BSMT	4.0	920
3 DECK	4.0	400
4 BLACKTOP	4.0	1,500
5 CONCRETE	4.0	600
6 ATT GAR	4.0	696

Tax History

Year	Property Tax	Total Tax
2013	\$5,137.71	\$5,137.71
2012	\$4,591.10	\$4,591.10
2011	\$4,615.35	\$4,615.35
2010	\$4,285.06	\$4,285.06
2009	\$4,172.39	\$4,172.39
2008	\$3,989.39	\$3,989.39
2007	\$3,895.67	\$3,895.67
2006	\$3,385.61	\$3,385.61
2005	\$3,178.28	\$3,178.28
2004	\$3,638.42	\$3,638.42
2003	\$3,518.25	\$3,518.25
2002	\$3,414.36	\$3,414.36
2001	\$3,295.82	\$3,295.82
2000	\$3,140.39	\$3,140.39
1999	\$2,901.42	\$2,901.42
1998	\$2,838.97	\$2,838.97
1997	\$2,738.36	\$2,738.36

Assessment History

Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed
2013	\$207,080.00	\$231,500.00	\$0.00	\$438,580.00	\$0.00	\$302,030.00