

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.oregon.gov/waterresources

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SECTION 1: APPLICANT INFORMATION AND SIGNATURE

Applicant Information

NAME		WATER RESOURCES DEPT PHONE SALEM, OREGON	
PHONE (WK)	CELL	FAX	
ADDRESS			
CITY	STATE	ZIP	E-MAIL*

Organization Information

NAME VALLEY FALLS FARM LLC		PHONE (503) 692-9666	FAX
ADDRESS 9955 SW POTANO ST		CELL CHRIS@PACIFICFOODS.COM	
CITY TUALATIN	STATE OR	ZIP 97062	E-MAIL

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

AGENT / BUSINESS NAME DOANN HAMILTON/PACIFIC HYDRO-GEOLOGY, INC		PHONE (503) 632-5016	FAX (503) 632-5983
ADDRESS 18487 S. VALLEY VISTA ROAD		CELL (503) 349-6946	
CITY MULINO	STATE OR	ZIP 97128	E-MAIL* PHGDMH@GMAIL.COM

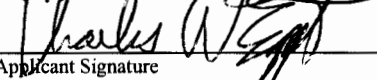
Note: Attach multiple copies as needed

* 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.
- 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.

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


Applicant Signature

CHARLES W. EGBERT
Print Name and title if applicable

5/15/15
Date

Applicant Signature

Print Name and title if applicable

Date

For Department Use		
App. No. <u>6-19090</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 TL 10S3W 18 401, 402, 600 and 603
 - There are no encumbrances.
 - This land is encumbered by easements, rights of way, roads or other encumbrances.

- No TL 10S3W 08 600, 10S3W 17 100, and 10S3W 18 1000
 - 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*).

Charles Eggert
 9955 SW Potano
 Tualatin, OR 97062

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Note: Charles Eggert is a managing member of Valley Falls Farms LLC

WATER RESOURCES DEPT
 SALEM, OREGON

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
Well 1 (LINN 4869)	Wilson Lake	4,250 feet	5-10 feet
Well 2	Wilson Lake	4,200 feet	5-10 feet
Well 3	Wilson Lake	4,200 feet	5-10 feet
Well 4	Wilson Lake	4,900 feet	5-10 feet
Well 5	Wilson Lake	6,150 feet	5-10 feet

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 specifications given in the table below are estimates only. The actual well construction will be based on conditions encountered in the field. The objective will be to construct a well which develops water from the alluvial aquifer.

SECTION 3: WELL DEVELOPMENT, CONTINUED

Source (aquifer), if known: Alluvium

G-10080

Total maximum rate requested: 3.17 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.

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)
Well 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LINN 4869	<input type="checkbox"/>	8 inch	0 to 54 feet	44 to 54 feet	0 to 18 feet	19 feet	Alluvium	60 feet		
Well 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	10-12 inch	0 to 75 feet	40 to 75 feet	0 to 20 feet	NA	Alluvium	75 feet		
Well 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	10-12 inch	0 to 75 feet	40 to 75 feet	0 to 20 feet	NA	Alluvium	75 feet		
Well 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	10-12 inch	0 to 75 feet	40 to 75 feet	0 to 20 feet	NA	Alluvium	75 feet		
Well 5	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	10-12 inch	0 to 75 feet	40 to 75 feet	0 to 20 feet	NA	Alluvium	75 feet		
Total Combined	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>								~1,400	634.5
	<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. MARI 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 1 through October 31	634.5 AF

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: 253.8 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: 634.5

- 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 well(s)?

Pump (give horsepower and type): 45 Hp (approximate 300 gpm estimated) submersible pump

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 diverted from the well using a submersible pump and conveyed through a mainline consisting of several hydrants for either hand lines or wheel lines with impact sprinklers.

B. Application Method

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

Impact sprinklers or wheel line.

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.

Irrigation of grass pasture and possibly corn will be accomplished using primarily impact sprinklers and wheel lines using best management practices to prevent waste. Best management practices will be followed to prevent impacts to surface waters and riparian habitat.

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: NA Acreage inundated by reservoir: NA

Use(s): NA

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

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): NA

USE OF STORED GROUND WATER	PERIOD OF USE
NA	NA

SECTION 8: PROJECT SCHEDULE

Date construction will begin: As soon as the permit is issued

Date construction will be completed: four years after permit issued

Date beneficial water use will begin: five years after permit issued

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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 <u>NA</u>	Address	
City	State	Zip

SECTION 10: REMARKS

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

None.

G-18090

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: VALLEY FALL FARMS, LLC
First

Mailing Address: 9955 SW POTANO ST

Tualatin
City

OR
State

97062
Zip

Daytime Phone: (503) 692-9666

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 SALEM, OREGON

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:
10S	3W	8		600		<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Irrigation
10S	3W	17		100		<input checked="" type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Irrigation
10S	3W	18		401		<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Irrigation
10S	3W	18		402		<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Irrigation
10S	3W	18		600		<input checked="" type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Irrigation
10S	3W	18		603		<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Irrigation
10S	3W	18		1000		<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:

Linn 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: 3.17
 cubic feet per second
 gallons per minute
 acre-feet

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

Briefly describe:

Water will be used for the irrigation of pasture grass and possibly corn.



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): CC 928.310(B)(1).
- 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
		<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.

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Name: Alyssa Boles Title: Planner
 Signature: Alyssa Boles Phone: 501 967 3810 Date: 5/15/15
 Government Entity: Linn County

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



Receipt for Request for Land Use Information

Applicant name: _____
 City or County: _____ Staff contact: _____
 Signature: _____ Phone: _____ Date: _____

G-10000

STATUTORY WARRANTY DEED

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor: Laurie M. Larson and June Hummel
Grantee: Valley Falls Farms, L.L.C., an Oregon limited liability company

Until a change is requested, all tax statements shall be sent to the following address:
Valley Falls Farms, L.L.C., an Oregon limited liability company
Kaye Barnes
19480 SW 97th Ave.
Tualatin OR 97062

After Recording return to:
Valley Falls Farms, L.L.C., an Oregon limited liability company
Kaye Barnes
19480 SW 97th Ave.
Tualatin OR 97062

Escrow No 913046 DLF
Title No.

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WATER RESOURCES DEPT
SALEM, OREGON

LAURIE M. LARSON and JUNE HUMMEL, Grantor, conveys and warrants to VALLEY FALLS FARMS, L L C , AN OREGON LIMITED LIABILITY COMPANY, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Linn County, Oregon, to wit:

See legal description attached hereto and by reference made a part hereof

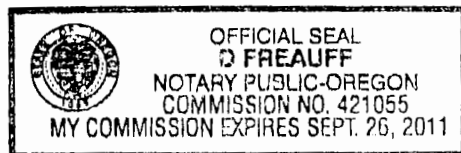
The said property is free from encumbrances except: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS, AND EASEMENTS OF RECORD, IF ANY

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

The true consideration for this conveyance is \$609,383.26 (Here comply with the requirements of ORS 93.030)

Dated this 15 day of Jan, 2008.

Laurie M. Larson
Laurie M. Larson
June Hummel
June Hummel



State: OR
County: ~~Linn~~ Marion

The foregoing instrument was acknowledged before me this 15 day of Jan, 20 08 by:

Laurie M. Larson and June Hummel

Freauff
Notary Public
My Commission Expires: 9/26/2011

SPECIAL WARRANTY DEED – STATUTORY FORM

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor: Robert Reider
Grantee: Valley Falls Farms, L.L.C., an Oregon limited liability company

Until a change is requested, all tax statements shall be sent to the following address:
Valley Falls Farms, L.L.C., an Oregon limited liability company
32453 Millersburg Rd. And 38847 Groshon Rd. NE
Albany OR 97321

After Recording return to:
Valley Falls Farms, L.L.C., an Oregon limited liability company
32453 Millersburg Rd. And 38847 Groshon Rd. NE
Albany OR 97321

Escrow No. 913046 DLF
Title No.

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WATER RESOURCES DEPT
SALEM, OREGON

Robert Reider, Grantor, conveys and specially warrants to VALLEY FALLS FARMS, L.L.C., AN OREGON LIMITED LIABILITY COMPANY, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein situated in Linn County, Oregon, to wit:

See legal description attached hereto and by reference made a part hereof

THIS DEED IS BEING GIVEN TO RELEASE ALL RIGHT TITLE AND INTEREST AND AND TO THE CERTAIN CONTRACT OF SALE RECORDED _____ AS FEE NUMBER _____

The said property is free from encumbrances except: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS, AND EASEMENTS OF RECORD, IF ANY.

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.

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

Dated this 16 day of January, 2008.

Robert Reider
Robert Reider

State: OR
County: Linn

The foregoing instrument was acknowledged before me this 16 day of January, 2008 by:
Robert Reider



Lisa Kutsch
Notary Public
My Commission Expires: 9-21-09

LEGAL DESCRIPTION – Deed Description

PARCEL I:

Beginning at a 1 inch iron rod in the center of the County Road, said 1 inch iron rod being the South line of the North half of the Edmund C. McLain Donation Land Claim 70 in Township 10 South, Range 3 West of the Willamette Meridian in Linn County, Oregon, and South 89°47' West 2319.24 feet from the Southeast corner of said North half; and running thence North 8°30' East along the center line of said county road, 328.0 feet; thence North 89°47' East parallel to the South line of the North half of said Donation Land Claim 70, a distance of 373.0 feet to a 1/2 inch iron rod; thence South 8°30' West parallel to the County Road, 328.0 feet to a 1/2 inch iron rod on the South line of the North half of said Donation Land Claim 70; thence South 89°47' West along said South line, 373.0 feet to the point of beginning. SAVE AND EXCEPT that portion of the above described tract of land lying within the boundaries of public roads and highways.

PARCEL II:

Beginning on the East line of and South 1°45' East 25 chains from the Northeast corner of the Edmund C. McLain DLC 70 in Township 10 South, Range 3 West of the Willamette Meridian, Linn County, Oregon; and running thence South 1°45' East along said East line 15.04 chains to the Southeast corner of the North half of said DLC 70; thence South 89°47' West along the South line of said North half 1946.24 feet to a 1/2 inch iron rod which is North 89°47' East 373.0 feet from the centerline of the County Road; thence North 8°30' East parallel to said County Road, 328.0 feet to a 1/2 inch iron rod; thence South 89°47' West parallel to the South line of the North half of said DLC 70, a distance of 373.0 feet to the centerline of said County Road; thence Northerly along said centerline to the Northwest corner of that parcel conveyed to George L. Rohner, et ux by deed recorded in Book 287, Page 713 of Deed Records; thence Easterly along the North line of said parcel to the point of beginning.

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WATER RESOURCES DEPT
SALEM, OREGON

G-18090

**ASSIGNMENT AND CONVEYANCE BY OWNER OF
VENDEE'S INTEREST IN LAND SALE CONTRACT
VENDOR'S CONSENT TO ASSIGNMENT**

Assignors

June Hummel
Laurie Larson
38831 Groshong NE
Albany, OR 97321

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WATER RESOURCES DEPT
SALEM, OREGON

Assignee

Valley Falls Farms, L.L.C.
19480SW 97th Ave.
Tualatin, OR 97062

After recording return this instrument to:

Joel D. Kalberer
Weatherford, Thompson, Cowgill,
Black & Schultz, P.C.
PO Box 667
Albany, OR 97321

After Recording Send Taxes to:

Valley Falls Farms, L.L.C.
attn: Kaye Barnes
19480 SW 97th Ave.
Tualatin, OR 97062

RECITALS:

A. June Hummel and Laurie Larson (Assignors) are the owners of the vendee's interest in a Land Sale Contract dated August 31, 2007 as amended by Addendum dated September 10, 2007 (Contract) between Robert Rieder, as Seller (Contract Seller), and Assignors as Purchasers. A Memorandum of the Contract is recorded _____, 2007 at _____, Linn County Recording office.

B. The property, which is the subject of the contract, is described as follows (the Property):

See Exhibit "A"

C. Assignors desire to assign and convey their interests in the Contract and the Property to Valley Falls Farms, L.L.C., an Oregon limited liability company (Assignee). Assignee desires to acquire such interests on the terms and conditions set forth below and in the Contract.

G-10090

AGREEMENT

1. **Assignment and Conveyance.** Assignors hereby assign their interest in the Contract and convey their interests in the Property to Assignees.
2. **Covenants.** Assignors covenant as follows:
 - 2.1 Assignors are the owners of the vendee's interest in the Contract;
 - 2.2 Assignors are not in default under the terms of the Contract;
 - 2.3 The vendee's interest in the Contract is subject to all liens and encumbrances of record; and
 - 2.4 **The unpaid balance of the purchase price due under the Contract is determined by the collection escrow, First American Account Servicing.**
3. **Assignee Assumption.** Assignee hereby assumes the payment obligations of the vendee under the Contract as well as each and every obligation provided in the Contract and agrees to defend, indemnify, and hold Assignors harmless therefrom.
4. **Consideration.** The consideration paid for this assignment is the assumption of the Contract by Assignee which said balance is \$474,766.74. In addition, Assignor and Contract Seller shall remove, from the Exhibit B list of the Contract, the Massey Ferguson Tractor, steel scraper, and sprayer as listed in Exhibit B of the Contract. The parties acknowledge that these three items are no longer part of the Contract.
5. **Attorney fees.** In the event assignees or assignors shall take any action, judicial or otherwise, to enforce or interpret any of the terms of this assignment, the prevailing party shall be entitled to recover from the other party all expenses which it may reasonably incur in taking such action, including but not limited to costs incurred in searching records, the cost of title reports, surveyors' reports and foreclosure reports and attorney fees, whether incurred in a suit or action or appeal from a judgment or decree therein or in connection with nonjudicial action.

In the event that Assignees file for protection under the U.S. Bankruptcy Act during the term of this agreement, assignees shall pay assignors all of assignor's attorneys' fees and costs incurred to protect assignor's interest in the real property during the term of the bankruptcy, whether or not assignor is the prevailing party.
6. **Consent.** This assignment and conveyance is conditioned upon the written consent of the Contract Seller provided below.

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WATER RESOURCES DEPT
SALEM, OREGON

G-18090

ASSIGNORS:

Laurie Larson
Laurie Larson

June Hummel
June Hummel

ASSIGNEE:

Valley Falls Farms, L.L.C., an Oregon limited
Liability company
Charles W. Eggert
Charles W. Eggert, Manager

* * *

**SELLER'S CONSENT ASSIGNMENT OF PURCHASER'S
INTEREST IN LAND SALE CONTRACT**

1. The above recitals are material incorporated herein.
2. The terms of the Contract require the express written consent of Contract Seller to assign Assignors' interest to Assignee.
3. By this document, Seller expressly consents to the assignment of the Original Buyer's interest in the Contract to the Assignee.
4. Seller expressly consents to the Assignee recording the above Assignment in the Linn County recorder's office.
5. The Contract Seller hereby consents to the above assignment of the vendee's interest in the Contract. This Consent does not release the Assignors' liability under the Contract.

Dated: _____, 2007

Contract Seller

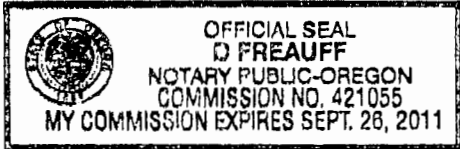
Robert Rieder

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MAY 21 2015

WATER RESOURCES DEPT
SALEM, OREGON

G-18090

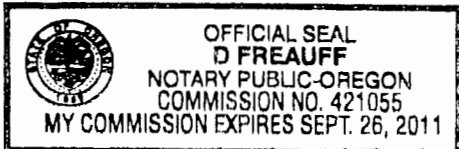


STATE OF OREGON)
) ss.
County of Linn Marion)

Personally appeared the above named LAURIE M. LARSON, and acknowledged the foregoing instrument by her voluntary act and deed.

DATED this 15 day of Jan, 2008

D. Freauff
Notary Public for Oregon
My commission Expires: 9-26-2011



STATE OF OREGON)
) ss.
County of Linn Marion)

Personally appeared the above named JUNE HUMMEL, and acknowledged the foregoing instrument by her voluntary act and deed.

DATED this 15 day of Jan, 2008

D. Freauff
Notary Public for Oregon
My commission Expires: 9-26-2011

STATE OF OREGON)
) ss.
County of Mult)

Personally appeared the above named CHARLES W. EGGERT, Manager of Valley Falls Farms, L.L.C., an Oregon limited liability company and acknowledged the foregoing instrument by his voluntary act and deed.

DATED this 16 day of Jan, 2008

D. Freauff
Notary Public for Oregon
My commission Expires: 9-26-2011



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WATER RESOURCES DEPT
SALEM, OREGON

STATE OF OREGON)
) ss.
County of _____)

Personally appeared the above named ROBERT RIEDER, and acknowledged the foregoing instrument by his voluntary act and deed.

DATED this ____ day of _____, 2007.

Notary Public for Oregon
My commission Expires: _____

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LEGAL DESCRIPTION – Construct Assumption Description

PARCEL III:

Real property located in Linn County, Oregon, more particularly described as follows: Beginning in 20.40 chains North of the Southeast corner of the E.C. McClain DLC No. 70 in Section 18, Township 10 South, Range 3 West of the Willamette Meridian, Linn County, Oregon; thence West 38.70 chains to the center of the County Road; thence North 8° 30' East along the center of the County Road, 20.93 chains to the North boundary of the South half of said claim; thence East along the said boundary 35.14 chains to the East boundary of said claim; thence South 1° 45' East along the said East boundary 20.45 chains to the point of beginning, Linn County, Oregon.

EXCEPT THE FOLLOWING: Beginning at the intersection of the North line of the South half of the DLC of Edmund C. McClain, being Claim No. 70 in Section 18, Township 10 South, Range 3 West of the Willamette Meridian, Linn County, Oregon, and the center line of County Road No. 311, said point being North 40.85 chains and West 35.14 chains from the Southeast corner of said DLC No. 70; thence South 8° 30' West along the center of said road a distance of 270.00 feet to a 1/2 inch rod; thence South 81° 30' East a distance of 900.00 feet to a 1/2 inch rod; thence North 8° 30' East a distance of 407.98 feet to a 1/2 inch rod in the North line of the South half of said Claim No. 70; thence South 89° 47' West along said North line a distance of 910.52 feet to the point of beginning.

ALSO EXCEPT: That property conveyed to Linn County by deed recorded September 16, 1976 in Volume 145, page 284, Linn County MF records and by deed recorded July 29, 1977 in Volume 173, page 128, Linn County MF records.

ALSO EXCEPT: That property lying South of County Road No. 310 conveyed to Vern L. Peer and Mary A. Peer by deed recorded February 25, 1980 in Volume 257, page 4, Linn County MF records.

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MAY 21 2015

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SALEM, OREGON

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