



Murray, Smith & Associates, Inc.
Engineers/Planners

121 S.W. Salmon, Suite 900 * Portland, Oregon 97204-2919 * PHONE 503.225.9010 * FAX 503.225.9022

LETTER OF TRANSMITTAL

To: Water Rights Division **Date:** February 5, 2016
Oregon Water Resources Department **Job No.** 15-1707.401
725 Summer Street N.E., Suite A **Re:** Oregon City School District
Salem, OR 97301-1271 Groundwater Transfer Application
Attn.: OWRD Staff Application for Groundwater Permit

- WE ARE SENDING YOU:**
- Attached
 - Shop Drawings
 - Specifications
 - Prints
 - Copy of letter
 - Under separate cover
 - Plans
 - Change Order
 - Samples
 - _____

Copies	Date	Description
1	1-28-2016	Application for Water Right Transfer for Cert. # 55078 with attachments, original signatures, and Check in the amount of \$1,350.
1	1-28-2016	Application for new groundwater permit with attachments, original signatures, and Check in the amount of \$1,900

THESE ARE TRANSMITTED as checked below:

- For approval
- For your use
- As requested
- Approved as submitted
- Approved as noted
- Returned for corrections
- Resubmit_copies for approval
- Submit_copies for distribution
- Return_corrected prints

Please don't hesitate to call if there are any questions or comments regarding the enclosed. Thanks.

COPY TO: Mike Riseling.

SIGNED: Jeff S. Jones

Jeff S. Jones
Jeff S. Jones, P.E.

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WATER RESOURCES DEPT
SALEM, OREGON

G-18259

**APPLICATION
FOR
GROUNDWATER WATER RIGHT
FOR IRRIGATION**

**IN THE NAME OF
OREGON CITY SCHOOL DISTRICT NO. 62**

JANUARY 28, 2016

Application with Original Signatures Submitted to OWRD

FOR SUBMITTAL TO:

**WATER RIGHTS DIVISION
OREGON WATER RESOURCES DEPT.
725 SUMMER ST. N.E., SUITE A
SALEM, OREGON 97301-1271
(503) 986-0900**

PREPARED BY:

**JEFF S. JONES, CWRE 450
MURRAY, SMITH & ASSOCIATES, INC.
121 SW SALMON, SUITE 900
PORTLAND, OREGON 97204
(503) 225-9010**

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WATER RESOURCES DEPT
SALEM, OREGON

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.wrd.state.or.us

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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). 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. 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 issues a Final Order consistent with the PFO. If the application is approved, a permit is issued that specifies the details of the authorized use and any terms, limitations or conditions that the Department deems appropriate.

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.wrd.state.or.us

SECTION 1: APPLICANT INFORMATION AND SIGNATURE

Applicant Information

NAME OREGON CITY SCHOOL DISTRICT NO. 62; (CONTACT: MIKE RISELING, FACILITIES SERVICES)		PHONE (HM) 503-785-8530	
PHONE (WK) 503-785-8530	CELL		FAX 503-650-6610
ADDRESS 1417 12TH STREET (ATTN. MIKE RISELING)			
CITY OREGON CITY	STATE OR	ZIP 97045	E-MAIL* MIKE.RISELING@ORECITY.K12.OR.US CC: MARY.KOHNE@ORECITY.K12.OR.US

Organization Information

NAME		PHONE	FAX
ADDRESS			CELL
CITY	STATE	ZIP	E-MAIL*

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

AGENT / BUSINESS NAME JEFF S JONES,; MURRAY, SMITH & ASSOCIATES, INC.		PHONE 503-225-9010	FAX 503
ADDRESS 121 SW SALMON, SUITE 900			CELL 503-575-8623
CITY PORTLAND	STATE OR	ZIP 97204	E-MAIL* JEFF.JONES@MSA-EP.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.)

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By my signature below I confirm that I understand:

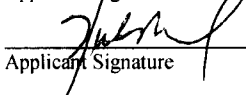
- I am asking to use water specifically as described in this application.
- Evaluation of this application will be based on information provided in the application.
- I cannot use water legally until the Water Resources Department issues a permit.
- Oregon law requires that a permit be issued before 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

Mike Rieseling Facilities
Print Name and title if applicable

12/7/2015
Date


Applicant Signature

Nathan Reddel, CFO
Print Name and title if applicable

12/7/15
Date

For Department Use		
App. No. _____	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*).

N/A

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: 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
POA #2	Caufield Creek	1,800 linear feet	Approxitmetly 40 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*).

No alterations to the well since installed

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SECTION 3: WELL DEVELOPMENT, CONTINUED

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Total maximum rate requested: 350 gpm (each well will be evaluated at the maximum rate unless you indicate well-specific rates and annual volumes in the table below).

The table below must be completed for each source to be evaluated or the application will be returned. If this is an existing well, the 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 to obtain the necessary information.

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)
POA-2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L33801	<input type="checkbox"/>	10"	20'	varies 20' to 45'	N/A	308 feet below well head, 1/26/2016	Clay w/silt and sand	1,019'	350	40, not to exceed
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<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.

SECTION 4: WATER USE

USE	PERIOD OF USE	ANNUAL VOLUME (ACRE-FEET)
Irrigation	April 1 through September 30	40, not to exceed (based on 2 cfs a year per acre)

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: 20.1 Acres Supplemental: N/A Acres

List the Permit or Certificate number of the underlying primary water right(s): N/A

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: N/A
If the use is **mining**, describe what is being mined and the method(s) of extraction: N/A

SECTION 5: WATER MANAGEMENT

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A. Diversion and Conveyance

What equipment will you use to pump water from your well(s)?

Pump (give horsepower and type): Submersible turbine, 75 hp

Other means (describe): _____

Provide a description of the proposed means of diversion, construction, and operation of the diversion works and conveyance of water. Submersible pump pumps water through a network of buried 3-inch diameter lines to mutiple zones. Irrigation controllers control valves and flow to the zones.

B. Application Method

What equipment and method of application will be used? (e.g., drip, wheel line, high-pressure sprinkler) Buried 3-inch to 1 1/2-inch diameter pipelines supplying multiple zones with fixed sprinkler heads operating at pressures 30 psi to 50 psi.

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 for school ball fields and landscaping throughtout the Oregon City High School campus (TL 1200 and 1300) and for landscaping on the adjacent School District's new Transportation & Maintenance Facility (currently under construction on TL 1400). The 75 hp pumps are operated by a VFD and a programmable computer system which maximizes efficencies. The school campus has constructed wetlands to handle runoff on site.

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: N/A Acreage inundated by reservoir: N/A

Use(s): _____

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

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): N/A

USE OF STORED GROUND WATER	PERIOD OF USE

SECTION 8: PROJECT SCHEDULE

Date construction will begin: POA#2 and irrigation system on Tax Lots 1200 and 1300 are existing and in place. Installation of irrigation pipelines and sprinkler system on Tax Lot 1400 will begin Spring of 2016.

Date construction will be completed: Fall 2016 on TL 1400

Date beneficial water use will begin: April 2017 on TL 1400

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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>N/A</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*).

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

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.

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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

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Applicant(s): Oregon City School District No. 62

Mailing Address: 1417 12th Street

City: Oregon City

State: OR

Zip Code: 97045

Daytime Phone: 503-785-8530(Mike Rising)

A. Land and Location

Please include the following information for all tax lots where water will be diverted (taken from its source), conveyed (transported), and/or used or developed. Applicants for municipal use, or irrigation uses within irrigation districts may substitute existing and proposed service-area boundaries for the tax-lot information requested below.

Township	Range	Section	¼ ¼	Tax Lot #	Plan Designation (e.g., Rural Residential/RR-5)	Water to be:			Proposed Land Use:
<u>3S</u>	<u>2E</u>	<u>9</u>	<u>SE</u>	<u>1300</u>	<u>R-8</u>	<input checked="" type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	<u>Irrigation</u>
<u>3S</u>	<u>2E</u>	<u>9</u>	<u>SE</u>	<u>1380</u>	<u>R-8</u>	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	<u>Irrigation</u>
<u>3S</u>	<u>2E</u>	<u>9</u>	<u>SE</u>	<u>1200</u>	<u>R-8</u>	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	<u>Irrigation</u>
<u>3S</u>	<u>2E</u>	<u>9</u>	<u>SE</u>	<u>1400</u>	<u>CI</u>	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	<u>Irrigation</u>

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

Oregon City and Clackamas 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: 0.25
 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:

Applying for a permit to irrigate Oregon City High School's ball fields and landscaping for both the high school and the new Oregon City School District Facilities Services building site west of the high school site. Area to irrigate under proposed new permit is in addition to areas currently irrigated under an existing certified water right.

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.

See bottom of Page 3. →

Land Use Information Form - Page 2 of 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):

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:	
Site plan review	17.62 OCMC, 17.37 OCMC	<input checked="" type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input checked="" 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.

Name: Kelly Reid Title: Planner

Signature: Kelly Reid Phone: 503-496-1540 Date: 12/8/15

Government Entity: City of Oregon City

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: _____

Oregon City School District No. 62
1417 12th Street
PO Box 2110
Oregon City, OR 97045

24/22
1230
US Bank of Oregon

No. 00344098

EXPENSE
1291

DATE
01/08/2016
CHECK AMOUNT
\$1,900.00

PAY ***One Thousand Nine Hundred and 00/100 Dollars***

TO OREGON WATER RESOURCES DEPARTMENT
THE 725 SUMMER STREET NE SUITE A
ORDER SALEM, OR 97301
OF

|| [REDACTED] || [REDACTED] : [REDACTED]

Oregon City School District No. 62

Oregon City, OR 97045

10085	REGON WATER RESOURCES DEPARTMEN	1291	01/08/2016		344098
Vendor	Vendor Name	Voucher	Date	Account Number	Check Number

<u>PO Number</u>	<u>Invoice</u>	<u>Amount</u>
1802409	12172015	1,900.00

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TOTAL:

\$1,900.00

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ATTACHMENT A

PERMIT APPLICATION MAP COPY

(Original Signed Copy Submitted Separately to OWRD)

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ATTACHMENT B

WELL LOG FOR WELL ID # 33801

CLAC
57153
POA #2

STATE OF OREGON
WATER SUPPLY WELL REPORT

(as required by ORS 537.765)

WELL I.D. # L 33801
START CARD # 38419 138419

Instructions for completing this report are on the last page of this form.

(1) LAND OWNER Well Number _____
Name Oregon City School District
Address 1417 12th Street
City Oregon City State OR Zip 97045

(2) TYPE OF WORK
 New Well Deepening Alteration (repair/recondition) Abandonment

(3) DRILL METHOD:
 Rotary Air Rotary Mud Cable Auger
 Other Reverse Circulation Rotary

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Livestock Other _____

(5) BORE HOLE CONSTRUCTION:
Special Construction approval Yes No Depth of Completed Well 1019 ft.
Explosives used Yes No Type _____ Amount _____

HOLE			SEAL			Sacks or pounds
Diameter	From	To	Material	From	To	
16	0	20	Bentonite	0	18	24 sacks
15	20	710	Cement	18	700	405 sacks
10	710	1022				

How was seal placed: Method A B C D E
 Other Bentonite Poured & Probed

Backfill placed from _____ ft. to _____ ft. Material _____
Pack ~~XXXX~~ placed from 648 ft. to 1000± ft. Size ~~XXXX~~ CSSI 10x20

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: 10	+2	700	.250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner: 6	648	1022	.250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

except 8 screens

Drive Shoe used Inside Outside None
Final location of shoe(s) _____

(7) PERFORATIONS/SCREENS:
 Perforations Method _____
 Screens Type V shape wire wrap Material 304 SS

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
*	*	.030	Cont.	6	PS	<input type="checkbox"/>	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour

Yield gal/min	Drawdown	Drill stem at	Time
See Attached	Graphs		1 hr.

Temperature of water ~ 60°F Depth Artesian Flow Found _____
Was a water analysis done? Yes By whom _____
Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other _____
Depth of strata: _____

(9) LOCATION OF WELL by legal description:
County Clackamas Latitude _____ Longitude _____
Township 3S N or S Range 2E E or W. WM.
Section 9 NE 1/4 SE 1/4
Tax Lot 1300 Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address) 19761 S. Beaver Creek Rd.
Oregon City, OR 97045

(10) STATIC WATER LEVEL:
323 ft. below land surface. Date 8-7-01
Artesian pressure _____ lb. per square inch Date _____

(11) WATER BEARING ZONES:
Depth at which water was first found indeterminate

From	To	Estimated Flow Rate	SWL
See Screen Locations	See (8)		See (10)
below 700'			

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(12) WELL LOG: Ground Elevation _____ WATER RESOURCES DEPT. SALEM, OREGON

Material	From	To	SWL
See Attached Log			
*Screen Locations:			
	689	695	
	715	735	
	746	767	
	799	840	
	870	896	
	915	946	
	991	1002	
Clay Slough (cave back)	1000±	1022	

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AUG 24 2001
WATER RESOURCES DEPT
SALEM, OREGON

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Date started 6-15-01 Completed 8-7-01

(unbonded) Water Well Constructor Certification:
I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
Signed _____ WWC Number 1578 Date 8-24-01

(bonded) Water Well Constructor Certification:
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
Signed _____ WWC Number 649 Date 8-24-01

Oregon City School District--Moss Campus Well(s)**by Schnelder Drilling Co.****Start Card # 38419 Label # 33801**

EM	TO	DESCRIPTION
0	2	Top Soil
2	17	Clay, brown, med-soft, gravel
17	20	Clay, grey, brown, soft, sandy, gravel
20	31	Rock, grey, medium
31	38	Clay, brown, medium
38	55	Claystone, brown, medium
55	57	Sand, brown, medium, cemented
57	61	Claystone, brown, medium
61	65	Clay, grey, soft, sandy
65	73	Sand, brown, coarse, cemented
73	80	Sand, green, coarse, cemented
80	85	Clay, brown, soft, silty
85	165	Clay, grey, soft, silty
165	173	Clay, blue, soft, claystone
173	230	Clay, blue-green, medium-soft, claystone
230	234	Claystone, blue-green, medium, sandy
234	241	Clay, grey, soft
241	251	Clay, blue, soft & some claystone
251	266	Clay, grey, soft
266	306	Clay, blue-grey, soft
306	406	Clay, blue, soft
406	416	Clay, grey, soft
416	428	Clay, grey, soft, sandy
428	432	Gravel, pea & sand, coarse w/wood & clay
432	470	Clay, grey, soft
470	550	Clay, blue & grey, soft
550	570	Clay, grey & blue, claystone, grey, soft
570	600	Clay & claystone, grey & blue, soft-medium
600	610	Clay & claystone, grey & blue w/ gravel, small
610	670	Clay, grey, & blue, soft
670	700	Clay, blue & grey, soft, silty
700	710	Clay & claystone, blue & grey, soft, silty
710	716	Clay & claystone, blue-grey, soft
716	721	Sand, black, fine, cemented medium
721	724	Clay, grey, silty, sandy, soft

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WATER RESOURCES DEPT
SALEM, OREGON

724 731 Clay, blue-green, silty, medium-hard
 731 734 Clay, blue-green, hard
 734 735 Clay, grey, sandy, medium
 735 737 Sand, black, medium, cemented hard
 737 739 Sand, grey-brown, medium, cemented hard & some wood
 739 740 Clay, grey, silty, medium-hard
 740 748 Clay, brown, sandy, medium
 748 750 Sand, black, medium, cemented
 750 751 Clay, brown, sandy
 751 757 Sand, black, medium & gravel, pea w/clay, grey-brown, sandy
 757 759 Clay, blue-grey, sandy, medium
 759 764 Sand & gravel, grey, cemented w/ some clay, grey-brown
 764 768 Clay, grey-brown, sandy w/ gravel, pea
 768 772 Clay, brown, medium, silty
 772 774 Clay, blue-green, medium
 774 776 Clay, grey, medium, silty
 776 778 Clay, brown, medium, silty
 778 782 Clay, grey, medium, silty
 782 784 Sand, brown, cemented w/ wood
 784 787 Clay, brown, medium, silty/sandy
 787 788 Sand, black, medium, cemented
 788 790 Clay, brown, medium, sand-silty w/layers of sand, cemented, med
 790 793 Clay, grey, medium
 793 795 Clay, blue-grey, sandy, medium
 795 797 Clay, grey, sandy, w/ layered sand, cemented
 797 798 Clay, brown, medium, silty
 798 799 Clay, grey, fine, sandy-silty w/ layered sand, cemented, hard
 799 800 Clay, brown, silty, medium
 800 801 Sandy, grey, cemented
 801 806 Clay, grey, medium, silty
 806 808 Clay, brown, medium
 808 815 Clay, grey-brown, hard, sandy w/ layered sand, cemented
 815 818 Sand, grey, cemented & clay, grey, medium, sandy
 818 820 Clay, grey, medium, sandy w/ gravel, pea
 820 821 Clay, blue-grey, fine, sandy
 821 823 Clay, brown, medium w/ wood
 823 825 Clay, brown, medium & hard
 825 826 Clay, grey, sandy w/ sand, grey, cemented, hard & some gravel, p
 826 827 Wood
 827 828 Sand, grey, medium, cemented, hard w/ clay, white-tan & wood

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 WATER RESOURCES DEPT
 SALEM, OREGON

828 830 Clay, grey, soft to hard, silty
 830 834 Clay, brown, medium w/hard, silty & some wood
 834 835 Clay, grey, medium to soft
 835 836 Wood w/ clay, brown, medium
 836 841 Clay, brown, sandy, hard & soft
 841 842 Clay, tan, hard
 842 850 Clay, grey, medium-soft, silty w/claystone, grey
 850 861 Clay, blue-green, medium-hard, silty
 861 863 Clay, grey, medium-hard
 863 866 Clay, brown, medium
 866 871 Clay, blue-grey, medium, silty
 871 874 Sandy, grey, cemented w/clay, grey & some gravel, pea
 874 880 Clay, brown, medium, silty w/layers of sand, fine, cemented, hard
 880 890 Clay, brown-grey, med., silty w/ some gravel, pea & sand, cement
 890 894 Sand, medium, cemented, hard & gravel, pea
 894 895 Sand, medium, cemented, hard & gravel, pea w/ clay, brown, sand
 895 896 Clay, grey, medium
 896 899 Clay, grey, medium, sandy w/ layers of sand, grey, cemented
 899 916 Clay, blue-grey, medium-hard
 916 928 Clay, green-grey, sandy, hard-soft
 928 932 Clay, brown, medium, silty
 932 952 Clay, grey, sandy, layers, hard-soft w/wood
 952 958 Clay, blue-green, medium-hard
 958 959 Clay, green, medium-hard, silty
 959 961 Clay, grey, medium, silty
 961 967 Clay, grey-green, medium, silty
 967 968 Clay, blue-grey, hard
 968 969 Clay, green, sandy, fine
 969 970 Clay, brown, medium
 970 973 Clay, grey, medium
 973 974 Clay, blue-grey, medium
 974 982 Clay, grey & brown, medium
 982 989 Clay, grey, medium
 989 993 Clay, brown, silty
 993 1000 Gravel, black, 2"-, some cementation like in volcanic rock
 1000 1005 Clay, blue-grey, silty, soft & hard
 1005 1011 Clay, brown, silty
 1011 1016 Clay, grey, medium, silty
 1016 1018 Clay, green & grey, medium, silty
 1018 1022 Clay, brown, medium

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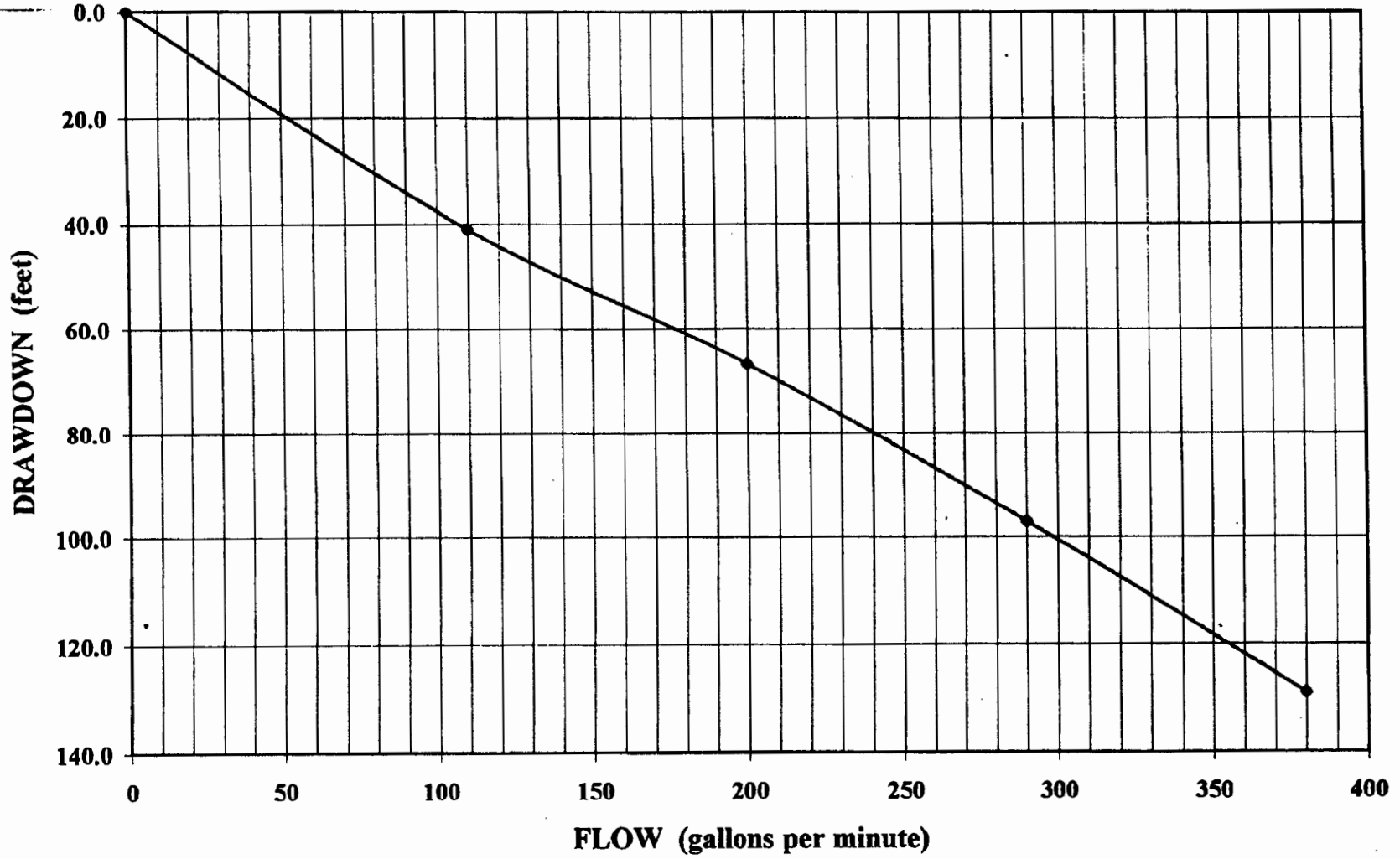
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WATER RESOURCES DEPT
SALEM, OREGON

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WATER RESOURCES DEPT
SALEM, OREGON

OREGON CITY SCHOOL DISTRICT MOSS CAMPUS WELL Step Test - Drawdown after 2 hrs per step 8/1/01

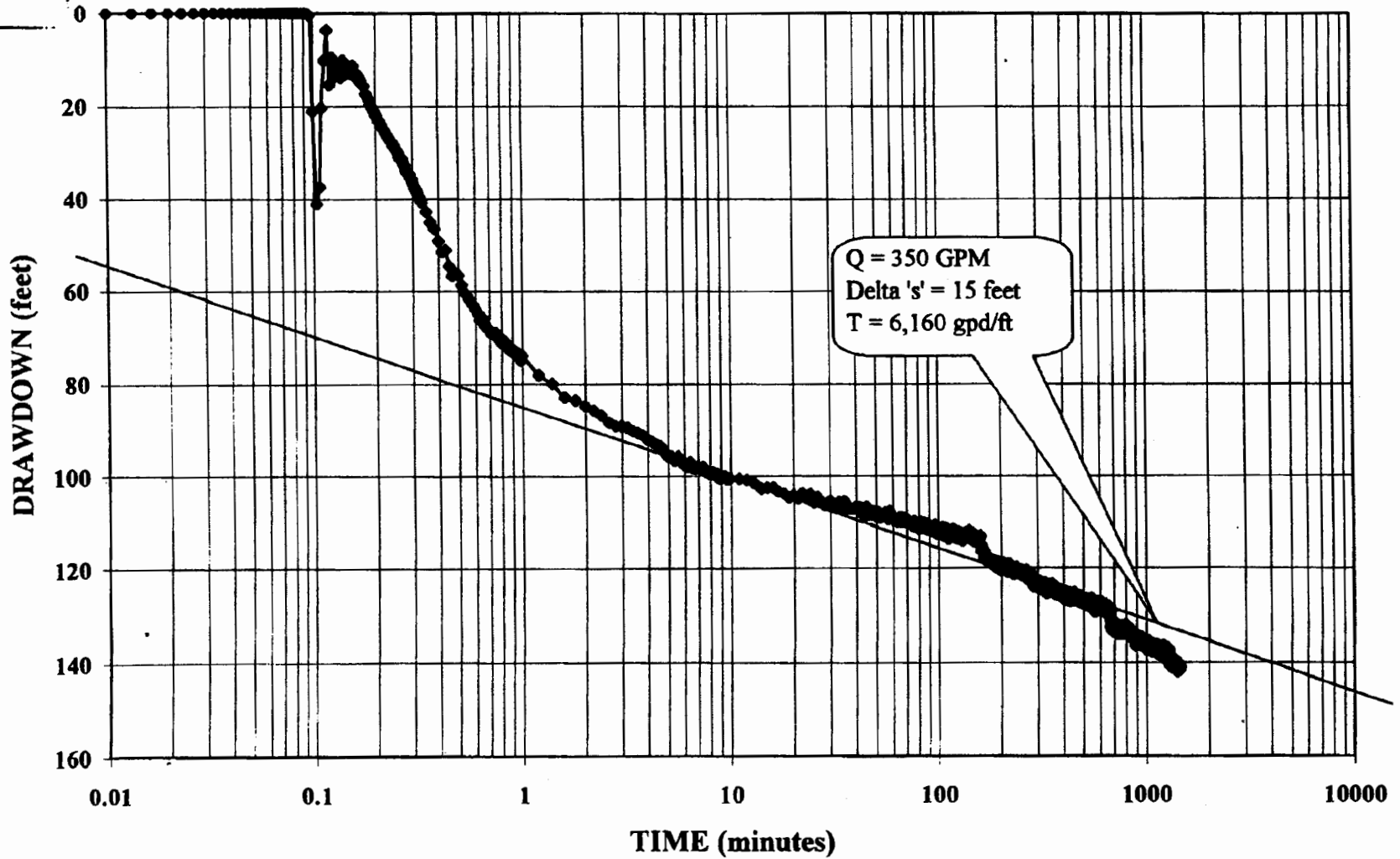


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CLAC 07103

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WATER RESOURCES DEPT
SALEM, OREGON

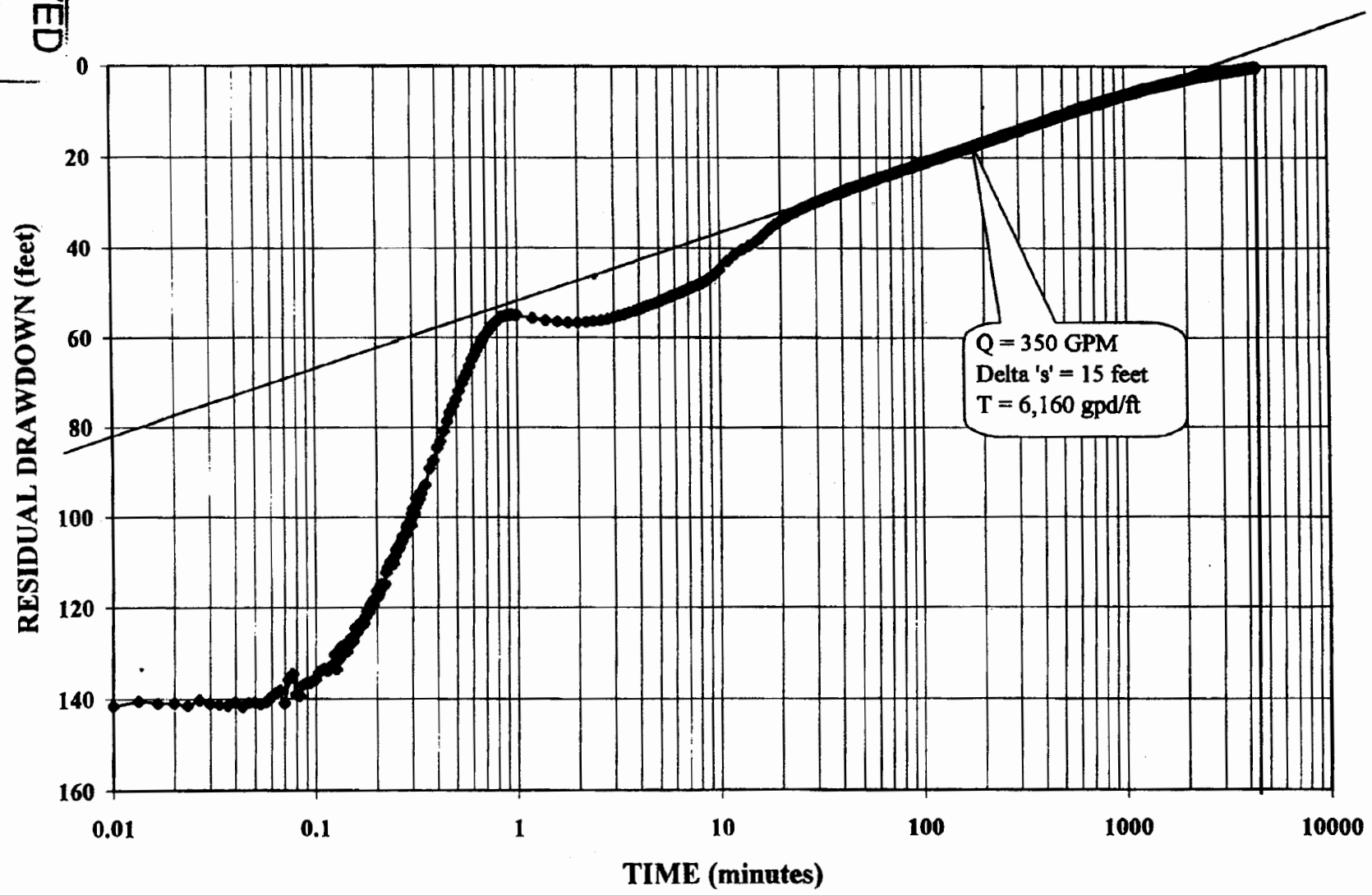
OREGON CITY SCHOOL DISTRICT MOSS CAMPUS WELL Constant Rate Pumping Test Beginning 8/2/01



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WATER RESOURCES DEPT
SALEM, OREGON

OREGON CITY SCHOOL DISTRICT MOSS CAMPUS WELL Constant Rate Test Recovery Beginning 8/3/01



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CLAC 01100

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ATTACHMENT C

PROPERTY INFORMATION FOR

The Following Clackamas County Tax Lots:

- TAX LOT 1400
- TAX LOT 1200
- TAX LOT 1300

Begin TL 1400



After recording return to:
Oregon City School District
1417 12th St
Oregon City, OR 97045

Until a change is requested all tax
statements shall be sent to the
following address:
Oregon City School District
1417 12th St
Oregon City, OR 97045

File No.: 7072-1634149 (se)
Date: September 23, 2010

THIS SPACE RESERVED FOR RECORDER'S USE

READ & APPROVED
X. H. [Signature]

STATUTORY WARRANTY DEED

Joseph F. Spaziani and Penny J. Spaziani, as tenants by the entirety, as to an undivided 1/2 interest and Timothy J. Kotz and Patricia A. Kotz, as tenants by the entirety, as to an undivided 1/2 interest, all as tenants in common, Grantor, conveys and warrants to Oregon City School District, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Clackamas, State of Oregon, described as follows:

A TRACT OF LAND IN THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF OREGON CITY, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON, BEING ALL OF PARCEL I AND II OF THAT PROPERTY DESCRIBED IN DOCUMENT NO. 2000-009206, CLACKAMAS COUNTY DEED RECORDS TO JOSEPH F. AND PENNEY J. SPAZIANI AND TIMOTHY J. KOTZ,

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION:

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BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT OF LAND, A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, 374.22 FEET EASTERLY OF THE SOUTH 1/4 CORNER THEREOF; THENCE, NORTH 00°26'46" WEST ALONG THE EAST LINE OF SAID SPAZIANI PROPERTY A DISTANCE OF 627.81 FEET TO THE CENTER LINE OF MEYERS ROAD; THENCE, SOUTH 89°59'09" WEST ALONG THE WESTERLY EXTENSION OF SAID CENTER LINE A DISTANCE OF 64.00 FEET; THENCE, NORTH 00°26'46" WEST A DISTANCE OF 49.00 FEET; THENCE, SOUTH 89°59'09" WEST A DISTANCE OF 199.90 FEET TO THE SOUTHERLY WEST LINE OF SAID SPAZIANI TRACT; THENCE, SOUTH 00°26'19" EAST ALONG SAID LINE 726.15 FEET TO THE SOUTHWEST CORNER OF SAID SPAZIANI TRACT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE, SOUTH 89°52'19" EAST ALONG SAID LINE 264.00 FEET TO THE POINT OF BEGINNING.

NOTE: This legal description was created prior to January 1, 2008.

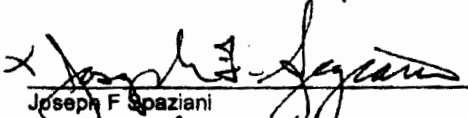
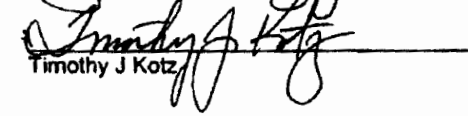
Subject to:

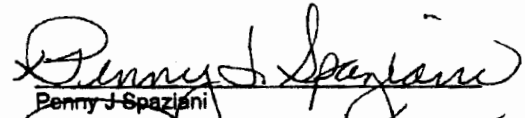
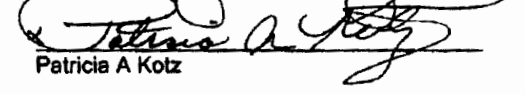
- 1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$1,675,000.00. (Here comply with requirements of ORS 93.030)

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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 30th day of November, 2012.


Joseph F Spaziani

Timothy J Kotz


Penny J Spaziani

Patricia A Kotz

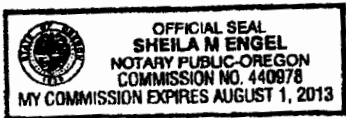
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STATE OF Oregon)
)ss.
County of Clackamas)

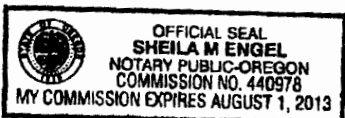
This instrument was acknowledged before me on this 3rd day of December, 2012
by Timothy J Kotz and Patricia A Kotz.



[Signature]
Notary Public for Oregon
My commission expires: 8/1/13

STATE OF Oregon)
)ss.
County of Clackamas)

This instrument was acknowledged before me on this 29th day of November, 2012
by Joseph F Spaziani and Penny J Spaziani.

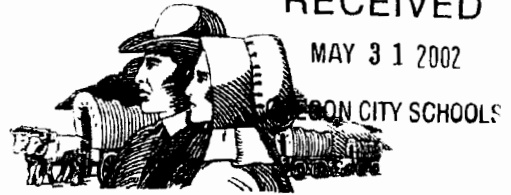


[Signature]
Notary Public for Oregon
My commission expires: 8/1/13

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Begin TL 1200

CITY OF OREGON CITY
PLANNING DIVISION
320 WARNER MILNE ROAD OREGON CITY, OREGON 97045
TEL (503) 657-0891 FAX (503) 722-3880



TO: Mr. Gary Cooper
FROM: Tony Konkol, Associate Planner
DATE: May 30, 2002
RE: **PROOF OF OWNERSHIP ON TAX LOT 1200**

Mr. Cooper:

In reference to the letter dated May 10, 2002, the Stipulated Judgment of Condemnation, Case No. CCV0012588 Oregon City School District No. 62 v. Dorothy Hess, is sufficient for the City to deem the District the owner of tax lot 1200 per Lodge v. City of West Linn, 35 Or LUBA 42, 49-50 (1998), thus meeting the requirement demonstrating ownership.

As stated in the previous letter, dated May 21, 2002, the applicant is still responsible to meet the remaining condition of approval requirements detailed in the May 10, 2002 letter pertaining to obtaining a demolition permit from the City. Please call me with any questions or concerns at 503.496.1562.

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JUN 03 2002
BUSINESS DEPT.

cc Brian Nakamura, City Manager
Ed Sullivan, City Attorney
Nancy Kraushaar, City Engineer/Public Works Manager
Bob Cullison, Engineering Manager
Guy Sperb, Building Official
Chris Cocker, DEA
Barry Rotrock, Superintendent

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RAMIS
CREW
CORRIGAN &
BACHRACH, LLP
ATTORNEYS AT LAW

1727 N.W. Hoyt Street
Portland, Oregon 97209

(503) 222-4402
Fax: (503) 243-2944

JEFF H. BACHRACH
JOHN C. CALDWELL
CHARLES E. CORRIGAN*
STEPHEN F. CREW
HEIDI T. DECKER***
SHAWN A. NOLAN
TODD W. O'BRIEN****
T. CHAD PLASTER*
TIMOTHY V. RAMIS
PAUL D. SCHULTZ
WILLIAM J. STALNAKER
NELSON L. WALKER

DOMINIC G. COLLETTA**
GARY FIRESTONE*
NANCY S. TAUMAN
OF COUNSEL

OREGON CITY OFFICE
Practicing as
HIBBARD CALDWELL
SCHULTZ RAMIS
& CREW
1001 Molalla Ave., Suite 200
P.O. Box 1960
Oregon City, OR 97045
(503) 656-5200
Fax: (503) 656-0125

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CITY SCHOOL

May 31, 2002

BY FAX and FIRST CLASS MAIL

Bob Vroman
Clackamas County
Assessment and Taxation
168 Warne Milne Rd.
Oregon City, Oregon 97045

Re: Oregon City School District No. 62/Hess Property

Dear Mr. Vroman:

Will Selzer of our office passed on your request that I write a letter confirming the joint understanding we have reached concerning the property taxes for the 18.01 acre parcel that our client, Oregon City School District No. 62, acquired from Dorothy Hess in condemnation proceedings.

Enclosed is a copy of the Stipulated Order Re Immediate Possession, by which possession of the subject parcel was judicially transferred from Mrs. Hess to the District on December 27, 2000. Pursuant to ORS 311.412 - .414, Mrs. Hess' responsibility for property taxes for Tax Year 2000-2001 ended on that date. Per your calculations (copy enclosed), her remaining unpaid obligation is \$513.96. Enclosed is a check in that amount

Also per the above-cited statutes, the District is responsible for the remainder of the tax year in the amount of \$1,630.01. I understand that if that amount is paid by June 15th no additional interest will be imposed. (This will also confirm that beginning with tax year 2001-2002, the District is exempt from property taxes.)

Also enclosed is a copy of the Amended Stipulated Judgment of Condemnation - Nunc Pro Tunc. This judgment serves to transfer title of the subject property from Mrs. Hess to the District, and does so "nunc pro tunc,"

*Also Admitted To Practice In Washington **Also Admitted To Practice In California

Also admitted to Practice in Utah *Also Admitted to Practice in New Jersey

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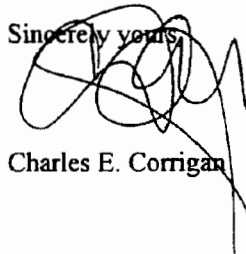
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Bob Vroman
May 31, 2002
Page 2

i.e. retroactively to January 9, 2002, the date that the original judgment was entered. As you know, the amended judgment was necessitated by the fact that the legal description attached to the original judgment contained a typographical error.

Thank you for your assistance in this matter, and please let me know if there is anything else that need be done to insure that the County's tax records reflect that Oregon City School District No. 62 is the sole owner of the entire subject parcel.

Sincerely yours,



Charles E. Corrigan

CEC/fwc
Encl.

Cc w/encl.: Barry Rotrock ✓
Donald Joe Willis
Paul D. Schultz

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IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF CLACKAMAS

OREGON CITY SCHOOL DISTRICT)
NO. 62,)
)
Plaintiff,)
)
v.)
DOROTHY HESS,)
)
Defendant.)

Case No. **CCV0012588**
STIPULATED ORDER RE
IMMEDIATE POSSESSION

STIPULATION

The parties stipulate to an order pursuant to ORS 35.265 granting plaintiff immediate possession of the property described in Exhibit 1 to the Plaintiff's Complaint, on the following agreed-upon conditions:

1. Said order will not become effective until plaintiff has posted with the court the sum alleged in plaintiff's complaint as the true value of the subject property, to wit \$1,177,000.

2. Plaintiff confirms that it has no objection to defendant's withdrawal of the funds deposited with the court by plaintiff.

3. Plaintiff confirms that it will not require defendant's relocation from the subject property without at least 90 days' prior written notice and, further, that once plaintiff begins work on the property it shall do so in a fashion that avoids disruption of the defendant's use and enjoyment of her residence to the extent reasonably possible.

///
///

RAMIS CREW
CORRIGAN & BACHRACH, LLP
1727 N.W. Hoyt Street
Portland, Oregon 97209
Telephone: (503) 722-4402
FAX: (503) 243-0944

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4. Plaintiff agrees that this stipulation and order do not diminish or otherwise affect defendant's rights in this matter, including but not limited to her entitlement to claim an amount of just compensation greater than that alleged by plaintiff

DATED Dec. 19, 2000 RAMIS CREW CORRIGAN & BACHRACH, LLP

By Charles E. Corrigan, OSB #872216
Charles E. Corrigan, OSB #76108
Of Attorneys for Plaintiff

DATED Dec. 26, 2000 SCHWABE WILLIAMSON & WYATT, P.C

12/26 By Donald Joe Willis, OSB #71188
Donald Joe Willis, OSB #71188
Of Attorneys for Defendant

ORDER

IT IS SO ORDERED.
DATED this 27 day of December, 2000.

Al Carl
Circuit Court Judge

G:\litfw\OCSD\stip re immed pos.wpd

RAMIS CREW
CORRIGAN & BACHRACH, LLP
1727 N.W. Hoyt Street
Portland, Oregon 97209
Telephone: (503) 222-1402
FAX: (503) 245-2944

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AND THE COURT ORDERS AND ANY ACTIONS TO BE TAKEN OR IN ANY WAY
D/C 12/27
12/26
12/27



CLACKAMAS COUNTY RECORDING DEPT. CERTIFICATE PAGE



**This page must be included
if document is re-recorded.
Do Not remove from original document.**

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Charles E. Corrigan
Ramis Crew Corrigan & Bachrach, LLP
1727 NW Hoyt Street
Portland, Oregon 97209
Phone: 503-222-4402

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IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF CLACKAMAS

OREGON CITY SCHOOL
DISTRICT NO. 62,

Plaintiff,

v.

DOROTHY HESS,

Defendant.

Case No. CCV0012588

AMENDED STIPULATED
JUDGMENT OF
CONDEMNATION - NUNC PRO
TUNC

JUDGMENT

This case has been settled by the parties. Pursuant to that settlement, and the
Court finding good cause therefor,

IT IS HEREBY ADJUDGED AND DECREED by this Court as follows:

1.

Plaintiff's total just compensation payment to defendant for the acquisition of fee
title to the real property herein at issue is \$1,300,000, which includes any interest due
defendant. Plaintiff has previously deposited with the Court the sum of \$1,177,000.
Plaintiff's total remaining just compensation obligation to defendant is the sum of
\$123,000, which payment is to be made into Court no later than 10 days after the date
that this judgment is entered.

2.

Upon plaintiff's payment into court of the sum of \$123,000, the ~~real~~ property
described in Exhibit 1 hereto shall be appropriated for public purposes, and title to said
property, together with all rights and easements therein, is vested in the Oregon City

RAMIS CREW
CORRIGAN & BACHRACH, LLP
1727 N.W. Hoyt Street
Portland, Oregon 97209
(503) 222-4402
Fax: (503) 243-2944

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1 School District No. 62, free of all liens and encumbrances.

2 3.

3 Plaintiff shall additionally pay to defendant the sum of \$1,943.92, representing
4 full and final payment of any and all of plaintiff's relocation obligations to defendant.

5 4.

6 Defendant is to have any personal property remaining on the subject real property
7 removed therefrom no later than July 1, 2002.

8 5.

9 The clerk of the Court is hereby directed to disburse the sum of \$123,000, as soon
10 as such sums paid into Court by the plaintiff, in a check payable to "Donald Joe Willis
11 for the benefit of Dorothy Hess."

12 6.

13 None of the parties shall recover costs or attorney fees incurred herein.

14 7.

15 The property being acquired by plaintiff herein, described in Exhibit 1 hereto, was
16 identically described in Exhibit 1 to plaintiff's complaint, which description was

17

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1 incorporated into the court's Stipulated Order Re Immediate Possession dated December
2 27, 2001. A portion of that description was inadvertently omitted from Exhibit No. 1 to
3 the Stipulated Judgment of Condemnation herein, which was entered January 9, 2002.
4 Thus, the court finds and orders that this Amended Stipulated Judgment of
5 Condemnation be entered *nunc pro tunc* January 9, 2002.

6 DATED this 21st day of May, 2002, ordered entered *nunc pro tunc* as of the 9th
7 day of January 2002.

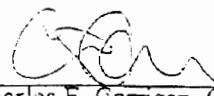
8
9
10 
Circuit Court Judge

11 STIPULATION

12 It is so stipulated.


13 DATED this 12th day of May, 2002.

14 RAMIS CREW CORRIGAN &
BACHRACH, LLP

15
16 By: 
17 Charles E. Corrigan, OSB #76108
Of Attorneys for Plaintiff

DATED this 2nd day of May, 2002.

SCHWABE WILLIAMSON & WYATT

18
19 By: 
20 Donald Joe Wilks, OSB #71188
Of Attorneys for Defendant

21 Submitted by:
Charles E. Corrigan, OSB #76108
RAMIS CREW CORRIGAN & BACHRACH, LLP
Of Attorneys for Oregon City School District No. 62
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AUTHORIZE REAL ESTATE TRANSACTION

The District School Board of Oregon City School District No. 62, Clackamas County, Oregon ("DISTRICT"), adopts the following findings and resolution:

THE BOARD FINDS:

1. The DISTRICT is authorized under ORS 332.155 to acquire land for school purposes and is authorized under ORS 332.182 to condemn real property for school purposes if agreement cannot be reached on a price.
2. The DISTRICT owns certain land on which it plans to construct a new high school and related facilities. The land presently owned is less than is needed and desirable for the planned high school and related facilities and adjoining land is necessary to allow for a facility which is adequate for the needs of the patrons and students of the DISTRICT.
3. It is the judgment of the District School Board that the adjoining land described below is needed and required for the new high school and related facilities and its construction, operation and maintenance and repair. The real property required is described as follows:

That certain tract of land described in Deed from Christ Feil as grantor dated October 21, 1912 and recorded on the 6th day of March, 1914, in book 134, Page 339, Deed Records of Clackamas County, Oregon. Said tract is also designated by the Assessor's Reference Parcel Number as R32E09D 01200. The site address is 14641 S. Glen Oak Road, Oregon City, Oregon 97045.

IT IS THEREFORE RESOLVED by the DISTRICT as follows:

1. The location, construction and operation and maintenance of the new high school and related facilities is necessary and in the public interest. The above described property is necessary for the new high school project.
2. The DISTRICT and its agents and attorneys are authorized to attempt to agree with the owners and other persons in interest in the real property described above as to the compensation to be paid for the appropriation of the party. If no satisfactory agreement can be reached, then the Superintendent of the DISTRICT is authorized to direct and authorize the attorneys for the DISTRICT to commence and prosecute to final determination such proceedings as may be necessary to acquire the real property and all interests therein.
3. These findings and this Resolution are passed and adopted by the District School Board of the Oregon City School District No. 62 Clackamas County, Oregon, on September 11, 2000, and shall be entered in full in the minutes and records of the District School Board as of said date.

Adopted September 11, 2000
Board of Education, Oregon City School District #62

EXHIBIT 1 of
Page 1 Pages

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Handwritten initials and scribbles.

Apr 31, 1974

KNOW ALL MEN BY THESE PRESENTS, That CHESTER R. SANDBERG and FLORENCE SANDBERG, husband and wife, do hereby grant, bargain, sell, convey and warrant unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, improvements and appurtenances thereto belonging or appearing attached to the County of CLATSOP and State of OREGON, described as follows, to-wit:

Part of the Andrew Wood D. L. C. No. 44 in Section 9, T. 3 S., R. 2 E., of the W. M., described as follows:

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Title Insurance Company

beginning at a point on the easterly line of the Willamette Valley Southern Railway Company's right of way, being, South 89° 28' East 623.10 feet and South 920.04 feet from the northwest corner of said claim; thence South 23° 23' 20" East 712.94 feet to an iron pipe South 0° 50' 15" East 155.8 feet from the southwest corner of that tract of land conveyed to E. W. Hornshuh by deed recorded March 14, 1906, Book 102, page 156, deed records and the true point of beginning of the tract herein described; thence North 0° 50' 15" West 155.8 feet to the southwest corner of said Hornshuh tract; thence North 89° 28' 47" East along the south line of said Hornshuh tract 1572.97 feet to a point South 0° 50' 15" East 16.5 feet from the most southerly corner of that tract of land conveyed to Kyle A. Caser, et al, by deed recorded October 30, 1970, Vol. 70 24574; thence North 0° 50' 15" West 16.5 feet to the most southerly corner of said Caser tract; thence North 89° 28' 10" West along the westerly line of said Caser tract 235.00 feet to the northwest corner thereof; thence North 89° 03' 30" East along the northerly line of said Caser tract 34.09 feet to a point; thence South 89° 25' 45" West parallel with the south line of said Hornshuh tract 1566.07 feet to the easterly line of the Willamette Valley Southern Railway Company's right of way; thence South 23° 23' 20" East along said right of way line to the true point of beginning.

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STATE OF OREGON
 COUNTY OF CLACKAMAS
CERTIFICATE OF WATER RIGHT

This Is to Certify, That OREGON CITY PUBLIC SCHOOL DIST. NO. 62

of 1417 12th Street, Oregon City, State of OR 97045, has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of a well

a tributary of Canfield Creek for the purpose of irrigation of 6.1 acres and air conditioning

under Permit No. G-6685 and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from April 24, 1975 that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.78 cubic foot per second; being 0.78 cfs for air conditioning and 0.06 cfs for irrigation

or its equivalent in case of rotation, measured at the point of diversion from the well. The well is located in the SE 1/4 SE 1/4, as projected within A. Hood DLC 44, Section 9, T3S, R2E, WM; 110 feet North and 360 feet West from SE corner Section 9.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to ~~one-eighth~~ one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year, providing that use of water for air conditioning in excess of 5,000 gallons per day shall be subsequent in priority to future beneficial consumptive use unless a well system is constructed and all water wasted from the system is recharged to the same ground water reservoir from which it was withdrawn, and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

0.1 acre SW 1/4 SE 1/4
 air conditioning & 5.7 acres SE 1/4 SE 1/4
 Section 9

0.3 acre SW 1/4 SW 1/4
 Section 10

all as projected within A. Hood DLC 44
 Township 3 South, Range 2 East, WM

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the Water Resources Director, affixed

this date, October 27, 1986

William N. Young
 Water Resources Director

Recorded in State Record of Water Right Certificates, Volume 50, page 55078

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**CERTIFICATE OF
WATER RIGHT**

STATE OF OREGON
to

STATE OF OREGON,
County of _____ } ss.

I CERTIFY, that the within was received
and duly recorded by me in Volume _____
of Record of Water Right Certificates, at
page _____ on the _____ day
of _____, 19_____.

County Clerk

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BARGAIN AND SALE DEED

MILTON O. ESSIG AND O. NATALIE ESSIG, his wife, convey to SCHOOL DISTRICT NO. 62, CLACKAMAS COUNTY, OREGON, all that real property situated in Clackamas County, State of Oregon, described as:

PARCEL A: Part of the Andrew Hood D.L.C., in T. 3 S., R. 2 E., of the W.M., described as follows: BEGINNING at a point North 7.09 chains from a point North 89°24' West 8.89 chains from the common corner of Sections 9, 10, 15 and 16, T. 3 S., R. 2 E., of the W.M.; thence North 275.22 feet to the South boundary of that certain tract conveyed by Thomas Blackburn and wife, to Charles A. Baxter and wife by deed recorded in Book 224, page 304, Deed Records; thence tracing the South line of said Gilbert tract South 89°24' East a distance of 1092.3 feet to the center of the County Road; thence tracing the center of the County Road South 40°45' East 130.54 feet; thence North 89°24' West 321.26 feet; thence South 175 feet to the South boundary of that certain tract described in Deed from Charles Derrick and wife, to Raymond Rilance and wife by deed recorded in Book 242, page 302, Deed Records; thence tracing said south boundary of the Rilance tract North 89°24' West a distance of 836.82 feet to the place of beginning.

EXCEPT that part lying within the boundary of the County Roads.

ALSO EXCEPT a tract of land conveyed to William F. Essig, et ux, by deed recorded March 16, 1955, in Clackamas County Deed Book 493, page 184.

PARCEL B: A part of the D.L.C. of Andrew Hood and wife, in T. 3 S., R. 2 E., of the W.M., described as follows:

BEGINNING at the southwest corner of a certain 5 acre tract of land deeded by Christian Muralt and Erma Muralt, his wife, to E. W. Hornshuh on March 4, 1908 and which deed is recorded in Book 102, page 516, Deed Records of Clackamas County, Oregon, running thence South 6.34 chains; thence East 34.31 chains to the middle of the County Road known as the Oregon City and Ringo Road; thence Northwesterly along the center of said road 8.37 chains to the southeast corner of the above tract of land; thence West 28.85 chains to the place of beginning.

EXCEPT that parcel described in deed from Thomas Blackburn and wife to Clackamas Southern Railway company recorded in Book 134, page 394, Deed Records.

ALSO EXCEPT a tract of land conveyed to William F. Essig et ux, by deed recorded March 16, 1955 in Clackamas County Deed Book 493, page 184.

The consideration for this transfer is \$55,982.50.

DATED this 15 day of June, 1973.

O. Natalie Essig
Milton O. Essig

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STATE OF OREGON)
)ss.
County of Clackamas)

June 18, 1973.

Personally appeared the above named MILTON O. ESSIG and
O. NATALIE ESSIG, his wife, and acknowledged the foregoing
instrument to be their voluntary act.

Before me:

[Handwritten signature]

Notary Public for Oregon
My Commission expires: 2-10-76

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KNOW ALL MEN BY THESE PRESENTS, That **CHESTER R. SANDBERG and FLORENCE SANDBERG, husband and wife--**

hereinafter called the grantor, for the consideration hereinafter stated to grantor paid by **--CLACKAMAS COUNTY SCHOOL DISTRICT NO. 62--**

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of **Clackamas** and State of Oregon, described as follows, to-wit:

Part of the Andrew Hood D. L. C. No. 44 in Section 9, T. 3 S., R. 2 E., of the W. M., described as follows:

Beginning at a point on the easterly line of the Willamette Valley Southern Railway Companys right of way, being South 89° 24' East 628.10 feet and South 920.04 feet from the northwest corner of said claim; thence South 23° 23' 20" East 712.94 feet to an iron pipe South 0° 50' 15" East 155.8 feet from the southwest corner of that tract of land conveyed to E. W. Hornshuh by deed recorded March 14, 1908, Book 102, page 156, Deed Records and the true point of beginning of the tract herein described; thence North 0° 50' 15" West 155.8 feet to the southwest corner of said Hornshuh tract; thence North 89° 45' 45" East along the south line of said Hornshuh tract 1572.97 feet to a point South 0° 50' 15" East 16.5 feet from the most southerly corner of that tract of land conveyed to Kyle R. Kaser, et ux, by deed recorded October 30, 1970, Fee No. 70 24574; thence North 0° 50' 15" West 16.5 feet to the most southerly corner of said Kaser tract; thence North 45° 25' 10" West along the westerly line of said Kaser tract 235.00 feet to the northwest corner thereof; thence North 49° 03' 30" East along the northerly line of said Kaser tract 34.09 feet to a point; thence South 89° 45' 45" West parallel with the south line of said Hornshuh tract 1586.99 feet to the easterly line of the Willamette Valley Southern Railway Companys right of way; thence South 23° 23' 20" East along said right of way line to the true point of beginning.

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grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,500.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 29th day of January, 19 74.

Chester R Sandberg
Florence Sandberg

STATE OF OREGON, County of Clackamas) ss. January 29, 19 74
Personally appeared the above named **Chester R. Sandberg and Florence Sandberg**
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Karman D Colson*
Notary Public for Oregon
My commission expires June 11, 1976

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ©, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Chester R. Sandberg, et ux

TO

Clackamas County School

District No. 62

AFTER RECORDING RETURN TO
Clackamas County School
District No. 62
1417-12th Street
Oregon City, Oregon 97045

No.

74 2561

STATE OF OREGON, County of Clackamas,) ss.

I, George D. Poppen, County Clerk, Ex-Officio Recorder of Conveyances and Ex-Officio Clerk of the Circuit Court of the State of Oregon, for the County of Clackamas, do hereby certify that the within instrument of writing was received for record in the records of said county at 5:14 PM 2 3 74

DEED

WITNESSES: *George D. Poppen* County Clerk, *Deputy*
Recording Certificate
CLACKAMAS COUNTY OREGON

633

SCHEDULE A

Amount \$ 55,982.50

Date November 25, 1968

4:04 P.M.
At 800XXK

INSURED

----- SCHOOL DISTRICT NO. 62, CLACKAMAS COUNTY, OREGON -----

The fee simple title to said land is, at the date hereof, vested in

----- HILTON O. ESSIG AND O. NATALIE ESSIG,
as tenants by the entirety. -----

The land referred to in this policy is described as:

IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON

PARCEL A: Part of the Andrew Hood D. L. C. in T. 3 S., R. 2 E., of the W. 1., described as follows:

beginning at a point North 7.09 chains from a point North 89° 24' West 2.89 chains from the common corner of Sections 9, 10, 15, and 16, T. 3 S., R. 2 E., of the W. 1.; thence North 275.22 feet to the South boundary of that certain tract conveyed by Thomas Blackburn and wife, to Charles A. Baxter and wife, by deed recorded in Book 224, page 304, Deed Records; thence tracing the South line of said Gilbert tract South 89° 24' West a distance of 1092.3 feet to the center of the County Road; thence tracing the center of the County Road South 40° 45' East 130.54 feet; thence North 89° 24' West 321.26 feet; thence South 175 feet to the South boundary of that certain tract described in Deed from Charles Derrick and wife, to Raymond Rilance and wife by deed recorded in Book 242, page 302, Deed Records; thence tracing said South boundary of the Rilance tract North 89° 24' West a distance of 836.82 feet to the place of beginning.

EXCEPT that part lying within the boundary of the County Roads.

ALSO EXCEPT a tract of land conveyed to William F. Essig, et us, by deed recorded March 16, 1955, in Clackamas County Deed Book 493, page 134.

PARCEL B: A part of the D. L. C. of Andrew Hood and wife, in T. 3 S., R. 2 E., of the W. 1., described as follows:

beginning at the southwest corner of a certain 5 acre tract of land deeded by Christian Muralt and Erma Muralt, his wife, to E. W. Hornshuh on March 4, 1968 and which deed is recorded in Book 102, page 516, Deed Records of Clackamas County, Oregon, running thence South

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— 6.34 chains; thence East 34.31 chains to the middle of the County Road known as the Oregon City and Ringo Road; thence Northwesterly along the center of the said road 8.37 chains to the southeast corner of the above tract of land; thence West 28.85 chains to the place of beginning

EXCEPT that parcel described in deed from Thomas Blackburn and wife to Clackamas Southern Railway company recorded in Book 134, page 394, Deed Records.

ALSO EXCEPT a tract of land conveyed to William F. Essig, et ux, by deed recorded March 16, 1955 in Clackamas County Deed Book 493, page 184.

FURTHER EXCEPTING THEREFROM that portion in County Road.-----

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SCHEDULE B

This policy does not insure against loss by reason of the matters shown or referred to in this Schedule except to the extent that the owner of any mortgage or deed of trust is expressly insured on page 1 of this policy.

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; pending proceedings for vacating, opening or changing of streets or highways preceding entry of the ordinance or order therefor.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

3. Easements, claims of easement or encumbrances which are not shown by the public records; unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.

5. 1968-69 taxes \$975.11 of which 374.16 has been paid. 62-15 #32217

6. Easement, including the terms and provisions thereof, from Milton O. Essig and O. Natalie Essig, husband and wife, to Portland General Electric Company, an Oregon corporation, recorded June 10, 1958, Fee No. 8426, Deed Records.

7. Right of Way Contract, including the terms and provisions thereof, from Milton O. Essig and O. Natalie Essig, husband and wife, to Pacific Northwest Pipeline Corporation, a Delaware corporation, dated October 15, 1959, recorded October 27, 1959, Fee No. 19705, Deed Records, and corrected by instrument recorded August 10, 1960, Fee No. 14286, Deed Records.

8. Contract of Sale, including the terms and provisions thereof, between Milton O. Essig and O. Natalie Essig, his wife, vendors, and School District No. 62, Clackamas County, Oregon, vendee, dated November 19, 1968, recorded November 25, 1968, Fee No. 68 23940.-----

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STATE OF OREGON

COUNTY OF CLACKANAS

CERTIFICATE OF WATER RIGHT

This is to certify, That OREGON CITY PUBLIC SCHOOL DIST. NO. 62

of 1417 12th Street, Oregon City, State of OR 97045, has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of a well

a tributary of Canfield Creek for the purpose of irrigation of 6.1 acres and air conditioning

under Permit No. G-6685 and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from April 24, 1975

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.78 cubic foot per second; being 0.78 cfs for air-conditioning and 0.06 cfs for irrigation.

or its equivalent in case of rotation, measured at the point of diversion from the well. The well is located in the SE 1/4 SE 1/4, as projected within A. Hood DLC 44, Section 9, T3S, R2E, WM; 1110 feet North and 360 feet West from SE corner Section 9.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-eighth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year, providing that use of water for air conditioning in excess of 5,000 gallons per day shall be subsequent in priority to future beneficial consumptive use unless a well system is constructed and all water wasted from the system is recharged to the same ground water reservoir from which it was withdrawn,

and shall conform to such reasonable rotation system as may be ordered by the proper state officer. A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

~~0.1 acre SW 1/4 SE 1/4~~
~~air conditioning of 5.7 acres SE 1/4 SE 1/4~~
~~Section 9~~
 0.3 acre SW 1/4 SW 1/4
 Section 10

all as projected within A. Hood DLC 44 Township 3 South, Range 2 East, WM

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the Water Resources Director, affixed

this date, October 27, 1986

/s/ William H. Young
 Water Resources Director

Recorded in State Record of Water Right Certificates, Volume 50, page 55078

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