



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

Certificate of Water Right Ownership Update

NOTICE TO SELLERS & BUYERS:

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

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

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

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

PROPERTY SELLER INFORMATION

Applicant(s): Lawrence F. Meyers
First Last
 Mailing Address: 10209 Sweet Creek Road
Mapleton Oregon 97453
City State Zip
 Phone: 619-402-0213 619-994-5083
Home Work Other

PROPERTY BUYER INFORMATION

Applicant(s): Melvin L. and Viola M. Hoffman
First Last
 Mailing Address: 92235 River Road
Junction City Oregon 97448
City State Zip
 Phone: 541-998-1249
Home Work Other

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Lane Township: 18 South Range: 10 West Section: 10

Tax Lot Number(s): TL 01006

Street address of water right property: 10209 Sweet Creek Road, Mapleton, Oregon 97453

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

Application #: S 48240 Permit #: S 35715 Certificate or Page #: 43386

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

Name of individual completing this form: Melvin and Viola Hoffman Phone: 541-998-1249

Signature: Melvin L. Hoffman Viola Hoffman Date: 6-25-15

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

RECEIVED BY OWRD

Water Right Information Query Results	
Contact Information	Documents View all scanned documents
▼ Current contact information OWNER: ▶ CARL & RUTH RAESLER 4485 AVALON AVE EUGENE, OR 97402	▶ Application: S 48240 ▶ Permit: S 35715 document , paper map ▼ Certificate: 43386 document , paper map ▶ Signature: 7/26/1976 ▶ Type: Original ▶ View right with Web Mapping ▶ View Places of Use from Water Rights in the Same Area
Water Right Information	
Status: Non-Cancelled County: Lane File Folder Location: Salem Watermaster District: 2	
Point(s) of Diversion	
▶ POD 1 - UNNAMED STREAM > SIUSLAW RIVER	
Place(s) of Use Add TRS grouping	
▶ Use - DOMESTIC (Primary); Priority Date: 9/9/1971	
Water Right Genealogy	
-No genealogy records available for this water right, try the family link below instead.	

[View Water Rights in same Family](#)

[Report Errors with Water Right Data](#)

[Return to WRIS Query](#)

RECEIVED BY OWRD

JUL 13 2015

SALEM, OR

RECEIVED
MAY 19 1971
STATE ENGINEER
SALEM, OREGON

CERTIFICATE NO. 43326

Permit No. 35715

ASSIGNED, See Misc. REG., Vol. 5 Page 843
*APPLICATION FOR PERMIT

To Appropriate the Public Waters of the State of Oregon

I, HAROLD T. WASHBURN
(Name of applicant)

of Route 2, Box 345, Mapleton, Oregon 97453
(Mailing address)

State of Oregon, do hereby make application for a permit to appropriate the following described public waters of the State of Oregon, SUBJECT TO EXISTING RIGHTS:

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

1. The source of the proposed appropriation is an un-named stream
(Name of stream)
The Siuslaw River
(Name of stream)

2. The amount of water which the applicant intends to apply to beneficial use is .01 (1/100)
cubic feet per second.
(If water is to be used from more than one source, give quantity from each)

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

4. The point of diversion is located approximately
1320 ft. East and 1900 ft. North from the Southwest
(N. or S.) (E. or W.)
corner of Section 10, Township 18 South, Range 11 West of the Willamette Meridian,
(Section or subdivision)
Lane County, Oregon

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

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

being within the N E 1/4 S. W. 1/4 of Sec. 10, Tp. 18 South
(Give smallest legal subdivision) (N. or S.)
R. 10 W, W. M., in the county of Lane
(E. or W.)

5. The plastic pipe line to be approximately 1/2 mile
(Main ditch, canal or pipe line) (Miles or feet)
in length, terminating in the S E 1/4 N W 1/4 of Sec. 10, Tp. 18 South
(Smallest legal subdivision) (N. or S.)
R. 10 W, W. M., the proposed location being shown throughout on the accompanying map.
(E. or W.)

DESCRIPTION OF WORKS

Diversion Works—

6. (a) Height of dam 8 feet, length on top 100 feet, length at bottom 150 feet; material to be used and character of construction dirt and rock
(Loose rock, concrete, masonry)
slide already in place
rock and brush, timber crib, etc., wasteway over or around dam)

(b) Description of headgate none, Intake is mouth of plastic pipe
(Timber, concrete, etc., number and size of openings)

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

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

*A different form of application is provided where storage works are contemplated.
**Application for permits to appropriate water for the generation of electricity, with the exception of municipalities, must be made to the Hydroelectric Commission. Either of the above forms may be secured, without cost, together with instructions by addressing the State Engineer, Salem, Oregon.

RECEIVED BY OWRD

JUL 13 2015

SALEM, OR

10. (a) To supply the city of _____

County, having a present population of _____

(Name of)

and an estimated population of _____ in 19_____

(b) If for domestic use state number of families to be supplied Maximum of 5

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

11. Estimated cost of proposed works, \$ 200.00

12. Construction work will begin on or before all done

13. Construction work will be completed on or before already completed

14. The water will be completely applied to the proposed use on or before April 15, 1971

Donald T. Washburn
(Signature of applicant)

Remarks: This is water for domestic use piped from the hill above the road on the south bank of the Siuslaw River down to the house between the road and the river.

RECEIVED BY OWRD

JUL 13 2015

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

SALEM, OR

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

In order to retain its priority, this application must be returned to the State Engineer, with corrections on or before August 4th, 19 71
December 31st 71

WITNESS my hand this 4th day of June, 19 71
3rd November 71

RECEIVED RECEIVED
NOV 24 1971 SEP 9 1971

STATE ENGINEER STATE ENGINEER
SALEM, OREGON SALEM OREGON

CHRIS L. WHEELER

STATE ENGINEER

By Larry W. Jebousek

Larry W. Jebousek

ASSISTANT

PERMIT

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

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

The right herein granted is limited to the amount of water which can be applied to beneficial use and shall not exceed 0.01 cubic feet per second measured at the point of diversion from the stream, or its equivalent in case of rotation with other water users, from unnamed stream

The use to which this water is to be applied is domestic use for five families

If for irrigation, this appropriation shall be limited to _____ of one cubic foot per second or its equivalent for each acre irrigated _____

RECEIVED BY OWRD

JUL 13 2 15

SALEM, OR

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

The priority date of this permit is September 9, 1971

Actual construction work shall begin on or before March 16, 1973 and shall thereafter be prosecuted with reasonable diligence and be completed on or before October 1, 1973.

Complete application of the water to the proposed use shall be made on or before October 1, 1974.

WITNESS my hand this 16th day of March, 19 72

Chris L. Wheeler
STATE ENGINEER

Application No. 48240
Permit No. 35715

PERMIT

TO APPROPRIATE THE PUBLIC WATERS OF THE STATE OF OREGON

This instrument was first received in the office of the State Engineer at Salem, Oregon, on the 5th day of May, 19 71, at 8:00 o'clock A. M.

Returned to applicant:

Approved:

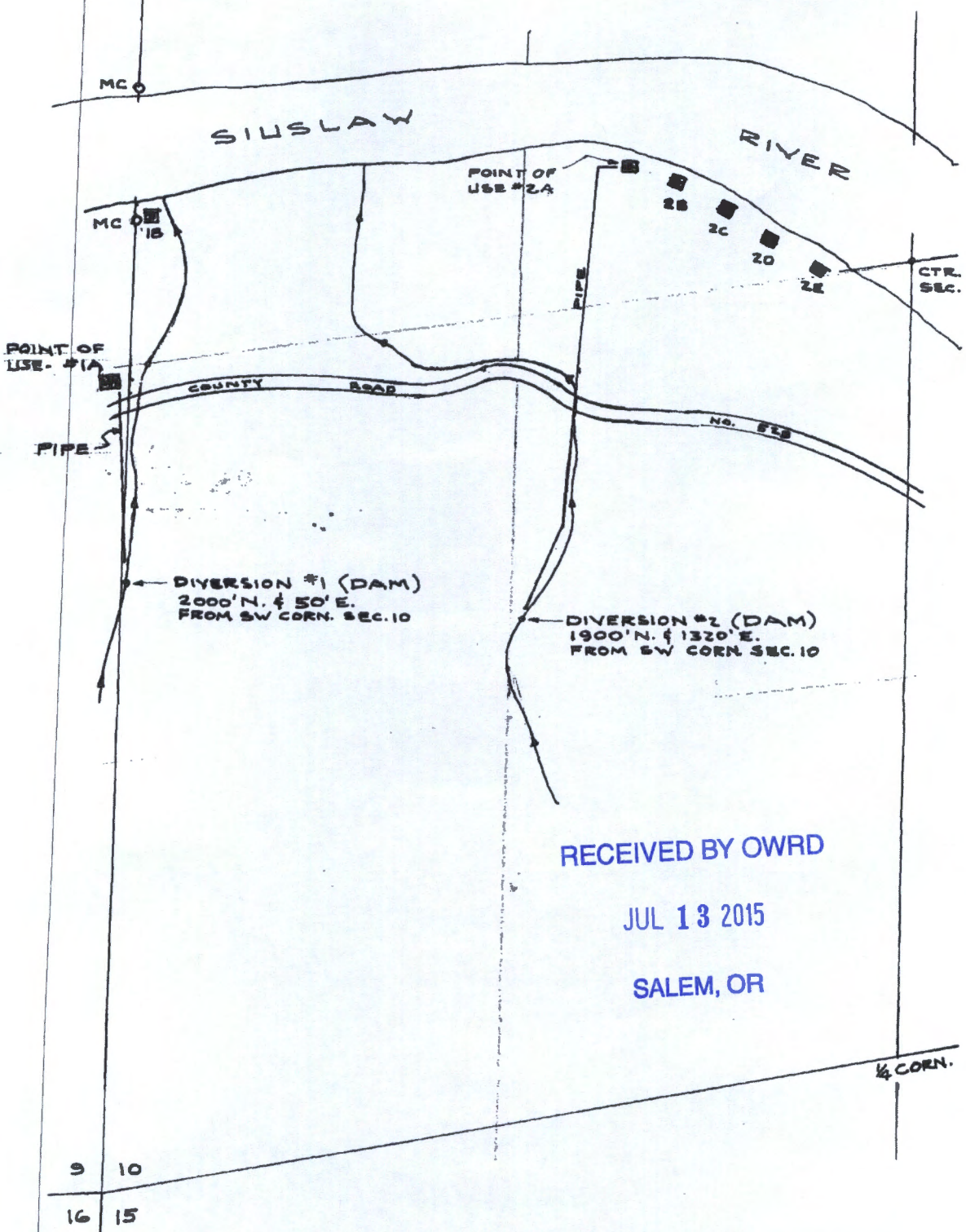
March 16, 1972

Recorded in book No. _____ of _____
Permits on page 35715

CHRIS L. WHEELER
STATE ENGINEER

Drainage Basin No. 18 page 201
Fees 25.00

RECEIVED
STATE ENGINEER
SALEM, OREGON



RECEIVED BY OWRD

JUL 13 2015

SALEM, OR

RECEIVED
STATE ENGINEER
SALEM, OREGON



WATER RIGHTS MAP
HAROLD T. WASHBURN
SCALE 1"=400' SEPT. 1971
SEC. 10 & 9 T18S R10W W.M.
LANE CO., OREGON.

Application No. 48239, 48240
Permit No. 35714, 35715

2



Lane County Clerk
 Lane County Deeds & Records
2015-030424
 06/26/2015 09:21:18 AM
 RPR-DEED Cnt=1 Str=7 CASHIER 02 1pages
 \$5.00 \$11.00 \$10.00 \$21.00 \$47.00

TITLE NO. 0290832
 ESCROW NO. FL15-6595 - BW
 TAX ACCT. NO. 0994713
 MAP/TAX LOT NO. 18 10 10 00 01006

GRANTOR

LAWRENCE F. MEYERS, First Trustee of THE BROADWAY TRUST, a Business Trust dated May 29, 1992

GRANTEE

MELVIN L. HOFFMAN and VIOLA M. HOFFMAN
 92235 RIVER ROAD
 JUNCTION CITY, OR 97448

Until a change is requested
 all tax statements shall be
 sent to the following address:
 SAME AS GRANTEE

After recording return to:
 CASCADE TITLE CO.
 811 WILLAMETTE
 EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

LAWRENCE F. MEYERS, First Trustee of THE BROADWAY TRUST, a Business Trust dated May 29, 1992, Grantor,

conveys and warrants to

MELVIN L. HOFFMAN and VIOLA M. HOFFMAN, as tenants by the entirety, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

Lot 1, BIG CHINOOK ACRES, as platted and recorded in Book 57, Page 25, Lane County Oregon Plat Records, in Lane County, Oregon.

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

Except the following encumbrances:
 Covenants, Conditions, Restrictions and Easements of record.

The true consideration for this conveyance is \$175,000.00.

Dated this 22 day of June, 2015.

LAWRENCE F. MEYERS, First Trustee of THE BROADWAY TRUST, a Business Trust dated May 29, 1992

BY: Lawrence F. Meyers
 LAWRENCE F. MEYERS, FIRST TRUSTEE

State of Oregon
 County of Lane

This instrument was acknowledged before me on June 22, 2015 by LAWRENCE F. MEYERS, First Trustee of THE BROADWAY TRUST, a Business Trust dated May 29, 1992.



Elizabeth Woodyard
 (Notary Public for Oregon)
 My commission expires 9-30-17

RECEIVED BY OWRD

JUL 13 2015



06/19/2015

MELVIN L. HOFFMAN
VIOLA M. HOFFMAN
92235 RIVER ROAD
JUNCTION CITY, OR 97448

ESCROW NO: FL15-6595
PROPERTY ADDRESS: 10209 SWEET CREEK ROAD
MAPLETON, OR 97453

The above mentioned escrow has been opened to accommodate your purchase of the above referenced property. We enclose the following for your review or requested action:

Copy of Preliminary Title Report for your review

Copy of Exceptions

Other _____

PLEASE NOTE THAT FUNDS DUE TO CLOSE ESCROW MUST EITHER BE IN THE FORM OF A WIRE, CASHIER'S CHECK OR CERTIFIED CHECK, OR CREDIT UNION CHECK. I WILL NOTIFY YOU PRIOR TO CLOSING WITH THE AMOUNT NEEDED TO CLOSE.

I look forward to working with you on this transaction and will be in contact with you again when we near the closing date. In the meantime, if you have any questions, please feel free to contact me.

SINCERELY,
CASCAD E ESCROW

for *Came*
BETH WOODYARD
ESCROW OFFICER

Enclosure

cc:

RECEIVED BY OWRD

JUL 13 2015

OPENBUY (BW)

MAIN OFFICE

811 WILLAMETTE ST. * EUGENE, OREGON 97401
PH: (541) 687-2233 * FAX: (541) 485-0307
E-MAIL: INFO@CASCADETITLE.COM

FLORENCE OFFICE

715 HWY 101 * FLORENCE, OREGON 97439
MAILING: PO BOX 508 * FLORENCE, OREGON 97439
PH: (541) 997-8417 * FAX: (541) 997-8246
E-MAIL: FLORENCE@CASCADETITLE.COM

SALEM, OR



PRELIMINARY TITLE REPORT

CASCADE ESCROW
ATTN: BETH WOODYARD
PO BOX 508
FLORENCE, OR 97439

June 17, 2015
Report No: 0290832
Your No: FL15-6595
Seller: THE BROADWAY TRUST
Buyer: HOFFMAN

PRELIMINARY REPORT FOR:

Owner's Standard Policy \$175,000.00
Mortgagee's Standard Loan Policy (SIMUL) \$140,000.00

PREMIUMS:

Owner's Standard Premium \$638.00
Mortgagee's Standard Loan Premium (SIMUL) \$100.00

We are prepared to issue 2006 (6/17/06) ALTA title insurance policy(ies) of CHICAGO TITLE INSURANCE COMPANY, in the usual form insuring the title to the land described as follows:

Lot 1, BIG CHINOOK ACRES, as platted and recorded in Book 57, Page 25, Lane County Oregon Plat Records, in Lane County, Oregon.

Vestee:

LAWRENCE F. MEYERS, First Trustee and
MARVAL JEAN MEYERS, Second Trustee of
THE BROADWAY TRUST,
a Business Trust dated May 29, 1992

RECEIVED BY OWRD

JUL 13 2015

Estate:

FEE SIMPLE

SALEM, OR

DATED AS OF: JUNE 09, 2015 at 8:00 A.M.

Schedule B of the policy(ies) to be issued will contain the following general and special exceptions unless removed prior to issuance:

GENERAL EXCEPTIONS (Standard Coverage Policy Exceptions):

- 1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

No liability is assumed hereunder until policy has been issued and full policy premium has been paid.

MAIN OFFICE

811 WILLAMETTE ST. * EUGENE, OREGON 97401
PH: (541) 687-2233 * FAX: (541)485-0307
E-MAIL: INFO@CASCADETITLE.COM

FLORENCE OFFICE

715 HWY 101 * FLORENCE, OREGON 97439
PH: (541) 997-8417 * FAX: (541)997-8246
E-MAIL: FLORENCE@CASCADETITLE.COM

3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIAL EXCEPTIONS:

6. Rights of the public and governmental bodies in and to any portion of the premises herein described now or at any time lying below high water mark of the Siuslaw River, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the high water mark.
7. The rights of fishing, navigation and commerce in the State of Oregon and the Federal Government and the rights of the public in and to that portion thereof lying now or at any time below the ordinary high water mark of the Siuslaw River.
8. Any claim based upon the assertion that:
Said land or any part thereof is now or at any time has been below the ordinary high water mark of the Siuslaw River.
Some portion of said land has been created by artificial means or has accreted to such portion so created.
Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the Siuslaw River, or has been formed by an accretion to any such portion.
9. Easements, notes, conditions and restrictions shown, set forth, and/or delineated on the recorded Plat of Big Chinook Acres.
10. An easement for roadway, a water pipeline easement and the right to use the waters of a creek and springs, including the terms and provisions thereof, granted Jean O. Frock and Lorna L. Frock, husband and wife, by deed recorded October 9, 1963, Reception No. 28552, and in deed recorded May 25, 1964, Reception No. 56632, Lane County Oregon Deed Records, in deed recorded October 30, 1973, Reception No. 49197, Lane County Official Records.
11. Access easement, including the terms and provisions thereof, for the benefit of all Lots in Big Chinook Acres, as set forth by instrument recorded June 18, 1974, Reception No. 26118, Lane County Official Records.
12. The terms, provisions, rights of the beneficiaries, and powers of the Trustee under the Broadway Trust, a Business Trust dated May 29, 1992, and any amendments thereto, under which the vestee herein holds title. An adequate Certification of Trust must be furnished for our examination.
13. Our examination of the title to the subject property discloses no open Trust Deeds or Mortgages of record. The accuracy of this conclusion should be confirmed in writing prior to closing of the proposed transaction.

NOTE: The property address as shown on the Assessor's Roll is:

10209 Sweet Creek Road
Mapleton, OR 97453

RECEIVED BY OWRD

JUL 13 2015

SALEM, OR

Order No. 0290832

Page 3

NOTE: Taxes, Account No. 0994713, Assessor's Map No. 18 10 10, #1006, Code 32-20, 2014-2015, in the amount of \$1,379.94, PAID IN FULL.

NOTE: A judgment search has been made on the above named Vestee(s), and we find NONE except as set forth above.

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: NONE

NOTE: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium paid.

Cascade Title Co.

mb: Title Officer: SUSIE LOVELL

RECEIVED BY OWRD

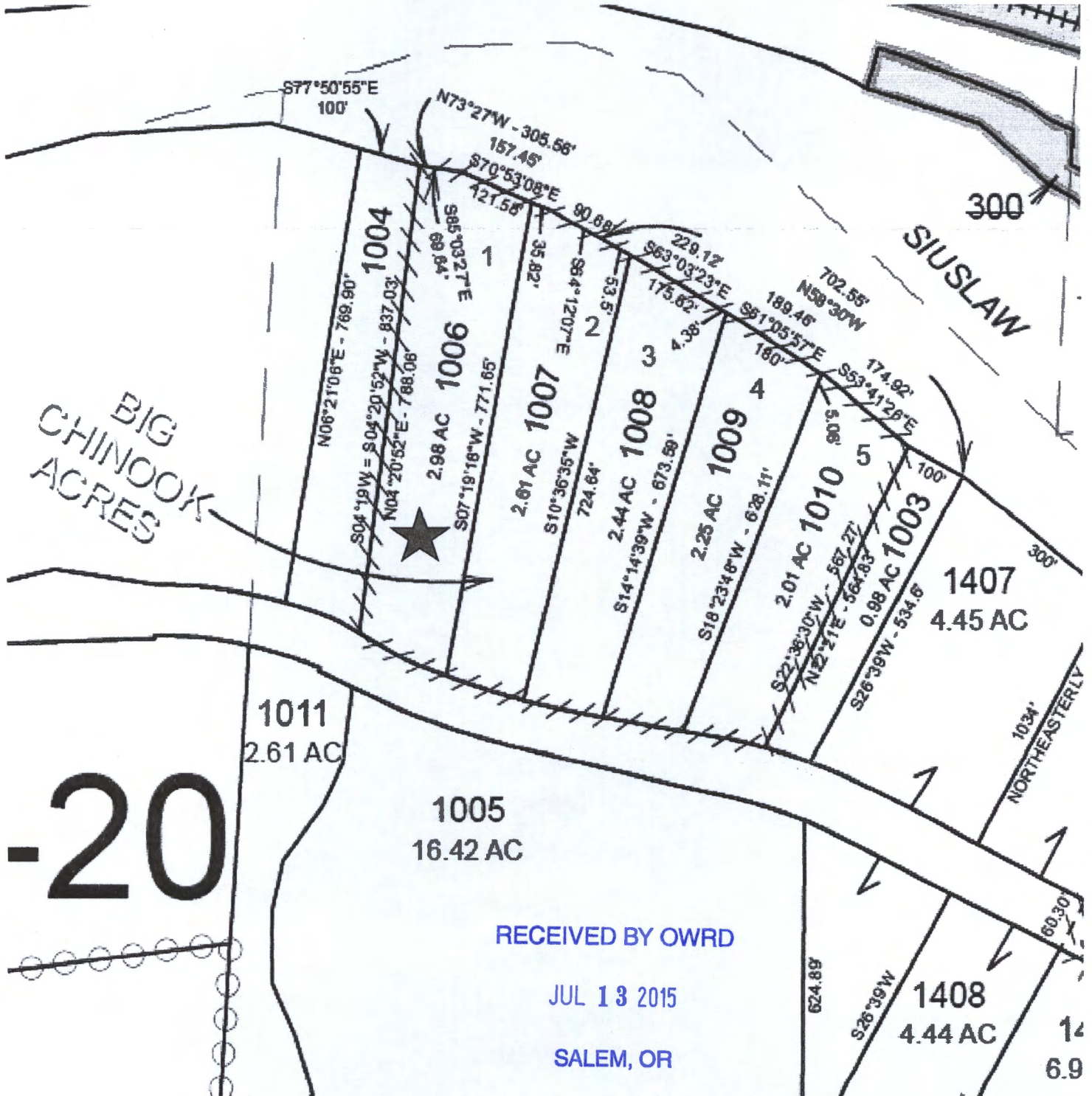
JUL 13 2015

SALEM, OR

CASCAD E

CASCADE TITLE CO.

MAP NO.
18-10-10-00



THIS MAP IS TO ASSIST LOCATING PROPERTY.
CASCADE TITLE CO. ASSUMES NO LIABILITY FOR INACCURACIES.

FOR VALUE RECEIVED

HAROLD T. WASHBURN, a single man,
herein referred to as grantor, hereby grant, bargain, sell, and convey unto

EARL B. NOORE and MARJORY MOORE, husband and wife,

herein referred to as grantees, the following described real property, with tenements, hereditaments, and appurtenances, to wit:
Lot 2, BIG CHINOOK ACRES, as platted and recorded in Book 57, Page 25, Lane County Oregon Plat Records.

Subject to building restrictions for a minimum floor elevation for any residential structure as more particularly described in the dedication of said plat of Big Chinook Acres.

Subject to power line easement conveyed to West Coast Power Co. by instrument recorded September 11, 1936, Book 185, Page 558, Lane County Oregon Deed Records.

Subject to an easement for a roadway, a water pipeline easement and the right to use waters of the creek and spring as set forth in instrument recorded October 9, 1963, Clerk's File no. 28532, Lane County Oregon Deed Records, as agains described in the Deed recorded May 28th, 1964, Clerk's File no. 56632, Lane County Oregon Deed Records.

Also subject to an access easement for the benefit of all the lots in Big Chinook Acres which roadway is more particularly described as follows: An access easement over a strip of land 30 feet in width, the West and North lines of which are described as follows: Beginning at the iron pipe marking the initial point of the plat of Big Chinook Acres, according to the plat thereof, recorded in book 57 of plats, page 25, records of Lane County, Oregon; thence N 4°20'52"E 743.05 feet along the West line of said plat to a point; thence, leaving said West line and running S 85°03'27"E 83.58 feet to a point; thence, S 70°53'08"E 149.18 feet to a point; thence, S 64°12'07"E 87.65 feet to a point; thence, S 63°03'23"E 227.85 feet to a point; thence, S 61°05'57"E 183.78 feet to a point; thence, S 53°41'26"E 190.28 feet to the ending point in Lane County, Oregon.

TO HAVE AND TO HOLD the said premises unto said Grantees, their heirs and assigns forever. And the said Grantors hereby covenant that they are lawfully seized in fee simple of said premises; that they are free from all incumbrances, except encumbrances, reservations and building restrictions as more particularly set forth herein above.

and that they will warrant and defend the above granted premises against all lawful claims whatsoever, except as above stated.

The true and actual consideration for this transfer is \$4,800.00

Dated February 1 1970

(Seal) *Harold T. Washburn* (Seal)
(Seal) (Seal)

STATE OF OREGON, County of Lane, ss.

Personally appeared the above named

Harold T. Washburn, a single man,
and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:

Dated February 1 A.D. 1970

William C. Peterson
Notary Public for Oregon

7426118

Compliments of
CASCADE TITLE COMPANY
Eugene, Oregon
WARRANTY DEED

State of Oregon,
County of Lane—ss.
I, D. M. Penfold, Director of the
Department of Records and Elections,
in and for the said County, do hereby
certify that the within instrument was
received for record at

974 JUN 18 PM 3 23

Recd (S) X
Lane County OFFICIAL RECORDS.

D. M. PENFOLD, Director of the
Department of Records & Elections.

By *[Signature]* Deputy

Return To:
Lane County
3475 S.W. River Lane
Eugene, OR 97415

[Handwritten note]

RECEIVED BY OWRD

JUL 13 2015

SALEM, OR

7349197

WARRANTY DEED

FOR VALUE RECEIVED

DOLORES M. KILMER, a single woman

herein referred to as Grantor, hereby grants, bargains, sells and conveys unto

JEAN G. FROCK and LORNA L. FROCK, husband and wife

herein referred to as Grantees, the following described real property, with tenements, hereditaments, and appurtenances, to-wit:

Beginning at the 1-1/4" iron pipe marking the one-quarter corner on the west line of Section 10, Township 18 South, Range 10 West of the Willamette Meridian, as re-established from references in the Dependent Re-survey of Subdivision of said Township and Range; thence North 76° 07' 15" East 2.39 feet to a 1-inch iron pipe which has been used as said corner before re-establishment; thence South 86° 10' 14" East 2178.87 feet to the TRUE POINT OF BEGINNING on the northerly right of way line of Sweet Creek Road; thence North 1° 35' West 2.48 feet to a point; thence North 26° 39' East 534.60 feet to an iron pipe set in a survey for Carl Nelson by William J. Brayton in September, 1959, on the southerly bank of the Siuslaw River; thence North 53° 41' 26" West 100.00 feet along the southerly bank of said river to a point; thence South 22° 38' 30" West 567.27 feet to a point on the northerly right of way line of said Sweet Creek Road; thence South 74° 58' 38" East 61.02 feet to the True Point of Beginning, in Lane County, Oregon.

ALSO: An easement for roadway purposes over the land of the Seller situate west of the hereindescribed real property, said easement being more particularly described as follows:

An access easement over a strip of land 30.00 feet in width, the west and north lines of which are described as follows: Beginning at the iron pipe marking the Initial Point of the plat of Big Clinook Acres, according to the plat thereof, recorded in Book 57 of plats, page 25, records of Lane County, Oregon; thence North 4° 20' 52" East 743.05 feet along the west line of said plat to a point; thence leaving said west line and running South 85° 03' 27" East 63.58 feet to a point; thence South 70° 53' 08" East 149.18 feet to a point; thence South 84° 12' 07" East 87.65 feet to a point; thence South 63° 03' 23" East 227.85 feet to a point; thence South 81° 05' 57" East 185.78 feet to a point; thence South 53° 41' 26" East 190.28 feet to the ending point, in Lane County, Oregon.

ALSO: Together with the right to take and use water for household purposes, in common with all other persons who now have or may hereafter acquire the right to take or use water, from water springs and creek on the lands of the Seller, and the right to enter on said lands and lay water pipes for conducting water to the land herein described. Users shall share costs of obtaining water from said spring, springs, or creek.

RECEIVED BY OWRD

JUL 13 2015

SALEM, OR

FOR VALUE RECEIVED

HAROLD T. WASHBURN, a single man,
herein referred to as grantors, hereby grant, bargain, sell and convey unto
DOLORES H. KILMER, a single woman,

herein referred to as grantees, the following described real property, with tenements, hereditaments and appurtenances, to wit:

Beginning at the Northeasterly corner of the land conveyed to Harold T. Washburn by deed recorded January 12, 1962, Clerk's File No. 56057, Lane County Oregon Deed Records, said point being on the South bank of the Siuslaw River and bears North 299.12 feet and East 2395.51 feet from the 1/4 corner of the section, between Sections 9 and 10, in Township 18 South, Range 10 West of the Willamette Meridian; thence South 26° 39' West 534.6 feet to a point on the Northerly edge of the right of way of the South bank County Road; thence following said right of way North 80° 00' West 60.0 feet; thence North 22° 21' East 561.83 feet to a point on the South bank of the Siuslaw River which bears North 58° 30' West 100.0 feet from the point of beginning; thence South 58° 30' East 100.0 feet to the point of beginning all in Lane County, Oregon.

ALSO: An easement for roadway purposes over the land of Seller to the West of the herein described property.

ALSO: Together with the right to take and use water for household purposes, in common with all other persons who now have or may hereafter acquire the right to take or use water, from water springs and creek on the lands of the Seller, and the right to enter on said lands and lay water pipes for conducting water to the land herein described. Users shall share costs of obtaining water from said spring, springs, or creek.

RESTRICTION: No part of the Siuslaw River bank, which borders the north side of the herein described property, shall be cut down, nor shall there be any ditching in from said river, nor shall any other change in said river bank be made which might result in change of river channel.

TO HAVE AND TO HOLD the said premises unto said Grantees, their heirs and assigns forever. And the said Grantors hereby covenant that they are lawfully seized in fee simple of said premises; that they are free from all incumbrances, except easements and restrictions of record and subject to contract of sale to Jean O. Frock and Lorna L. Frock, husband and wife, recorded October 9, 1963, Clark's File No. 28552, Lane County Oregon Deed Records, grantor's interest in which contract is also assigned to grantee herein,

and that they will warrant and defend the above granted premises against all lawful claims whatsoever, except as above stated.

Dated May 14 1964

(Seal) Harold T. Washburn (Seal)
(Seal) _____ (Seal)



Personally appeared the above named
Harold T. Washburn, a single man,

and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:

Notary Public for Oregon
May 14 A.D. 1964
Commission Expires 2-26-66
Marion L. Forest

56632

Compliments of
CASCADE TITLE COMPANY
972 Oak Street
Eugene, Oregon

WARRANTY DEED

785-412
HAROLD T. WASHBURN
TO
4/13/18 - 7/26/64
DOLORES H. KILMER

State of Oregon,
County of Lane
I, Ina Randolph, Director of the
Department of Records and Elections,
do hereby certify that the within instrument was
received for record at

1964 MAY 25 PM 4:16 J

243D

Lane County OFFICIAL Records.
INA RANDOLPH, Director of the
Department of Records & Elections.
Deputy
C30-083-05

Return To:
Walker Realty
POB 157
Filerence
157

RECEIVED BY OWRD

JUL 13 2015

SALEM, OR

28552

CONTRACT

THIS CONTRACT entered into at Florence, Lane County, Oregon, this _____ day of September, 1963, by and between HAROLD T. WASHBURN, a single man, hereinafter referred to as Seller, and JEAN O. FROCK, and LORNA L. FROCK, husband and wife, hereinafter referred to as Purchasers.

WITNESSETH:

In consideration of the mutual promises, covenants and conditions herein contained, Sellers and Purchasers hereby agree as follows:

(1) Seller agrees to sell unto Purchasers, as tenants by the entirety, and Purchasers agree to purchase from Seller, as tenants by the entirety, a certain tract of land, situated in Lane County, Oregon, and described as follows:

Beginning at a point on the south bank of the Siuslaw River which bears north 299.12 feet and east 2395.51 feet from the 1/4 section corner between sections 9 and 10, in Township 18 South, Range 10 West of the Willamette Meridian, thence South 26° 39' west 534.6 feet to a point on the northerly edge of the right of way of the South Bank County Road, thence following said right of way north 80° 00' west 60.0 feet, thence north 22° 21' east 561.83 feet to a point on the South bank of the Siuslaw River which bears north 58° 30' West 100.0 feet from the point of beginning, thence south 58° 30' East 100.0 feet to the point of beginning, all located in Lane County, Oregon.

ALSO: An easement for roadway purposes over the land of Seller to the West of the herein described property.

ALSO: Together with the right to take and use water for household purposes, in common with all other persons who now have or may hereafter acquire the right to take or use water, from water springs and creek on the lands of the Seller, and the right to enter on said lands and lay water pipes for conducting water to the land herein described. Users shall share costs of obtaining water from said spring, springs, or creek.

RESTRICTION: No part of the Siuslaw River bank, which borders the north side of the herein described property, shall be cut down, nor shall there be any ditching in from said river, nor shall any other change in said river bank be made which might result in change of river channel.

RECEIVED BY OWRD

JUL 13 2015

SALEM, OR

28552

(2) Purchase Price: The Purchasers shall pay to the Seller for the real property above described, a total purchase price of Four Thousand and No/100 Dollars (\$4,000.00).

(3) Down Payment: Purchasers have paid unto Seller the sum of Five Hundred and No/100 Dollars (\$500.00) as down payment on execution of this contract, receipt of which is hereby acknowledged by Seller.

(4) Payment of Balance: The balance of the Purchase price is Three Thousand Five Hundred and No/100 Dollars (\$3,500.00) and shall be paid to Seller at Mapleton, Oregon, through the Lane County Bank, Florence, Oregon, at the rate of Forty and No/100 Dollars (\$40.00) or more per month commencing October 10, 1963, and continuing on or before the 10th day of each and every month thereafter, until fully paid. Said payments to include both principal and interest, and to apply first upon the interest. All deferred balances shall bear interest at the rate of six per cent (6%) per annum. There shall be no penalty for prepayment.

(5) Real Property Taxes: As there has been no real property tax segregation, there shall be no proration of real property taxes. Sellers shall pay the real property taxes for the fiscal year 1963-1964. Commencing, however, with the fiscal year 1964-1965 and all tax years thereafter, Purchasers shall pay all real property taxes before the same become delinquent. Purchasers shall furnish to Seller, evidence of payment of real property taxes before delinquency.

(6) Fire Insurance: As there are no structures on the above described property, Purchasers shall not be required to furnish fire insurance.

(7) Title Insurance: Seller agrees that at his own expense, at the time of the execution of this contract, he will furnish unto Purchasers, a Purchasers Title Insurance Policy insuring, in an amount equal to said purchase price, marketable title in and to said premises, subject only to the usual printed exceptions and easements of record.

(8) Deed: The Seller agrees, at the time of execution of this contract, to make, execute and deliver to the Lane County Bank, Florence, Oregon, as escrowee, a good and sufficient Warranty Deed to the above described premises. Seller agrees to instruct the Lane County Bank from proceeds of

28552

final payment deduct sufficient amount to purchase U. S. Revenue Stamps on basis of total selling price on \$4,000.00 to be affixed to deed upon delivery.

(9) Possession: Possession shall be granted Purchasers on execution of this contract.

(10) Representations: The Purchasers hereby certify that this contract of purchase is accepted and executed on the basis of Purchasers' own examination and personal knowledge of the premises and opinion of the value thereof, that no attempt has been made to influence the judgment of the Purchasers; that no representations as to the condition or repair of said premises has been made by the Seller or by any agent of the Seller, that no agreement or promise to alter, repair, or improve said premises has been made by the Seller or by any agent of the Seller, that the Purchasers hereby agree to take said property and the improvements thereon in the condition said property and improvements are at the time of this agreement. Purchasers hereby state that they are aware of thirdparty boovage rights, if any, along the Siuslaw River.

(11) Waste: Purchasers agree that they will not at any time suffer or permit any waste or strip of said premises, that they will keep the premises free from mechanics' and all other liens, and save Seller harmless therefrom, and to reimburse Seller for all costs and attorney fees incurred by them in defending against any such liens. Now if Purchasers shall fail to pay any such liens, taxes or charges, Seller may do so, and any payments so made shall be added to and become a part of the debt secured by this contract and bear interest at the rate aforesaid, without waiver, however, of any right arising to Seller for Purchasers' breach of contract.

(12) Default: In the event that the Purchasers shall fail to perform any of the terms, covenants, conditions or obligations of this agreement, time of this agreement and performance being of the essence, the Seller, after giving written notice of such default to Purchasers, and after such default has continued for a period of thirty (30) days without removal by the Purchasers, the Seller shall have in that event the right to exercise any number of the following options:

RECEIVED BY OWRD

JUL 13 2015

SALEM, OR

28552

(a) To declare this agreement null and void and to retain as liquidated damages the amount of the payments theretofore made under this agreement by the Purchasers, and any improvements made upon said premises without offer or act of the Seller to be given or performed.

(b) To declare the whole of the unpaid purchase price with interest thereon at once due and payable.

(c) To foreclose this contract by strict foreclosure in equity.

(d) To specifically enforce the terms of this agreement by suit in equity.

If the Seller shall elect to declare this agreement null and void as provided for in subparagraph (a) of this paragraph, all of the right, title and interest shall revert to and re-vest in the Seller without any declaration of the forfeiture or act of reentry or without any other act of the Seller to be performed, or without any right of the Purchasers of reclamation or compensation for money paid by the Purchasers or for improvements made, as absolutely, fully and perfectly as if this agreement had never been made, and that Purchasers agree to peaceably surrender said premises and possession thereof to the Seller, or in default thereof, the Purchasers may, at the option of the Seller, be treated as tenants holding over unlawfully after the expiration of a lease and may be ousted and removed as such.

(13) Eminent Domain: Purchasers assume all the risk of the taking of any part of the property for a public use, and agree that such taking shall not constitute a failure of consideration, but that all moneys received by Purchaser by reason thereof shall be applied as a payment on account of the purchase price, less any sums which Seller may be required to expend in procuring such moneys.

(14) Waiver: No waiver of a breach of any covenant, term or condition shall be a waiver of any other or subsequent breach of the same or any other covenant, term, or condition, or as a waiver of the covenant, term or condition itself.

(15) Interpretation: The covenants, conditions and terms of this agreement shall extend to and be binding upon and inure to the benefit of the heirs, administrators, executors, and assigns of the parties herein.

(16) Attorney Fees: In the event that any suit or action is brought to enforce the terms of this contract, then in that event, the prevailing party

RECEIVED BY OWRD

JUL 13 2015

SALEM, OR

28552

shall be entitled to a reasonable attorney fee as determined by the Court.

IN WITNESS WHEREOF, said parties have hereunto subscribed their names, the day and year first above written.

Harold T. Washburn
Seller

Jean O. Frock
Purchaser

Lorna L. Frock
Purchaser

STATE OF OREGON)
COUNTY OF LANE) ss.



BE IT REMEMBERED, that on this 4 day of Oct, 1963, the undersigned, a Notary Public in and for said County and personally appeared the within named Harold T. Washburn, who to be the identical individual described in and who executed the instrument and acknowledged to me that he executed the same freely and

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Barbara Kathleen Sykes
Notary Public for Oregon
My Commission Expires: Aug 6, 1965

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) ss.

On this 1st day of October 1963, before me The undersigned, personally appeared Jean O. Frock and Lorna L. Frock, known to be the person whose names are subscribed to the within instrument, and acknowledged that they executed the same

DAVID H. McCAVOCK
My Commission Expires Oct. 16, 1964

David H. McCavock
Notary Public in
County + STATE



RECEIVED BY OWRD

JUL 13 2015

SALEM, OR

061-963 0471

Records

51-2-295552

W. Morgan O. French

952

La Bontay Oregon Co.

47125- Washburn
California

also right to water

State of Oregon,
County of Lane—ss.
I, Ina Randolph, Director of the
Department of Records and Elections,
do hereby certify that the within instrument was
received for record at

1963 OCT 9 PM 5 55

Reel 228D

Lane County OFFICIAL RECORDS.

INA RANDOLPH, Director of the
Department of Records & Elections.

By *Ina Randolph*
Deputy

630-083-05

RECEIVED BY OWR/D

JUL 19 2015

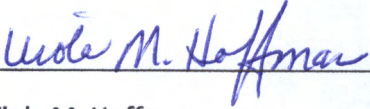
SALEM, OR

To: Water Master, Lane County, Oregon

My research has led me to the attached documents for the property that I think is for the land where the Un-Named Stream indicated as water supply for our Water Wright.

- the current legal description,
- ownership information of the property

If you don't need this information please discard, thank you.

A handwritten signature in blue ink that reads "Viola M. Hoffman". The signature is written in a cursive style and is positioned above a horizontal line.

Viola M. Hoffman

RECEIVED BY OWRD
JUL 13 2015
SALEM, OR

[Home](#) [I Want To...](#) [Services](#) [Departments](#) [Contact Us](#)

Individual Property Account Information

Currently Selected Account

Account Number
0765949

Tax Payer Name
LUNDGREN ELIZABETH F

Situs Address
10250 SWEET CREEK RD

Account Information

Account Number 0765949
Additional Account Numbers 4111025
Tax Payer LUNDGREN ELIZABETH F
Situs Address 10250 SWEET CREEK RD
 MAPLETON, OREGON 97453
Mailing Address 2485 TAPPI ST

- I Want To...**
- Start New Search
 - Get the Current Balance Due
 - Find Current and Prior Year Tax Statements
 - Make a Tax Payment
 - View the Tax Map
 - View Appraisal Information
 - View Property Description Card
 - Change the Mailing Address
 - Visit A&T Homepage
 - View General Payment Information
 - Search Help
 - Contact Us

Map and Tax Lot # LAS VEGAS, NEVADA 89108
 1810100001005
Acraage 5.0
TCA 03220
Prop Class 409 Tract Improved Manufactured Structure

[Disclaimer / Privacy / Accessibility](#)
 Copyright © Lane County, Oregon. All rights reserved.

[Contact Webmaster](#)

RECEIVED BY OWRD

JUL 13 2015

SALEM, OR

Elizabeth Lundgren
702-541-6031



**Lane County Assessment & Taxation
Property Information Search**

This public site contains the most commonly requested Assessment & Taxation information on property located within Lane County.

Most information is updated weekly.

For copies of tax statements, please go to
<http://apps.lanecounty.org/TaxStatement/Search.aspx>.

To view tax maps, visit
<http://apps.lanecounty.org/TaxMap/Search.aspx>.

This site is for general public use only. It is not intended for commercial use.

NEW! Commercial Appraisal Cards are now available online for Lane County properties.

To access the commercial appraisal card click on the map/taxlot link (if available).

Start Over

Account Number 1608353 **Map, Tax Lot & SIC 18-10-10-00-01005**

Site Address 10250 SWEET CREEK RD MAPLETON OR 97453

Taxpayer Address 2485 TAPPI ST LAS VEGAS, NV 89108

Additional Account Numbers for this Tax Lot 1608353

Owner Information

Owner	Address	City State Zip
LUNDGREN FAMILY TRUST	2485 TAPPI ST	LAS VEGAS, NV 89108

Account Type	Real Property	Special Assessment Program
Account	11.42	no data available
Acreage		
Pending Property Change	NO	
Property Class	Tract	
		Taxlot Record <u>1810100001005</u>
		Commercial Appraisal Card n/a

RECEIVED BY OWRD

Property Value and Taxes

Year	Land	Improvement	Total	Real Market Value (RMV)	Total Assessed Value
2014	\$83,707	\$0	\$83,707		\$55,248

JUL 13 2015
SALEM, OR

2014 Taxable Value	2014 Tax	2014 Tax Code Area

**The tax shown is the amount certified for the current tax year. It does not reflect any subsequent value changes, nor does it include any discounts offered,

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

765 949

OLD NUMBER

MAP NO. 18.10.10	TAX LOT NO. 1005	SECTION 10	TOWNSHIP 18 S.	RANGE 10W W.M.
ACCOUNT	NUMBER			

INDENT EACH NEW COURSE TO THIS POINT	LEGAL DESCRIPTION	DEED RECORD		ACRES REMAINING
		DATE OF ENTRY	DEED NUMBER	
	That portion only of the following described real property which is situate South of the South bank of the Siuslaw River County Road:	1970	R462/9 0132	
	Beginning at a point on the Northerly edge of the right of way of the South bank of the Siuslaw River County Road which bears South 178.08 feet and East 2155.72 feet from the 1/4 Sec. corner between Sec. 9 and 10 in T18S, R10W, W.M, thence	1973	R639/22640	
	N.26°39'E. 534.6 feet to a point on the South bank of the Siuslaw River, thence following said South bank	1980	R1047/785	
	N.58°30'W. 702.55 feet and	1991wd	R1719/9146405	
	N.73°27'W. 305.56 feet thence	1995 WD	R2137/9607257	
	S.4°19'W. 822.1 feet to a point on the Northerly edge of the right of way of aforesaid County Road, thence Southerly following the center of a small creek to the South line of the NE 1/4 of the SW 1/4 of Sec. 10, thence			
	Following said South line of the NE 1/4 of the SW 1/4 of Sec. 10 to a point which bears S.1°35'E. of the place of beginning, thence			
	N.1°35'W. to the point of beginning, all in Lane County, Oregon.			
	Containing more or less			16.79
	Less: 0.37 acre to County Road for 1975 per resolution.			
	Containing more or less			16.42

RECEIVED BY OWRD

JUL 13 2015

SALEM, OR

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

OLD NUMBER _____

MAP NO.	TAX LOT NO.	SECTION _____	TOWNSHIP _____ S.	RANGE _____ W.M.
ACCOUNT	NUMBER			

INDENT EACH NEW COURSE TO THIS POINT

LEGAL DESCRIPTION

DEED RECORD

ACRES

DATE OF ENTRY

DEED NUMBER

REMAINING

RECEIVED BY OWRD

JUL 13 2015

SALEM, OR

Real Property Tax Lot Record

Lane County Assessment and Taxation
Print Date: May 12, 2015



In preparation of these records, every effort has been made to offer the most current, correct, and clearly expressed information possible. Nevertheless, inadvertent errors in information may occur. In particular but without limiting anything here, Lane County disclaims any responsibility for typographical errors and accuracy of this information. The information and data included on Lane County servers have been compiled by Lane County staff from a variety of sources, and are subject to change without notice to the User. Lane County makes no warranties or representations whatsoever regarding the quality, content, completeness, suitability, adequacy, sequence, accuracy, or timeliness of such information and data.

The legal descriptions contained herein are for tax lot purposes only.

Included in this report:

1. A listing of documents affecting ownership and/or property boundary changes.
2. The scanned tax lot record image and any legal description changes made since .

Map & Tax Lot 1810100001005	Current Parcel/Account	Current TCA
Status Active	0765949	03220
	1608353	03218

Document #	Type	Date	Effective Year	Tax Lot Acres
2012-061337	Death Certificate	11/30/2012	2013	16.42

Comments:

	Description Card			16.42
--	------------------	--	--	-------

Comments:

RECEIVED BY OWRD

JUL 13 2015

SALEM, OR