

Application for a Permit to Use Surface Water



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

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.our). 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 can issue a Final Order within 60 days of the close of the period for receiving protest. If the application is approved, a permit is issued. The permit specifies the details of the authorized use and any terms, limitations or conditions that the Department deems appropriate.

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Surface Water/1

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Minimum Requirements Checklist

Minimum Requirements (OAR 690-310-0040, OAR 690-310-0050 & ORS 537.140)

Include this checklist with the application

Check that each of the following items is included. The application will be returned if all required items are not included. If you have questions, please call the Water Rights Customer Service Group at (503) 986-0900.

- SECTION 1: applicant information and signature
- SECTION 2: property ownership
- SECTION 3: source of water requested
- SECTION 4: water use
- SECTION 5: water management
- SECTION 6: resource protection
- SECTION 7: project schedule
- SECTION 8: within a district
- SECTION 9: remarks

Attachments:

- Land Use Information Form with approval and signature (*must be an original*) or signed receipt
- 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.
- Fees - Amount enclosed: \$1,130 or \$1,580.00 if submitted with Recording Fee
See the Department's Fee Schedule at www.oregon.gov/owrd or call (503) 986-0900.

Provide a map and check that each of the following items is included:

- Permanent quality and drawn in ink
- Even map scale not less than 4" = 1 mile (example: 1" = 400 ft, 1" = 1320 ft, etc.)
- North Directional Symbol
- Township, Range, Section, Quarter/Quarter, Tax Lots
- Reference corner on map
- Location of each well, and/or dam if applicable, by reference to a recognized public land survey corner (distances north/south and east/west)
- Indicate the area of use by Quarter/Quarter and tax lot clearly identified
- Number of acres per Quarter/Quarter and hatching to indicate area of use if for primary irrigation, supplemental irrigation, or nursery
- Location of main canals, ditches, pipelines or flumes (if well is outside of the area of use)
- Other:

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Application for a Permit to Use Surface Water



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

SECTION 1: APPLICANT INFORMATION AND SIGNATURE

Applicant Information

NAME HARRY MILLER			PHONE (HM)
PHONE (WK) 503-522-6920	CELL	FAX	
ADDRESS 25 NW 23 RD AVE, SUITE 6 PMB #145			
CITY PORTLAND	STATE OR	ZIP 97210	E-MAIL * HARRY.MILLER503@GMAIL.COM

Organization Information

NAME DORATION FARMS, LLC C/O HARRY MILLER			PHONE 503-522-6920	FAX
ADDRESS 25 NW 23 RD AVE, SUITE 6 PMB #145			CELL	
CITY PORTLAND	STATE OR	ZIP 97210	E-MAIL * HARRY.MILLER503@GMAIL.COM	

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

AGENT / BUSINESS NAME MALIA KUPILLAS / PACIFIC HYDRO-GEOLOGY INC.			PHONE 503-632-5016	FAX
ADDRESS 18487 S. VALLEY VISTA ROAD			CELL	
CITY MULINO	STATE OR	ZIP 97042-8741	E-MAIL * PHG@BCTONLINE	

Note: Attach multiple copies as needed

* By providing an e-mail address, consent is given to receive all correspondence from the department electronically. (paper copies of the final order documents will also be mailed.)

By my signature below I confirm that I understand:

- I am asking to use water specifically as described in this application.
- Evaluation of this application will be based on information provided in the application packet.
- I cannot legally use water until the Water Resources Department issues a permit to me.
- The Department encourages all applicants to wait for a permit to be issued before beginning construction of any proposed diversion. Acceptance of this application does not guarantee a permit will be issued.
- If I begin construction prior to the issuance of a permit, I assume all risks associated with my actions.
- If I get a permit, I must not waste water.
- If development of the water use is not according to the terms of the permit, the permit can be cancelled.
- The water use must be compatible with local comprehensive land use plans.
- Even if the Department issues a permit, I may have to stop using water to allow senior water right holders to get water to which they are entitled.

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



Harry Miller
Applicant Signature

Harry Miller
Print Name and title if applicable

12-7-16
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

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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*).

NA

You must provide the legal description of: 1. The property from which the water is to be diverted, 2. Any property crossed by the proposed ditch, canal or other work, and 3. Any property on which the water is to be used as depicted on the map.

SECTION 3: SOURCE OF WATER

A. Proposed Source of Water

Provide the commonly used name of the water body from which water will be diverted, and the name of the stream or lake it flows into. If unnamed, say so:

Source 1: Willamette Project Reservoirs, authorized under certificates 72755 and 72756.

Tributary to: Tributaries authorized under certificates 72755 and 72756 include: Columbia River; Middle Fork Willamette River; South Fork McKenzie River; Row River; Long Tom River; Blue River; Fall Cree; North Santiam River; and Middle Santiam River.

If any source listed above is stored water that is authorized under a water right permit, certificate, or decree, attach a copy of the document or list the document number (for decrees, list the volume, page and/or decree name).
Certificates 72755 and 72756

B. Applications to Use Stored Water

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

Yes.

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

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

- By checking this box, you are requesting that the Department process your application under the standard process outlined in ORS 537.150 and 537.153, rather than the expedited process provided by ORS 537.147. To file an application under the standard process, you must enclose the following:
- A copy of a signed non-expired contract or other agreement with the owner of the reservoir (if not you) to impound the volume of water you propose to use in this application.
 - A copy of your written agreement with the party (if any) delivering the water from the reservoir to you.

SECTION 4: WATER USE

Provide the amount of water you propose to use from each source, for each use, in cubic feet-per-second (cfs) or gallons-per-minute (gpm). If the proposed use is from storage, provide the amount in acre-feet (af):
(1 cfs equals 448.8 gpm. 1 acre-foot equals 325,851 gallons or 43,560 cubic feet)

SOURCE	USE	PERIOD OF USE	AMOUNT
Willamette Project Reservoirs	Irrigation	March 1 through October 31	100.0 <input checked="" type="checkbox"/> Acre Feet

For irrigation use only:

Please indicate the number of primary and supplemental acres to be irrigated.

Primary: 121.2 Acres Supplemental: NA Acres

List the Permit or Certificate number of the underlying primary water right(s): NA

Indicate the maximum total number of acre-feet you expect to use in an irrigation season: 100.0 Acre Feet

- If the use is **municipal or quasi-municipal**, attach **Form M**
- If the use is **domestic**, indicate the number of households: NA
- If the use is **mining**, describe what is being mined and the method(s) of extraction:

NA

SECTION 5: WATER MANAGEMENT

A. Diversion and Conveyance

What equipment will you use to pump water from your source?

Pump (give horsepower and type): Submersible 40 Hp pump.

Other means (describe): _____

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

Water will be diverted using a 40 Hp submersible pump and conveyed through 6-inch PVC Mainline and applied to the authorized place of use via above ground drip irrigation.

B. Application Method

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

All application of water will be applied using above ground drip irrigation.

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.

Water will be applied to crops when needed. The most efficient method of irrigation will be used for the crop being irrigated.

SECTION 6: RESOURCE PROTECTION

In granting permission to use water from a stream or lake, the state encourages, and in some instances requires, careful control of activities that may affect the waterway or streamside area. See instruction guide for a list of possible permit requirements from other agencies. Please indicate any of the practices you plan to undertake to protect water resources.

- Diversion will be screened to prevent uptake of fish and other aquatic life.
Describe planned actions: A fish screen that meets ODFW requirements will be installed.
- Excavation or clearing of banks will be kept to a minimum to protect riparian or streamside areas.
Describe planned actions: No clearing will be needed because the point of diversion already exists.
- Operating equipment in a water body will be managed and timed to prevent damage to aquatic life.
Describe: No equipment will be operated in a water body because the point of diversion already exists.
- Water quality will be protected by preventing erosion and run-off of waste or chemical products.
Describe: No erosion or run-off of waste or chemical products will occur because the point of diversion is already exists and there is an established riparian buffer.

SECTION 7: PROJECT SCHEDULE

Date construction will begin: The property has an existing water delivery system to a portion of the proposed place of use.

Date construction will be completed: Within 5 years from date of permit issuance.

Date beneficial water use will begin: Within 5 years from date of permit issuance.

SECTION 8: WITHIN A DISTRICT

Check here if the point of diversion or place of use are located within or served by an irrigation or other water district.

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Irrigation District Name NA	Address	
City	State	Zip

SECTION 9: REMARKS

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

A portion of the proposed place of use conflicts with Certificate 21762. Upon issuance of a BOR contract and a positive Initial Review the applicant proposes to resolve the conflict by one of the following:

- 1) Cancellation of acres in conflict under Certificate 21762;
- 2) Removal of acres in conflict from this application;
- 3) Transfer of acres in conflict under Certificate 21762; or
- 4) Other means of resolving acres in conflict.

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Date _____

(For staff use only)



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

WE ARE RETURNING YOUR APPLICATION FOR THE FOLLOWING REASON(S):

- SECTION 1: _____
- SECTION 2: _____
- SECTION 3: _____
- SECTION 4: _____
- SECTION 5: _____
- SECTION 6: _____
- SECTION 7: _____
- SECTION 8: _____
- SECTION 9: _____
- Land Use Information Form _____
- 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.
- Fees _____

MAP

- Permanent quality and drawn in ink
- Even map scale not less than 4" = 1 mile (example: 1" = 400 ft, 1" = 1320 ft, etc.)
- North Directional Symbol
- Township, Range, Section, Quarter/Quarter, Tax Lots
- Reference corner on map
- Location of each well, and/or dam if applicable, by reference to a recognized public land survey corner (distances north/south and east/west)
- Indicate the area of use by Quarter/Quarter and tax lot clearly identified
- Number of acres per Quarter/Quarter and hatching to indicate area of use if for primary irrigation, supplemental irrigation, or nursery
- Location of main canals, ditches, pipelines or flumes (if well is outside of the area of use)
- Other _____

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3235-200

Land Use Information Form



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

Applicant: Doration Farms LLC C/O Harry Miller
First Last

Mailing Address: 25 NW 23rd Ave, Suite 6 PMB #145

Portland OR 97210 Daytime Phone: 503-522-6920
City State Zip

A. Land and Location

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

Township	Range	Section	¼ ¼	Tax Lot #	Plan Designation (e.g., Rural Residential/RR-5)	Water to be:			Proposed Land Use:
3S	2W	35	See Tax Assessor Map 3S 2W 35	3 2W 35 200	AFLH/EF-80	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Stored Water For Multipurpose Use
3S	2W	35	See Tax Assessor Map 3S 2W 35	3 2W 35 201	AFLH/EF-80	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Irrigation
3S	2W	35	See Tax Assessor Map 3S 2W 35	3 2W 35 202	AFLH/EF-80	<input checked="" type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input type="checkbox"/> Used	Irrigation

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

Yamhill 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) Runoff tributary to Willamette River

Estimated quantity of water needed: 100.0 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:

The applicant proposes to, 1) Store up to 9.0 AF of runoff tributary to Willamette River for multiple purpose use, and 2) Divert stored water authorized under certificate 72755 and 72756 for irrigation use on 121.1 acres.

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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

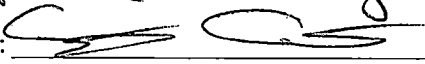
Land uses to be served by the proposed water uses (including proposed construction) are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s):

402.02 of the UCO

Land uses to be served by the proposed water uses (including proposed construction) involve discretionary land-use approvals as listed in the table below. (Please attach documentation of applicable land-use approvals which have already been obtained. Record of Action/land-use decision and accompanying findings are sufficient.) **If approvals have been obtained but all appeal periods have not ended, check "Being pursued."**

Type of Land-Use Approval Needed (e.g., plan amendments, rezones, conditional-use permits, etc.)	Cite Most Significant, Applicable Plan Policies & Ordinance Section References	Land-Use Approval:	
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued

Local governments are invited to express special land-use concerns or make recommendations to the Water Resources Department regarding this proposed use of water below, or on a separate sheet.

Name: Stephanie Armstrong Title: Associate Planner
 Signature:  Phone: 503-434-7576 Date: 7/25/16
 Government Entity: Yamhill County

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

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TOGETHER WITH an easement 30 feet in width for the purpose of pumping water from the Willamette River as recorded in Film Volume 108, Page 1395, Yamhill County Deed and Mortgage Records.

Tract 2:

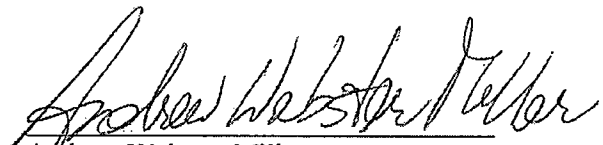
PARCEL 1: An area encompassed by a 50-foot radius circle around a point, which is south 2440.66 feet and east 1359.07 feet from the northwest corner of the east one-half of the LaFramboise Donation Land Claim in Section 35 Township 3 South, Range 2 West of the Willamette Meridian, in Yamhill County, Oregon.

PARCEL 2: A strip of land 10 feet wide, the centerline being described as follows: Beginning at a point south 2440.66 feet and east 1359.07 feet from the northwest corner of the east one-half of the LaFramboise Donation Land Claim in Section 35, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon; thence along water pipe line as follows: South 14°46' east 1515.4 feet to an angle; thence south 10° 58' east 707.65 feet to an angle at a pipe-line tee; thence south 77° 32' west 778.66 feet to a stand pipe and valve.

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, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is the receipt by Grantor of ownership interest in Grantee.

Dated September 27, 2016.


Andrew Webster Miller

2 - Statutory Bargain and Sale Deed

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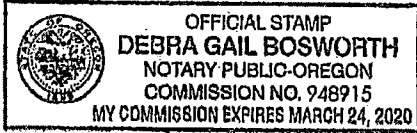
JAN 17 2017

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STATE OF OREGON

County of Multnomah) ss.

On September 27, 2016, personally appeared before me the above named Andrew Webster Miller and acknowledged the foregoing instrument to be his voluntary act and deed.



Debra Bosworth
Notary Public for ~~California~~ OREGON
My Commission Expires: _____

3 - Statutory Bargain and Sale Deed

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AFTER RECORDING, RETURN TO:
Rietmann & Rietmann, LLP
ATTN: Emily K. Rietmann
P.O. Box 852
Hermiston, Oregon 97838

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS TO:
Doration Farms, LLC
12755 SW 69th Avenue, Ste. 200
Portland, Oregon 97223

STATUTORY BARGAIN AND SALE DEED

Johnson Farm and Timber Co., GRANTOR, conveys to Doration Farms, LLC, an Oregon limited liability company, GRANTEE, an undivided one-half interest in the following described real property in the County of Yamhill, State of Oregon:

Tract 1:

The East half of the Donation Land Claim of Michael LaFramboise and wife, Claim No. 60 in Township 3 South, Range 2 West and Claim No. 78 in Township 4 South, Range 2 West of the Willamette Meridian, in Yamhill County, Oregon, and more particularly described as follows:

Beginning at a point bearing as follows from the intersection of the East line of Section 2, Township 4 South, Range 2 West with the North bank of the Willamette River, viz: North 60 degrees West 11 chains; West 10 chains; South 60 degrees West 5.07 chains to the Southeast corner, running thence North 73.63 chains; thence North 59 degrees West 46.38 chains; thence South to the Willamette River; thence down said River to the place of beginning.

EXCEPTING THEREFROM that portion conveyed to Marie S. Miller, recorded in Film Volume 65, Page 848 and Film Volume 94, Page 1425, and Film Volume 202, Page 133 Yamhill County Deed and Mortgage Records.

AND FURTHER EXCEPTING therefrom that portion conveyed to the State of Oregon by and through its Department of Transportation, Highway Division and recorded in Film Volume 108, Page 1395.

ALSO EXCEPTING an easement for ingress and egress over and above described property as described in Film Volume 65, Page 848, Yamhill County Deed and Mortgage Records.

1 - Statutory Bargain and Sale Deed

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AFTER RECORDING, RETURN TO:

Rietmann & Rietmann, LLP
ATTN: Emily K. Rietmann
P.O. Box 852
Hermiston, Oregon 97838

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS TO:

Doration Farms, LLC
12755 SW 69th Avenue, Ste. 200
Portland, Oregon 97223

STATUTORY BARGAIN AND SALE DEED

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1 - Statutory Bargain and Sale Deed

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TOGETHER WITH an easement 30 feet in width for the purpose of pumping water from the Willamette River as recorded in Film Volume 108, Page 1395, Yamhill County Deed and Mortgage Records.

Tract 2:

PARCEL 1: An area encompassed by a 50-foot radius circle around a point, which is south 2440.66 feet and east 1359.07 feet from the northwest corner of the east one-half of the LaFramboise Donation Land Claim in Section 35 Township 3 South, Range 2 West of the Willamette Meridian, in Yamhill County, Oregon.

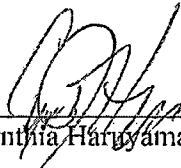
PARCEL 2: A strip of land 10 feet wide, the centerline being described as follows: Beginning at a point south 2440.66 feet and east 1359.07 feet from the northwest corner of the east one-half of the LaFramboise Donation Land Claim in Section 35, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon; thence along water pipe line as follows: South 14°46' east 1515.4 feet to an angle; thence south 10° 58' east 707.65 feet to an angle at a pipe-line tee; thence south 77° 32' west 778.66 feet to a stand pipe and valve.

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, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is the receipt by Grantor of ownership interest in Grantee.

Dated October 8, 2016.

JOHNSON FARM AND TIMBER CO.

By: 
Cynthia Hargyama, Owner

2 - Statutory Bargain and Sale Deed

RECEIVED

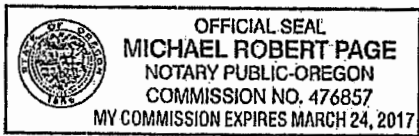
JAN 17 2017


S-88357

OWR

STATE OF Oregon)
) ss.
County of Washington)

On October 8, 2016, personally appeared before me the above named
Cynthia Haruyama and acknowledged the foregoing instrument to be her voluntary act and deed.





Notary Public for Oregon
My Commission Expires:

03/24/2017

3 - Statutory Bargain and Sale Deed

9-88357

RECEIVED

JAN 17 2017

OWRD

AFTER RECORDING, RETURN TO:

Rietmann & Rietmann, LLP
ATTN: Emily K. Rietmann
P.O. Box 852
Hermiston, Oregon 97838

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS TO:

Doration Farms, LLC
12755 SW 69th Avenue, Ste. 200
Portland, Oregon 97223

STATUTORY BARGAIN AND SALE DEED

Johnson Farm and Timber Co., GRANTOR, conveys to Doration Farms, LLC, an Oregon limited liability company, GRANTEE, an undivided one-half interest in the following described real property in the County of Yamhill, State of Oregon:

Tract 1:

The East half of the Donation Land Claim of Michael LaFramboise and wife, Claim No. 60 in Township 3 South, Range 2 West and Claim No. 78 in Township 4 South, Range 2 West of the Willamette Meridian, in Yamhill County, Oregon, and more particularly described as follows:

Beginning at a point bearing as follows from the intersection of the East line of Section 2, Township 4 South, Range 2 West with the North bank of the Willamette River, viz: North 60 degrees West 11 chains; West 10 chains; South 60 degrees West 5.07 chains to the Southeast corner, running thence North 73.63 chains; thence North 59 degrees West 46.38 chains; thence South to the Willamette River; thence down said River to the place of beginning.

EXCEPTING THEREFROM that portion conveyed to Marie S. Miller, recorded in Film Volume 65, Page 848 and Film Volume 94, Page 1425, and Film Volume 202, Page 133 Yamhill County Deed and Mortgage Records.

AND FURTHER EXCEPTING therefrom that portion conveyed to the State of Oregon by and through its Department of Transportation, Highway Division and recorded in Film Volume 108, Page 1395.

ALSO EXCEPTING an easement for ingress and egress over and above described property as described in Film Volume 65, Page 848, Yamhill County Deed and Mortgage Records.

1 - Statutory Bargain and Sale Deed

S-88357

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JAN 17 2017

OWRD

TOGETHER WITH an easement 30 feet in width for the purpose of pumping water from the Willamette River as recorded in Film Volume 108, Page 1395, Yamhill County Deed and Mortgage Records.

Tract 2:

PARCEL 1: An area encompassed by a 50-foot radius circle around a point, which is south 2440.66 feet and east 1359.07 feet from the northwest corner of the east one-half of the LaFramboise-Donation Land Claim in Section 35 Township 3 South, Range 2 West of the Willamette Meridian, in Yamhill County, Oregon.

PARCEL 2: A strip of land 10 feet wide, the centerline being described as follows: Beginning at a point south 2440.66 feet and east 1359.07 feet from the northwest corner of the east one-half of the LaFramboise Donation Land Claim in Section 35, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon; thence along water pipe line as follows: South 14°46' east 1515.4 feet to an angle; thence south 10° 58' east 707.65 feet to an angle at a pipe-line tee; thence south 77° 32' west 778.66 feet to a stand pipe and valve.

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, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is the receipt by Grantor of ownership interest in Grantee.

Dated Oct 4, 2016.

JOHNSON FARM AND TIMBER CO.

By: 

Charles Johnson, Owner

Charles

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JAN 17 2017

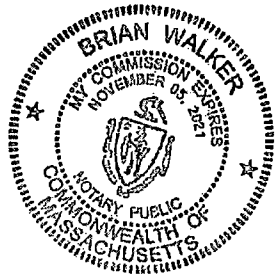
OWRD

2 - Statutory Bargain and Sale Deed

S-88357

STATE OF Massachusetts)
) ss.
County of Suffolk.)

On October 4th, 2016, personally appeared before me the above named ~~Mrs~~ Chels Johnson and acknowledged the foregoing instrument to be her voluntary act and deed.



B. Walker
Notary Public for Massachusetts.
My Commission Expires: 11/5/21

RECEIVED

JAN 17 2017

OWRD

AFTER RECORDING, RETURN TO:
Rietmann & Rietmann, LLP
ATTN: Emily K. Rietmann
P.O. Box 852
Hermiston, Oregon 97838

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS TO:
Doration Farms, LLC
12755 SW 69th Avenue, Ste. 200
Portland, Oregon 97223

STATUTORY BARGAIN AND SALE DEED

Johnson Farm and Timber Co., GRANTOR, conveys to Doration Farms, LLC, an Oregon limited liability company, GRANTEE, an undivided one-half interest in the following described real property in the County of Yamhill, State of Oregon:

Tract 1:

The East half of the Donation Land Claim of Michael LaFramboise and wife, Claim No. 60 in Township 3 South, Range 2 West and Claim No. 78 in Township 4 South, Range 2 West of the Willamette Meridian, in Yamhill County, Oregon, and more particularly described as follows:

Beginning at a point bearing as follows from the intersection of the East line of Section 2, Township 4 South, Range 2 West with the North bank of the Willamette River, viz: North 60 degrees West 11 chains; West 10 chains; South 60 degrees West 5.07 chains to the Southeast corner, running thence North 73.63 chains; thence North 59 degrees West 46.38 chains; thence South to the Willamette River; thence down said River to the place of beginning.

EXCEPTING THEREFROM that portion conveyed to Marie S. Miller, recorded in Film Volume 65, Page 848 and Film Volume 94, Page 1425, and Film Volume 202, Page 133 Yamhill County Deed and Mortgage Records.

AND FURTHER EXCEPTING therefrom that portion conveyed to the State of Oregon by and through its Department of Transportation, Highway Division and recorded in Film Volume 108, Page 1395.

ALSO EXCEPTING an easement for ingress and egress over and above described property as described in Film Volume 65, Page 848, Yamhill County Deed and Mortgage Records.

1 - Statutory Bargain and Sale Deed

S-88357

RECEIVED

JAN 17 2017

OWRD

TOGETHER WITH an easement 30 feet in width for the purpose of pumping water from the Willamette River as recorded in Film Volume 108, Page 1395, Yamhill County Deed and Mortgage Records.

Tract 2:

PARCEL 1: An area encompassed by a 50-foot radius circle around a point, which is south 2440.66 feet and east 1359.07 feet from the northwest corner of the east one-half of the LaFramboise Donation Land Claim in Section 35 Township 3 South, Range 2 West of the Willamette Meridian, in Yamhill County, Oregon.

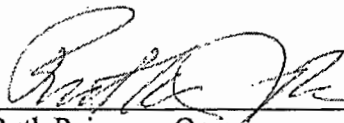
PARCEL 2: A strip of land 10 feet wide, the centerline being described as follows: Beginning at a point south 2440.66 feet and east 1359.07 feet from the northwest corner of the east one-half of the LaFramboise Donation Land Claim in Section 35, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon; thence along water pipe line as follows: South 14°46' east 1515.4 feet to an angle; thence south 10° 58' east 707.65 feet to an angle at a pipe-line tee; thence south 77° 32' west 778.66 feet to a stand pipe and valve.

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, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is the receipt by Grantor of ownership interest in Grantee.

Dated October 24, 2016.

JOHNSON FARM AND TIMBER CO.

By: 
Ruth Reimann, Owner

2 - Statutory Bargain and Sale Deed

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JAN 17 2017

OWRD



S-88157

AFTER RECORDING, RETURN TO:

Rietmann & Rietmann, LLP
ATTN: Emily K. Rietmann
P.O. Box 852
Hermiston, Oregon 97838

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS TO:

Doration Farms, LLC
12755 SW 69th Avenue, Ste. 200
Portland, Oregon 97223

STATUTORY BARGAIN AND SALE DEED

Catherine Marie Miller, GRANTOR, conveys to Doration Farms, LLC, an Oregon limited liability company, GRANTEE, an undivided one-third interest as to an undivided one-half interest in the following described real property in the County of Yamhill, State of Oregon:

Tract 1:

The East half of the Donation Land Claim of Michael LaFramboise and wife, Claim No. 60 in Township 3 South, Range 2 West and Claim No. 78 in Township 4 South, Range 2 West of the Willamette Meridian, in Yamhill County, Oregon, and more particularly described as follows:

Beginning at a point bearing as follows from the intersection of the East line of Section 2, Township 4 South, Range 2 West with the North bank of the Willamette River, viz: North 60 degrees West 11 chains; West 10 chains; South 60 degrees West 5.07 chains to the Southeast corner, running thence North 73.63 chains; thence North 59 degrees West 46.38 chains; thence South to the Willamette River; thence down said River to the place of beginning.

EXCEPTING THEREFROM that portion conveyed to Marie S. Miller, recorded in Film Volume 65, Page 848 and Film Volume 94, Page 1425, and Film Volume 202, Page 133 Yamhill County Deed and Mortgage Records.

AND FURTHER EXCEPTING therefrom that portion conveyed to the State of Oregon by and through its Department of Transportation, Highway Division and recorded in Film Volume 108, Page 1395.

ALSO EXCEPTING an easement for ingress and egress over and above described property as described in Film Volume 65, Page 848, Yamhill County Deed and Mortgage Records.

1 - Statutory Bargain and Sale Deed

RECEIVED

JAN 17 2017

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S-88357

TOGETHER WITH an easement 30 feet in width for the purpose of pumping water from the Willamette River as recorded in Film Volume 108, Page 1395, Yamhill County Deed and Mortgage Records.

Tract 2:

PARCEL 1: An area encompassed by a 50-foot radius circle around a point, which is south 2440.66 feet and east 1359.07 feet from the northwest corner of the east one-half of the LaFramboise Donation Land Claim in Section 35 Township 3 South, Range 2 West of the Willamette Meridian, in Yamhill County, Oregon.

PARCEL 2: A strip of land 10 feet wide, the centerline being described as follows: Beginning at a point south 2440.66 feet and east 1359.07 feet from the northwest corner of the east one-half of the LaFramboise Donation Land Claim in Section 35, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon; thence along water pipe line as follows: South 14°46' east 1515.4 feet to an angle; thence south 10° 58' east 707.65 feet to an angle at a pipe-line tee; thence south 77° 32' west 778.66 feet to a stand-pipe and valve.

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, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is the receipt by Grantor of ownership interest in Grantee.

Dated October 25th, 2016.

Catherine Marie Miller
Catherine Marie Miller

RECEIVED

JAN 17 2017

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2 - Statutory Bargain and Sale Deed

S-00757

AFTER RECORDING, RETURN TO:

Rietmann & Rietmann, LLP

ATTN: Emily K. Rietmann

P.O. Box 852

Hermiston, Oregon 97838

UNTIL A CHANGE IS REQUESTED,

ALL TAX STATEMENTS TO:

Doration Farms, LLC

12755 SW 69th Avenue, Ste. 200

Portland, Oregon 97223

STATUTORY BARGAIN AND SALE DEED

Sarah Wing Miller Meig, GRANTOR, conveys to Doration Farms, LLC, an Oregon limited liability company, GRANTEE, an undivided one-third interest as to an undivided one-half interest in the following described real property in the County of Yamhill, State of Oregon:

Tract 1:

The East half of the Donation Land Claim of Michael LaFramboise and wife, Claim No. 60 in Township 3 South, Range 2 West and Claim No. 78 in Township 4 South, Range 2 West of the Willamette Meridian, in Yamhill County, Oregon, and more particularly described as follows:

Beginning at a point bearing as follows from the intersection of the East line of Section 2, Township 4 South, Range 2 West with the North bank of the Willamette River, viz: North 60 degrees West 11 chains; West 10 chains; South 60 degrees West 5.07 chains to the Southeast corner, running thence North 73.63 chains; thence North 59 degrees West 46.38 chains; thence South to the Willamette River; thence down said River to the place of beginning.

EXCEPTING THEREFROM that portion conveyed to Marie S. Miller, recorded in Film Volume 65, Page 848 and Film Volume 94, Page 1425, and Film Volume 202, Page 133 Yamhill County Deed and Mortgage Records.

AND FURTHER EXCEPTING therefrom that portion conveyed to the State of Oregon by and through its Department of Transportation, Highway Division and recorded in Film Volume 108, Page 1395.

ALSO EXCEPTING an easement for ingress and egress over and above described property as described in Film Volume 65, Page 848, Yamhill County Deed and Mortgage Records.

1 - Statutory Bargain and Sale Deed

RECEIVED

JAN 17 2017

OWRL

S-88357

AFTER RECORDING, RETURN TO:
Rietmann & Rietmann, LLP
ATTN: Emily K. Rietmann
P.O. Box 852
Hermiston, Oregon 97838

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS TO:
Doration Farms, LLC
12755 SW 69th Avenue, Ste. 200
Portland, Oregon 97223

STATUTORY BARGAIN AND SALE DEED

Andrew Webster Miller, GRANTOR, conveys to Doration Farms, LLC, an Oregon limited liability company, GRANTEE, an undivided one-third interest as to an undivided one-half interest in the following described real property in the County of Yamhill, State of Oregon:

Tract 1:

The East half of the Donation Land Claim of Michael LaFramboise and wife, Claim No. 60 in Township 3 South, Range 2 West and Claim No. 78 in Township 4 South, Range 2 West of the Willamette Meridian, in Yamhill County, Oregon, and more particularly described as follows:

Beginning at a point bearing as follows from the intersection of the East line of Section 2, Township 4 South, Range 2 West with the North bank of the Willamette River, viz: North 60 degrees West 11 chains; West 10 chains; South 60 degrees West 5.07 chains to the Southeast corner, running thence North 73.63 chains; thence North 59 degrees West 46.38 chains; thence South to the Willamette River; thence down said River to the place of beginning.

EXCEPTING THEREFROM that portion conveyed to Marie S. Miller, recorded in Film Volume 65, Page 848 and Film Volume 94, Page 1425, and Film Volume 202, Page 133 Yamhill County Deed and Mortgage Records.

AND FURTHER EXCEPTING therefrom that portion conveyed to the State of Oregon by and through its Department of Transportation, Highway Division and recorded in Film Volume 108, Page 1395.

ALSO EXCEPTING an easement for ingress and egress over and above described property as described in Film Volume 65, Page 848, Yamhill County Deed and Mortgage Records.

1 – Statutory Bargain and Sale Deed

RECEIVED

JAN 17 2017

OWRL

S-88257