

# 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](http://www.wrd.state.or.us)

## Water-Use Permit Application Processing

### 1. Completeness Determination

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

### 2. Initial Review

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

### 3. Public Notice

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

### 4. Proposed Final Order Issued

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

### 5. Public Notice

Within 7 days of issuing the PFO, the Department gives public notice in the weekly notice. Notice includes information about the application and the PFO. Protest must be received by the Department within 45 days after publication of the PFO in the weekly notice. Anyone may file a protest. The protest filing fee is \$350.00 for the applicant and \$700.00 for non-applicants. Protests are filed on approximately 10% of Proposed Final Orders. If a protest is filed the Department will attempt to settle the protest but will schedule a contested case hearing if necessary.

### 6. Final Order Issued

If no protests are filed, the Department can issue a Final Order within 60 days of the close of the period for receiving protest. If the application is approved, a permit is issued. The permit specifies the details of the authorized use and any terms, limitations or conditions that the Department deems appropriate.

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# 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<br>SEE ATTACHMENT A FOR REID RANCH, LLC & SELTZER/JOHNSON TRUST |                      | PHONE (HM)<br>SALEM, OR |                                |
| PHONE (WK)                                                           | CELL<br>206-399-0684 | FAX                     |                                |
| ADDRESS<br>1331 E LUDLOW RIDGE ROAD                                  |                      |                         |                                |
| CITY<br>PORT LUDLOW                                                  | STATE<br>WA          | ZIP<br>98365            | E-MAIL *<br>REIDVIVA@GMAIL.COM |

### Organization Information

|                                                |             |              |                                |     |
|------------------------------------------------|-------------|--------------|--------------------------------|-----|
| NAME<br>REID RANCH LLC & SELTZER/JOHNSON TRUST |             | PHONE        |                                | FAX |
| ADDRESS<br>1331 E LUDLOW RIDGE ROAD            |             | CELL         |                                |     |
| CITY<br>PORT LUDLOW                            | STATE<br>WA | ZIP<br>98365 | E-MAIL *<br>REIDVIVA@GMAIL.COM |     |

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

|                                     |             |                       |                                |     |
|-------------------------------------|-------------|-----------------------|--------------------------------|-----|
| AGENT / BUSINESS NAME<br>DAVID REID |             | PHONE<br>360-437-9977 |                                | FAX |
| ADDRESS<br>1331 E LUDLOW RIDGE ROAD |             | CELL<br>260-399-0684  |                                |     |
| CITY<br>PORT LUDLOW                 | STATE<br>WA | ZIP<br>98365          | E-MAIL *<br>REIDVIVA@GMAIL.COM |     |

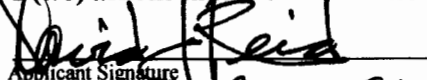
Note: Attach multiple copies as needed

\* 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.)

### By my signature below I confirm that I understand:

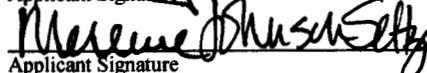
- I am asking to use water specifically as described in this application.
- Evaluation of this application will be based on information provided in the application packet.
- I cannot legally use water until the Water Resources Department issues a permit to me.
- The Department encourages all applicants 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

DAVID J. REID LLC MGR  
Print Name and title if applicable

12.10.14  
Date

  
Applicant Signature

Merlene Johnson-Seltzer  
Print Name and title if applicable

26 Dec '14  
Date

Revised

App. No. S-88043

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.

☒ 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*).

nONE

***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: Spring

Tributary to: Does not flow into Helms Creek

Source 2: \_\_\_\_\_

Tributary to: \_\_\_\_\_

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

### B. Applications to Use Stored Water

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

☐ Yes.

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

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

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

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

#### SECTION 4: WATER USE

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

*(1 cfs equals 448.8 gpm. 1 acre-foot equals 325,851 gallons or 43,560 cubic feet)*

| SOURCE | USE        | PERIOD OF USE         | AMOUNT                                                                                              |
|--------|------------|-----------------------|-----------------------------------------------------------------------------------------------------|
| Spring | Irrigation | March 1 to October 31 | 35 <input type="checkbox"/> cfs <input checked="" 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: 12 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: \_\_\_\_\_
- 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): 5 HP pump pushes water uphill from a pond to the vineyard.  
Pond serves as bulge in line under this use.

☐ Other means (describe): \_\_\_\_\_

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

### B. Application Method

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

Vineyard is irrigated with 1/2 gallon per hour pressure compensating emitters on polypipe down each row.

### 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.

Drip irrigation

## 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: Water source does not connect to a free running stream. Does not flow into Helms Creek
- ☒ Excavation or clearing of banks will be kept to a minimum to protect riparian or streamside areas.  
Describe planned actions: Work around the spring was completed in the early 1900. Pond was constructed in 1961
- ☒ Operating equipment in a water body will be managed and timed to prevent damage to aquatic life.  
Describe: No equipment is to be operated in a water body as all was is completed and healed.
- ☒ Water quality will be protected by preventing erosion and run-off of waste or chemical products.  
Describe: The use of drip emitters virtually eliminates any run off from the vineyard do to irrigation.

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## SECTION 7: PROJECT SCHEDULE

Date construction will begin: Spring has been developed since 1907

Date construction will be completed: Delivery system in place since 2000

Date beneficial water use will begin: About 2/3 of the vineyard has been planted since 2000; the remaining will be irrigated by 2019

## 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.

The source of water is a spring that rises on our property, does not form a natural channel, and does not flow off this property. It also does not flow overland to any natural channel.

The reason for this water right filing is that there is concern about wells being drilled on adjacent property that might affect this spring. We wish to make a record of this use so that if there is a problem in the future the use of water is "recorded".

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SALEM, OR

# 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](http://www.wrd.state.or.us)

## NOTE TO APPLICANTS

In order for your application to be processed by the Water Resources Department (WRD), this Land Use Information Form must be completed by a local government planning official in the jurisdiction(s) where your water right will be used and developed. The planning official may choose to complete the form while you wait, or return the receipt stub to you. Applications received by WRD without the Land Use Form or the receipt stub will be returned to you. Please be aware that your application will not be approved without land use approval.

**This form is NOT required if:**

- 1) Water is to be diverted, conveyed, and/or used only on federal lands; **OR**
- 2) The application is for a water right transfer, allocation of conserved water, exchange, permit amendment, or ground water registration modification, and all of the following apply:
  - a) The existing and proposed water use is located entirely within lands zoned for exclusive farm-use or within an irrigation district;
  - b) The application involves a change in place of use only;
  - c) The change does not involve the placement or modification of structures, including but not limited to water diversion, impoundment, distribution facilities, water wells and well houses; and
  - d) The application involves irrigation water uses only.

## NOTE TO LOCAL GOVERNMENTS

The person presenting the attached Land Use Information Form is applying for or modifying a water right. The Water Resources Department (WRD) requires its applicants to obtain land-use information to be sure the water rights do not result in land uses that are incompatible with your comprehensive plan. Please complete the form or detach the receipt stub and return it to the applicant for inclusion in their water right application. You will receive notice once the applicant formally submits his or her request to the WRD. The notice will give more information about WRD's water rights process and provide additional comment opportunities. You will have 30 days from the date of the notice to complete the land-use form and return it to the WRD. If no land-use information is received from you within that 30-day period, the WRD may presume the land use associated with the proposed water right is compatible with your comprehensive plan. Your attention to this request for information is greatly appreciated by the Water Resources Department. If you have any questions concerning this form, please contact the WRD's Customer Service Group at 503-986-0801.

5-88043

# 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: REID RANCH, LLC & SELTZER/JOHNSON TRUST  
First Last

Mailing Address: 1331 E LUDLOW RIDGE ROAD

PORT LUDLOW WA 98364 Daytime Phone: \_\_\_\_\_  
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: |
|----------|-------|---------|--------|-----------|-------------------------------------------------|----------------------------------------------|----------------------------------------------|------------------------------------------|--------------------|
| 3N       | 17E   | 35      | SW 1/4 | 2000      |                                                 | <input checked="" type="checkbox"/> Diverted | <input checked="" type="checkbox"/> Conveyed | <input checked="" type="checkbox"/> Used | Irrigation         |

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

Sherman 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) Spring

Estimated quantity of water needed: 35 ☐ 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:

Making a filing for water right with OWRD. The Spring rises on our property and does not flow off in Anyway. We are making the filing in hope a protest our use should someone try to drill a well nearby That may affect our spring. Use is to irrigate up to 12 acres.

**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. →

# For Local Government Use Only

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

## Please check the appropriate box below and provide the requested information

- ☒ Land uses to be served by the proposed water uses (including proposed construction) are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): Art. 3 Section 3.1 (a) 2. use permitted
- ☐ 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<br>(e.g., plan amendments, rezones,<br>conditional-use permits, etc.) | Cite Most Significant, Applicable Plan<br>Policies & Ordinance Section References | Land-Use Approval:                                                              |                                                                                      |
|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Permitted use                                                                                          | SCZO Art. 3, Section 3.1                                                          | <input checked="" type="checkbox"/> Obtained<br><input type="checkbox"/> Denied | <input type="checkbox"/> Being Pursued<br><input type="checkbox"/> Not Being Pursued |
|                                                                                                        |                                                                                   | <input type="checkbox"/> Obtained<br><input type="checkbox"/> Denied            | <input type="checkbox"/> Being Pursued<br><input type="checkbox"/> Not Being Pursued |
|                                                                                                        |                                                                                   | <input type="checkbox"/> Obtained<br><input type="checkbox"/> Denied            | <input type="checkbox"/> Being Pursued<br><input type="checkbox"/> Not Being Pursued |
|                                                                                                        |                                                                                   | <input type="checkbox"/> Obtained<br><input type="checkbox"/> Denied            | <input type="checkbox"/> Being Pursued<br><input type="checkbox"/> Not Being Pursued |
|                                                                                                        |                                                                                   | <input type="checkbox"/> Obtained<br><input type="checkbox"/> Denied            | <input type="checkbox"/> Being Pursued<br><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.

|                                                             |
|-------------------------------------------------------------|
| <b>RECEIVED BY OWRD</b><br><br>JAN 08 2015<br><br>SALEM, OR |
|-------------------------------------------------------------|

Name: Georgia L. Macnab Title: Sherman County Planning Director

Signature: \_\_\_\_\_ Phone: 541-565-3601 Date: 12-19-14

Government Entity: Sherman County

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

## Receipt for Request for Land Use Information

Applicant name: David Reid

City or County: Sherman Staff contact: Georgia Macnab

Signature: Georgia L. Macnab Phone: 541-565-3601 Date: 12-19-14



State of Oregon  
Water Resources Department  
725 Summer Street NE, Suite A  
Salem, OR. 97301-1271  
(503) 986-0900  
www.wrd.state.or.us

REV. 11/20/03

## SPRING DESCRIPTION SHEET

1. Is the spring on the property owned by the applicant? YES ☒ NO ☐
2. If not, give name and address of legal owner: \_\_\_\_\_  
\_\_\_\_\_
3. Have you secured consent of the legal owner of the spring to appropriate water and for construction of your delivery system? YES ☐ NO ☐
4. If you do not have such consent, do you expect to secure right-of-way through condemnation? YES ☐ NO ☐
5. What is the maximum flow from the spring in gallons per minute or cubic feet of water per second?  
What is the maximum flow? \_\_\_\_\_  
Is flow measured or estimated? MEASURED ☐ ESTIMATED ☐
6. Does the stream flowing from the spring form a well defined natural channel?  
YES ☐ NO ☒
7. Does the water flow off the lands on which it first arises? YES ☐ NO ☒
8. Give the name of the stream or other body of water into which the water from the spring flows: \_\_\_\_\_
9. If the water from the spring sinks or evaporates before reaching other water, give the distance water flows from spring before vanishing: \_\_\_\_\_
10. Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I certify that the information I have provided on this form is accurate, true and correct to the best of my knowledge:

Applicant

*David Reid*  
Signature

12.10.14

Date

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Signature

*Merlene Johnson Seltz*

Date

26 Dec '14

JAN 08 2015

S-88043

SALEM, OR

Permit to use surface water

Applicants:

Seltzer/Johnson Trust  
1921 Lion Place  
Wenatchee, WA 98801  
Merlene Seltzer, Trustee  
509-662-0178  
merlenes@me.com

Reid Ranch, LLC  
1331 East Ludlow Ridge Road  
Port Ludlow, WA 98635  
David Reid, Manager  
360-437-9977  
reidiviva@gmail.com

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SALEM, OR

S-08043



## Property Profile

Prepared For:  
Larry Toll  
Tenneson Engineering

Property Address:  
3N17E-2000, Wasco, OR 97065

Property Parcel Number:  
3N17E-2000-001 and 2000-002

### Includes the following:

- Last Vesting Document
- Tax Information
- Plat Map

Prepared by:  
Diane Chabot

Please email your customer service requests to [thedalles@ameri-title.com](mailto:thedalles@ameri-title.com)

**Serving Gilliam, Sherman and Wasco Counties!**

The following information is provided at no cost and is for informational purposes only. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, the company assumes no liability for any errors or omissions contained herein.

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JAN 08 2015

S-88043

SALEM, OR

Real Roll? Taxable

FARM USE POTENTIAL ADDITIONAL TAX LIAB

-Yr +Yr Search Search Situs << >> Prop Cls: 551 Appraisal:

Year/Ref: 2014 477 Add Map/Lot: 03N 17 00 00 2000 002 Code: 72 MCl: 551 ValA: 4 Zone:

<< >> Delete Undelete Xnum: Mar/Mod: Dim:

Name: REID RANCH LLC %: 1.000000  
 C/O: DAVID J REID, MANAGER  
 Address: 1331 E LUDLOW RIDGE ROAD  
 PORT LUDLOW, WA  
 Zip: 98365  
 SD Def:

| Etl Als |  |
|---------|--|
| Name    |  |
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Add Modify Delete

## NOTES

Acres: 238.15 Spc Assmt: 0.00  
 RMV Land: 62,130 MAV Base: 83,190  
 RMV Strc: 68,250 Exception: 0  
 RMV Tot: 130,380 MAV Total: 83,190  
 M5 Land: 61,970 Asst: 83,190  
 M5 Strc: 68,250 Vet Exm: 0  
 M5 Total: 130,220 Net Asst: 83,190

| Ownership |            |                |
|-----------|------------|----------------|
| Ref#      | % Interest | Name           |
| 477       | 1.000000   | REID RANCH LLC |
|           |            |                |
|           |            |                |
|           |            |                |
|           |            |                |
|           |            |                |
|           |            |                |
|           |            |                |
|           |            |                |

Total Interest: 1.000000

| Related Accounts |          |
|------------------|----------|
| Ref#             | Relation |
|                  |          |
|                  |          |
|                  |          |
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Add Modify Delete

Save Close Clear Land Imp Xcept SpAss RedTag Chg File Comments Legal JV Situs Saleg Tax

Old Parent#. If blank, will be filled with Ref#

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JAN 08 2015

SALEM, OR

Real Roll? Taxable

FARM USE POTENTIAL ADDITIONAL TAX LIAB

TAX HISTORY - tx102

Ref#: 477 Map.Lot: 03N170000 2000 002 Code: 0072 FARM USE POTENTIAL ADDITIONAL TAX LIAB

Owner: REID RANCH LLC

C/O: DAVID J REID, MANAGER

Address: 1331 E LUDLOW RIDGE ROAD

Search

PORT LUDLOW, WA

98365

Int Date: 10/16/2014

| JV | Tax Year | Roll | Total Tax | Amt Paid | Assd Value | Tax Due | Interest | Discount | Total Due |
|----|----------|------|-----------|----------|------------|---------|----------|----------|-----------|
|    | 2013     | Real | 1,306.34  | 1,306.34 | 81,680     | 0.00    | 0.00     | 0.00     | 0.00      |
|    | 2012     | Real | 1,268.32  | 1,268.32 | 79,330     | 0.00    | 0.00     | 0.00     | 0.00      |
|    | 2011     | Real | 1,247.31  | 1,247.31 | 77,900     | 0.00    | 0.00     | 0.00     | 0.00      |
|    | 2010     | Real | 1,219.84  | 1,219.84 | 75,650     | 0.00    | 0.00     | 0.00     | 0.00      |
|    | 2009     | Real | 1,178.97  | 1,178.97 | 73,120     | 0.00    | 0.00     | 0.00     | 0.00      |
|    | 2008     | Real | 1,160.06  | 1,160.06 | 71,610     | 0.00    | 0.00     | 0.00     | 0.00      |
|    | 2007     | Real | 1,113.11  | 1,113.11 | 67,760     | 0.00    | 0.00     | 0.00     | 0.00      |
|    | 2006     | Real | 1,111.83  | 1,111.83 | 67,170     | 0.00    | 0.00     | 0.00     | 0.00      |
|    | 2005     | Real | 1,072.11  | 1,072.11 | 64,400     | 0.00    | 0.00     | 0.00     | 0.00      |
|    | 2004     | Real | 1,054.07  | 1,054.07 | 63,480     | 0.00    | 0.00     | 0.00     | 0.00      |

1,329.51

0.00

39.89-

1,289.62

+ Fees:

0.00

= Grand Total:

1,289.62

SHUS aa10112

Apprit: 477

Add

Modify

RedTag

Comment

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SALEM, OR

Real

Roll?

Taxable

FARM USE POTENTIAL ADDITIONAL TAX LIABI

Yr: +Yr:   
 Year/Ref: 2014 476   
 Search Search Situs << >>   
 Add Map/Lot: 03N 17 00 00 2000 001 Code: 72 MCls: 551 ValA: 4 Zone:   
 << >> Delete Undelete Xnum: Man/Mod: Dim:

Name: SELTZER, MERLENE TRUSTEE %: 1.000000   
 C/O: SELTZER/JOHNSON TRUST   
 Address: 1921 LION PLACE   
 WENATCHEE, WA   
 Zip: 98801   
 SD Def:

Et Als   
 Name   
 Add   
 Modify   
 Delete

NOTES   
 Add   
 Modify   
 Delete

Acres: 238.15 Spc Assmt: 0.00   
 RMV Land: 62,130 MAV Base: 83,190   
 RMV Strc: 68,250 Exception: 0   
 RMV Tot: 130,380 MAV Total: 83,190   
 M5 Land: 61,970 Asst: 83,190   
 M5 Strc: 68,250 Vol Exm: 0   
 M5 Total: 130,220 Net Asst: 83,190

Ownership   
 Ref# % Interest Name   
 476 1.000000 SELTZER, MERLENE   
 Total Interest: 1.000000

Related Accounts   
 Ref# Relation   
 Add   
 Modify   
 Delete

Save Close Clear Land Imp Xcept SpAss RedTags Chg File Comments Legal JV Situs Saleg Tax

Old Parent#: If blank, will be filled with Ref#

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## TAX HISTORY - tx102

Ref#: 476 Map.Lot: 03N170000 2000 001 Code: 0072 FARM USE POTENTIAL ADDITIONAL TAX LIAB

Owner: SELTZER, MERLENE TRUSTEE

C/O: SELTZER/JOHNSON TRUST

Address: 1921 LION PLACE

WENATCHEE, WA

98801

Int Date: 10/16/2014

**Search**

| JV | Tax Year  | Roll | Total Tax | Amt Paid | Assd Value | Tax Due  | Interest | Discount | Total Due |
|----|-----------|------|-----------|----------|------------|----------|----------|----------|-----------|
|    | 2014 Real |      | 1,374.51  | 1,374.51 | 81,190     | 1,374.51 | 0.00     | 0.00     | 1,374.51  |
|    | 2013 Real |      | 1,306.34  | 1,306.34 | 81,680     | 0.00     | 0.00     | 0.00     | 0.00      |
|    | 2012 Real |      | 1,268.32  | 1,268.32 | 79,330     | 0.00     | 0.00     | 0.00     | 0.00      |
|    | 2011 Real |      | 1,247.31  | 1,247.31 | 77,900     | 0.00     | 0.00     | 0.00     | 0.00      |
|    | 2010 Real |      | 1,219.84  | 1,219.84 | 75,650     | 0.00     | 0.00     | 0.00     | 0.00      |
|    | 2009 Real |      | 1,178.97  | 1,178.97 | 73,120     | 0.00     | 0.00     | 0.00     | 0.00      |
|    | 2008 Real |      | 1,160.06  | 1,160.06 | 71,610     | 0.00     | 0.00     | 0.00     | 0.00      |
|    | 2007 Real |      | 1,113.11  | 1,113.11 | 67,760     | 0.00     | 0.00     | 0.00     | 0.00      |
|    | 2006 Real |      | 1,111.83  | 1,111.83 | 67,170     | 0.00     | 0.00     | 0.00     | 0.00      |
|    | 2005 Real |      | 1,072.11  | 1,072.11 | 64,400     | 0.00     | 0.00     | 0.00     | 0.00      |
|    | 2004 Real |      | 1,054.07  | 1,054.07 | 63,480     | 0.00     | 0.00     | 0.00     | 0.00      |

|          |      |        |          |
|----------|------|--------|----------|
| 1,329.51 | 0.00 | 39.89- | 1,289.62 |
|----------|------|--------|----------|

|                |             |
|----------------|-------------|
| <b>+ Fees:</b> | <b>0.00</b> |
|----------------|-------------|

**= Grand Total: 1,289.62**

| Tag | Comment |
|-----|---------|
|-----|---------|

Delete

**Isx**

SHUS aa10112

App#: 476

GRADE: HIGH SCHOOL

Add

Modify

Delete

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SALEM, OR

100010

STATE OF OREGON }  
County of Sherman }

**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**

KATHRYN E. HOLLAND, Attorney  
900 Washington Street, Suite 820  
Vancouver, WA 98660

**MAIL TAX STATEMENTS TO:**

Merlene Seltzer, Trustee  
1921 Lion Place  
Wenatchee, WA 98801

I hereby certify that this document was  
received and recorded

on 1-7-10 at 10:22 AM

and assigned No. 100010  
in the Microfilm Deed

Records of said county AH 15

A&T 11 LC 10 Rec 15 GIS 15

Jenine McDermid, County Clerk

by Jenine McDermid

**QUIT CLAIM DEED**

Documentary transfer tax is none. No consideration (mere change in identity).

THE GRANTORS, RICHARD M. JOHNSON and MERLENE SELTZER,

hereby **CONVEY AND QUIT CLAIM TITLE** to

MERLENE SELTZER, Trustee of the SELTZER/JOHNSON TRUST dated May 11, 2009,

the following-described real estate situated in the County of Sherman, State of Oregon, including  
any interest therein which Grantors may hereafter acquire:

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

TOGETHER WITH AND SUBJECT TO easements, covenants, conditions,  
restrictions and reservations of record, if any.

Parcel Account No.: 02N170000 300 001  
03N170000 2000 001

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SALEM, OR

QUIT CLAIM DEED - 1  
SELTZER, MERLENE Quit Claim Deed Sherman Co Property to Trust

PASST HOLLAND & REYNOLDS, PLLC  
ATTORNEYS AT LAW  
900 Washington Street, Suite 820  
Vancouver, Washington 98660  
(360) 593-1910 • (503) 222-8201

100010

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. 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.

DATED: 28 December, 2009.

Merlene Seltzer  
MERLENE SELTZER, individually and  
as attorney-in-fact for Richard M. Johnson under  
Durable Power of Attorney dated May 11, 2009

STATE OF WASHINGTON )  
County of Chelan ) : ss.

I certify that MERLENE SELTZER appeared personally before me and that I know or have satisfactory evidence that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 28th day of December, 2009.



Judith L Dalton  
NOTARY PUBLIC FOR WASHINGTON  
My Commission Expires: 5.7.2012

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QUIT CLAIM DEED - 2  
SELTZER, MERLENE Quit Claim Deed Sherman Co Property to Trust

JAN 08 2015

PABST HOLLAND & REYNOLDS, PLLC  
ATTORNEYS AT LAW  
900 Washington Street, Suite 820  
Vancouver, Washington 98660  
(360) 693-1910 • (503) 222-9201

SALEM, OR

100010

**Exhibit "A"**

**Parcel 1:**

**TOWNSHIP 2 NORTH RANGE 17 EAST OF THE WILLAMETTE MERIDIAN, in the County of Sherman and State of Oregon:**

- Section 1: The South half.  
Section 2: The Southeast quarter; the Northwest quarter; and the North half of the Southwest quarter.  
Section 3: The North half, EXCEPTING THEREFROM that portion conveyed to Sherman County by deed recorded January 4, 1936 in Book X, page 505, Sherman County Deed Records.  
Section 11: The Northeast quarter.  
Section 12: The Northwest quarter of the Northeast quarter; the Northwest quarter; and the North half of the Southwest quarter.

**Parcel 2:**

**TOWNSHIP 3 NORTH, RANGE 17 EAST OF THE WILLAMETTE MERIDIAN, in the County of Sherman and State of Oregon:**

- Section 34: The South half, EXCEPTING THEREFROM that portion conveyed to Sherman County by deed recorded January 4, 1936 in Book X, Page 505, Sherman County Deed Records.  
Section 35: The Southwest quarter.

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Exhibit A  
Page 1 of 1

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