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NOV 26 2014

SALEM, OR

November 17, 2014

Donald and Sharon Genasci
2217 NW Johnson
Portland, OR 97210

Donald and Sharon Genasci:


Attached is your application for a permit to use surface water from the North Umpqua River for one Domestic Expanded use on Tax Lot 300 and 2 Domestic Expanded on Tax Lot 400.

A Domestic Expanded water right allows for the irrigation of up to .50 acre lawn or non-commercial garden in conjunction with domestic use, but does not allow commercial irrigation of a vineyard.

You are allowed to irrigate up to .50 acre lawn or non-commercial garden from a well without the need for a water right permit. Any commercial irrigation or use of groundwater beyond the .50 acre exemption would require a water right permit. Given your proximity to the North Umpqua River, it is unlikely you would be issued a new groundwater right.

Please let me know if you have any questions regarding the allowed uses from either of these sources.

Sincerely,

Laura Duncan 
Assistant Watermaster
District 15
541-440-4255



Douglas County Courthouse
1036 SE Douglas, Room 306
Roseburg, OR 97470-1719
(541) 440-4255
Fax (541) 440-6264

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

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SECTION 1: APPLICANT INFORMATION AND SIGNATURE

Applicant Information

NAME DONALD OR SHARON GENASCI		PHONE (HM) 503-229-0525 SALEM, OR	
PHONE (WK)	CELL <i>line</i> 541-672-0483		FAX <i>503-229-0665</i>
ADDRESS 2217 NW JOHNSON			
CITY PORTLAND	STATE OR	ZIP 97210	E-MAIL * <i>sgenasci@spiritone.com</i>

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

* 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.)

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 packet.
- I cannot legally use water until the Water Resources Department issues a permit to me.
- The Department encourages all applicants to wait for a permit to be issued before beginning construction of any proposed diversion. 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.

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

Applicant Signature

S. Genasci
Applicant Signature

Print Name and title if applicable

Sharon Genasci
Print Name and title if applicable

Date

11.25.14
Date

Revised

For Department Use

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.

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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*).

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: 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>North Umpqua River</u>	Tributary to: <u>Umpqua River</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.)

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
North Umpqua River	3 Domestic Expanded	Year-round (.02 cfs)	<input checked="" 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
			<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: _____ 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: _____

- If the use is **municipal or quasi-municipal**, attach **Form M**
- If the use is **domestic**, indicate the number of households: 3
- 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): 1 Horsepower

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 through water pipes for domestic use and irrigation of up to .50 acre lawn/garden for 3 households.

B. Application Method

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

Household plumbing system and lawn/garden irrigation sprinklers.

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 public uses of affected surface waters.

Water is needed for domestic use and irrigation of .50 acre for each residence. Best residential management practices will be used to minimizing water use and prevent run off/eroxion.

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: ODFW approved fish screening will be installed on pump intake before diverting water.

Excavation or clearing of banks will be kept to a minimum to protect riparian or streamside areas.
Describe planned actions: None planned

Operating equipment in a water body will be managed and timed to prevent damage to aquatic life.
Describe: None planned

Water quality will be protected by preventing erosion and run-off of waste or chemical products.
Describe: Will use best residential management practices to prevent erosion and run-off.

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SECTION 7: PROJECT SCHEDULE

Date construction will begin: Upon issuance of permit

Date construction will be completed: October 1, 2016

Date beneficial water use will begin: October 1, 2017

SECTION 8: 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	Address	
City	State	Zip

SECTION 9: REMARKS

Use this space to clarify any information you have provided in the application.



Douglas County

Planning and Sanitation Pre-Application Worksheet

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OTHER ACTION

SALEM, OR

Worksheet Number WS14-0789	Applicant GENASCI, DONALD B & SHARON 2217 NW JOHNSON ST PORTLAND, OR 97210 (503) 229-0525	Owner GENASCI, DONALD B & SHARON AC & AM JOHNSON LIV TRUSTS & 2217 NW JOHNSON ST PORTLAND, OR 97210
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SITE INFORMATION

Site Address 1637 SABLE DR ROSEBURG, OR 97470	MTL 26-05W-21A-00400	Property ID Number (Primary) R31020	Size (Acres) 4.96
Improvement LUCS FOR WATER RIGHTS FOR OWRD		Proposed Use Land Use Compatibility Statement	
Existing Structures (Number and Type) SFD		Distance of Building Site from River, Creek, or Stream Bank >50'	
Directions NA			

As, for, or on behalf of, all property owners:

APPLICANT SIGNATURE: _____ **DATE:** _____

PLANNING DEPARTMENT INFORMATION

Zoning 5R	Overlays FP
---------------------	-----------------------

SETBACKS (Rural Residential - 5 Acre)

Front Property Line of Right of Way 30 Feet	Rear Line 10 Feet	Side Line 10 Feet	Exterior Side Line NA
Sign Code NO SIGN PROPOSED - N/A	Special Setback NA	Riparian Setback 50 FEET	
Parking Spaces Required NA	Building Height 45 Feet	Flood Plain Yes	Floor Height Above Ground OUT PER MAP- LUCS

Conditions of Approval
LUCS-WATER RIGHTS FOR IRRIGATION FOR OREGON WATER RESOURCES DEPARTMENT; WATER DIVERTED FROM TAX LOT 400 TO TAX LOT 300; MUST MEET ZONING AND SETBACK REQUIREMENTS.

Sanitation N/A	Sanitary District	Water N/A	Access Permit Required? NO
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Report Codes
NONSTRUCTURAL N/A N/A

Refer To

Approved By: JKA	Date: 11/21/2014	Receipt #: P18707	Amount: \$ 55.00	Expiration Date: 11/20/2015
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SANITATION INFORMATION

SE#	STP#	Existing System	System: Approved ___ Denied ___
Remarks			
By:	Date:	CSC Date:	

5-88023

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

WS14-0789
 RCPL # P18707
 R 31020 R 31012
 Zone: 5R

Applicant(s): Donald and Sharon Genasci

Mailing Address: 2217 NW Johnson

City: Portland

State: OR

Zip Code: 97210

Daytime Phone: 503-229-0525

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>26S.</u>	<u>5W.</u>	<u>21A</u>	_____	<u>400</u>	<u>5R</u>	<input checked="" type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	_____
<u>26S.</u>	<u>5W.</u>	<u>21A</u>	_____	<u>300</u>	<u>5R</u>	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" 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:

Douglas 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) North Umpqua River

Estimated quantity of water needed: .02 cubic feet per second gallons per minute acre-feet

Intended use of water: Irrigation Commercial Industrial Domestic for 3 household(s)
 Municipal Quasi-Municipal Instream Other _____

Briefly describe:

Domestic Expanded use for three households and irrigation of .50 acre lawn/garden for each household.

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.

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See bottom of Page 3. →

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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 is ~~SALEM, OR~~ 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): 3.8.050

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.

<p><u>R31012</u> <u>R 31020</u></p>	<p>DOUGLAS COUNTY PLANNING DEPARTMENT ROOM 106, JUSTICE BUILDING DOUGLAS COUNTY COURTHOUSE ROSEBURG, OR 97470</p>
---	--

Name: Jennifer Arnold Title: Planner
 Signature: Jenif Arnold Phone: 541-440-4289 Date: 11-21-14
 Government Entity: Douglas 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: _____

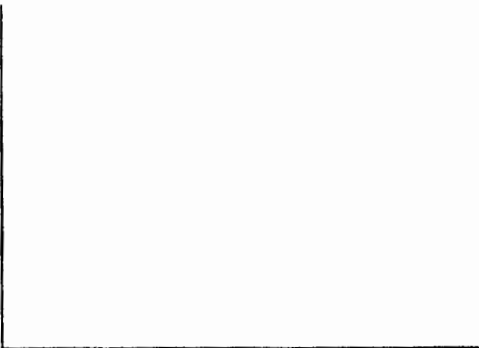
S-88033

The true consideration for this conveyance is \$1.00 (to comply with O.R.S. 93.030).

Grantor's Name and Address
Donald B. Genasci & Sharon Genasci
2217 NW Johnson St
Portland, OR 97210

Grantee's Name and Address
After recording, return to:
Donald B. Genasci & Sharon Genasci
2217 NW Johnson St
Portland, OR 97210

Until requested otherwise, send all tax Statements to:
Donald B. Genasci & Sharon Genasci
2217 NW Johnson St
Portland, OR 97210



Above Space Reserved for Recorder's Use

18239434

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Arthur C. Johnson and Anita M. Johnson, co-trustees of the Arthur C. Johnson Living Trust dated January 23, 2007 and Anita M. Johnson and Arthur C. Johnson, co-trustees of the Anita M. Johnson Living Trust Dated January 23, 2007, and Donald B. Genasci and Sharon Genasci, husband and wife, whose address is 2217 NW Johnson St, Portland, OR 97210 (herein referred to as Grantor, whether one or more) for valuable consideration of One Dollar (\$1.00) hereinafter stated does hereby remise, release and forever quitclaim unto Donald B. Genasci and Sharon Genasci, husband and wife, as tenants by the entirety, whose address is 2217 NW Johnson St, Portland, OR 97210 (herein referred to as Grantee, whether one or more), and unto Grantee's heirs, successors and assigns, all of the Grantor's right title and interest in and to that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Douglas County, Oregon, to-wit:

See Attached Exhibit A for Full Legal Description

Tax Account # 26-05W-21A-00400

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37(2004)). 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 AND 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37(2004)).

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5-8803

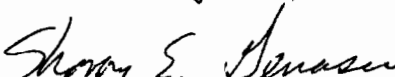
TO HAVE AND TO HOLD the same unto the said Grantee, his heirs, successors and assigns forever.

SUBJECT TO easements, reservations, exceptions, water rights, covenants, conditions and restrictions, if any.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Dated this 7th day of Aug, 2014.


Donald B. Genasci

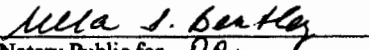

Sharon E Genasci

STATE OF OREGON)
County of Douglas) ss.

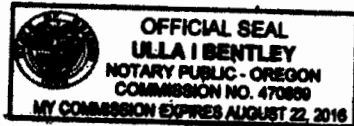
Aug 7, 2014

Personally appeared the above named **Donald B. Genasci and Sharon E. Genasci, husband and wife** acknowledged the foregoing instrument to be their voluntary act and deed as Trustees.

Before me:


Notary Public for OR

My commission expires: 8/22/16



NOTE: The parties are cautioned that by completing and executing this document, legal rights, duties and obligations are created. By signing, the parties acknowledge that they have been advised to seek and obtain independent legal counsel as to all matters contained in the within document prior to signing same and that said parties have obtained advice or choose to proceed without same.

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SALEM, OR


Dated this 7th day of August, 20 14.

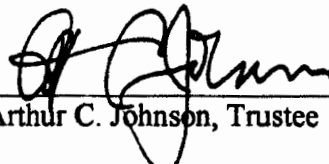
The Arthur C. Johnson Living Trust dated January 23, 2007


Arthur C. Johnson, Trustee


Anita M. Johnson, Trustee

The Anita M. Johnson Living Trust dated January 23, 2007


Anita M. Johnson, Trustee

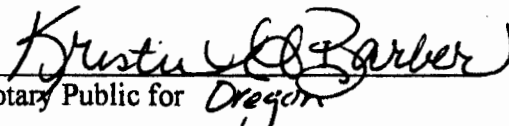

Arthur C. Johnson, Trustee

STATE OF OREGON)
County of Lane) ss.

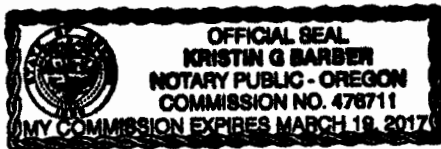
August 7, 20 14

Personally appeared the above named **Arthur C. Johnson and Anita M. Johnson, co-trustees of the Arthur C. Johnson Living Trust Dated January 23, 2007 and Anita M. Johnson and Arthur C. Johnson, co-trustees of the Anita M. Johnson Living Trust, dated January 23, 2007** acknowledged the foregoing instrument to be their voluntary act and deed as Trustees.

Before me:


Notary Public for Oregon

My commission expires: 3/19/17



NOTE: The parties are cautioned that by completing and executing this document, legal rights, duties and obligations are created. By signing, the parties acknowledge that they have been advised to seek and obtain independent legal counsel as to all matters contained in the within document prior to signing same and that said parties have obtained advice or choose to proceed without same.

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SALEM, OR

9-88033

Exhibit A
Legal Description

The following described property:

A parcel of land being a portion of Lots 1, 2 and 3 Wildwood, Douglas County, Oregon, and a vacated portion of Wildwood Road and being described as follows: Beginning at a 5/8 inch iron rod on the North bank of the North Umpqua River and on the Southerly line of said Lot 2 at a point that bears South 57 degrees 14' 34" West 10.25 feet from the Initial Point of said Wildwood; thence North 20 degrees 04' 08" West, parallel to, and 10 feet Westerly of the Easterly lines of said Lots 1 and 2, a distance of 456.28 feet to a 5/8 inch iron rod; thence South 71 degrees 29' 18" West 191.48 feet to a 5/8 inch iron rod on the Easterly line of that parcel deeded to Douglas County in Recorder's No. 84-3506, Records of Douglas County, Oregon; thence along the arc of a 50 foot radius curve to the right, the long chord of which bears South 39 degrees 42' 12" West 96.74 feet, 131.47 feet to a 5/8 inch iron rod; thence along the arc of a 261.17 foot radius curve to the right, the long chord of which bears North 64 degrees 53' 21" West 1.13 feet to a 5/8 inch iron rod; thence South 5 degrees 28' 51" West, parallel to and 20 feet Westerly of the Easterly line of said Lot 3, a distance of 545.69 feet to a 5/8 iron rod on the North bank of the North Umpqua River; thence following said North bank, North 66 degrees 59' 53" East 209.19 feet and North 57 degrees 14' 34" East 309.81 feet to the point of beginning.

APN: 26-05W-21A-00400

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SALEM, OR

588013

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK

2007-006687

Following Recording, Return to:
Richard L. Larson
Johnson, Clifton, Larson & Schaller, P.C.
1050 Citizens Building
975 Oak Street
Eugene, Oregon 97401-3124



00179941200700066870030039

\$31.00

03/21/2007 02:58:18 PM
DEED-BS Cnt=1 Stn=13 MAILDESK
\$15.00 \$11.00 \$5.00

BARGAIN AND SALE DEED

Grantor: **ARTHUR C. JOHNSON and ANITA JOHNSON**
2288 Birch Lane - Eugene, Oregon 97403

Grantee: **ARTHUR C. JOHNSON and ANITA M. JOHNSON, CO-TRUSTEES**
of The ARTHUR C. JOHNSON LIVING TRUST
2288 Birch Lane - Eugene, Oregon 97403

ANITA M. JOHNSON and ARTHUR C. JOHNSON, CO-TRUSTEES
of The ANITA M. JOHNSON LIVING TRUST
2288 Birch Lane - Eugene, Oregon 97403

Taxes : **ARTHUR C. and ANITA M. JOHNSON, CO-TRUSTEES**
975 Oak Street, Suite 1050 - Eugene, Oregon 97401-3124

Consideration Paid: **\$0.00 / ESTATE PLANNING**

KNOW ALL PERSONS BY THESE PRESENTS, That ARTHUR C. JOHNSON and ANITA JOHNSON, Husband and Wife, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey their one-half interest in the real property described below, in two equal shares, with one share unto ARTHUR C. JOHNSON and ANITA M. JOHNSON, CO-TRUSTEES of The ARTHUR C. JOHNSON LIVING TRUST dated January 23, 2007, and the other share unto ANITA M. JOHNSON and ARTHUR C. JOHNSON, CO-TRUSTEES of The ANITA M. JOHNSON LIVING TRUST dated January 23, 2007, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns. Following this conveyance, each Grantee shall own a one-fourth interest as tenant in common with the other Grantee, and also Donald B. and Sharon Genasci, husband and wife, in that certain real property with the tenements, hereditaments and appurtenances there unto belonging or in anywise appertaining, situated in the County of Douglas, State of Oregon, described as follows, to wit:

///

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BARGAIN AND SALE DEED - 1 of 3

SALEM, OR

S-88033

Parcel 1:

Map & Tax Lot # 26-05W-21A-00400 (4.96-acres)

1637 Sable Drive - Roseburg, Douglas County, Oregon

A parcel of land being a portion of Lots 1, 2 and 3 Wildwood, Douglas County, Oregon, and a vacated portion of Wildwood Road and being described as follows: Beginning at a 5/8 inch iron rod on the north bank of the North Umpqua River and on the southerly line of said Lot 2 at a point that bears South 57° 14' 34" West 10.25 feet from the Initial Point of said Wildwood; thence North 20° 04' 08" West, parallel to, and 10 feet Westerly of the easterly lines of said Lots 1 and 2, a distance of 456.28 feet to a 5/8 inch iron rod; thence South 71° 29' 18" West 191.48 feet to a 5/8 inch iron rod on the easterly line of that parcel deeded to Douglas County in Recorder's No. 84-3506, Records of Douglas County, Oregon; thence along the arc of a 50 foot radius curve to the right, the long chord of which bears South 39° 42' 12" West 96.74 feet, 131.47 feet to a 5/8 inch iron rod; thence along the arc of a 261.17 foot radius curve to the right, the long chord of which bears North 64° 53' 21" West 1.13 feet to a 5/8 inch iron rod; thence South 5° 28' 51" West, parallel to and 20 feet westerly of the easterly line of said Lot 3, a distance of 545.69 feet to a 5/8 iron rod on the north bank of the North Umpqua River; thence following said north bank, North 66° 59' 53" East 209.19 feet and North 57° 14' 34" East 309.81 feet to the point of beginning.

Parcel 2:

Map & Tax Lot # 26-05W-21A-00300 (3.24-acres)

Unimproved Lane - Roseburg, Douglas County, Oregon

Lot 1, and the easterly 10 feet of Lot 2, Wildwood, Douglas County, Oregon. Excepting therefrom that portion conveyed to Douglas County in deed, Recorder's No. 84-3506, Records of Douglas County, Oregon., Also excepting therefrom that portion conveyed to Arthur C. Johnson and Anita Johnson, husband and wife, and Donald Genasci and Sharon Genasci, husband and wife, in deed, Recorder's No. 90-8664, Records of Douglas County, Oregon.

PROPERTIES ARE SUBJECT TO covenants, conditions and restrictions of record as disclosed by Recorder's No. 68-5542, Records of Douglas County, Oregon; modified by agreement recorded July 15, 1969, Recorder's No. 69-7740, Records of Douglas County, Oregon.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

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BARGAIN AND SALE DEED - 2 of 3

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SALEM, OR

