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billflatz@stuntzner.com

2318-B Pacific Avenue
FOREST GROVE, OREGON 97116

COOS BAY - FOREST GROVE - DALLAS - JUNCTION CITY

TO: Water Resources Department
725 Summer Street NE, Suite A
Salem, OR 97301

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SUBJECT: Ground Water Right Application form and map.

June 28, 2019

To whom it may concern:

Please find enclosed:

- One complete ground water application map.
- One complete ground water Water Right Application.
- One check for \$3,260.00 for the statutory fee. (Calculated on the department estimator.)
- Attachment 'A'; Supporting documents, LUCS, well logs, letter of approval from neighbor, ect.
- Attachment 'B'; Supporting documents to deny the existence of local creeks.
- Attachment 'C'; Supporting documents , property deeds.

Please call if you have any questions or need any further information.

Sincerely,

Stuntzner Engineering & Forestry, LLC



Bill Flatz, PE, CWRE

Groundwater**RECEIVED****JUL 01 2019****OWRD**

SEF Job # 318-070
Oregon Water Resources Department
 725 Summer Street NE, Suite A
 Salem, Oregon 97301-1266
 503-986-0900
 www.oregon.gov/OWRD

SECTION 1: APPLICANT INFORMATION AND SIGNATURE**Applicant**

NAME BARRETT BROWN		PHONE (HM) 503-647-6499	
PHONE (WK) 503-799-8673	CELL 503-799-8673		FAX N/A
ADDRESS P.O. BOX 1280			
CITY NORTH PLAINS	STATE OR	ZIP 97133	E-MAIL* BROWNBSR@MSN.COM

Organization

NAME AVVENTURA LLC		PHONE 503-647-6499		FAX N/A
ADDRESS P.O. BOX 1280			CELL 503-799-8673	
CITY NORTH PLAINS	STATE OR	ZIP 97133	E-MAIL* BROWNBSR@MSN.COM	

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

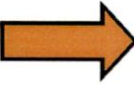
AGENT / BUSINESS NAME BILL FLATZ / STUNTZNER ENGINEERING		PHONE 503-357-5717		FAX 503-357-5698
ADDRESS 2318-B PACIFIC AVENUE			CELL 503-939-8381	
CITY FOREST GROVE	STATE OR	ZIP 97116	E-MAIL* BILLFLATZ@STUNTZNER.COM	

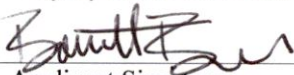
Note: Attach multiple copies as needed

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

By my signature below I confirm that I understand:

- I am asking to use water specifically as described in this application.
- Evaluation of this application will be based on information provided in the application.
- I cannot use water legally until the Water Resources Department issues a permit.
- Oregon law requires that a permit be issued before beginning construction of any proposed well, unless the use is exempt. Acceptance of this application does not guarantee a permit will be issued.
- If I get a permit, I must not waste water.
- If development of the water use is not according to the terms of the permit, the permit can be cancelled.
- The water use must be compatible with local comprehensive land-use plans.
- Even if the Department issues a permit, I may have to stop using water to allow senior water-right holders to get water to which they are entitled.

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


 Applicant Signature

MEMBER
 Print Name and Title if applicable

06-06-2019
 Date

Applicant Signature

Print Name and Title if applicable

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.

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- ☐ YES, there are no encumbrances.
- ☐ YES, the land is encumbered by easements, rights of way, roads or other encumbrances.
- ☒ NO, I have a recorded easement or written authorization permitting access.
- ☐ NO, I do not currently have written authorization or easement permitting access.
- ☐ NO, 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).
- ☐ NO, because water is to be diverted, conveyed, and/or used only on federal lands.

Note: For clarification;

Tax lot 3700 in section 28. Is owned by Barrett and Susan Brown, this deed also includes utility and road easement from Bump Road along the section line common to sections 29 and 32. This includes 10.5' of each tax lot, lot 2900 in section 29, and lot 100 in section 32.

Tax lot 100 in section 32. Is owned by Avventura LLC, Agent Susan Brown, Members Susan Brown, Barrett Brown and Reid Brown.

Tax lot 2900 in section 29. Is owned by Stefan Bump, any conveyance of water would be in the utility easement stated in tax lot 3700 clarification.

Tax lot 400 in section 33. Is owned by Anthony Merrill, a letter granting permission for this permit is attached.

Affected Landowners: List the names and mailing addresses of all owners of any lands that are not owned by the applicant and that are crossed by the proposed ditch, canal or other work, even if the applicant has obtained written authorization or an easement from the owner. (*Attach additional sheets if necessary*).

Anthony Merrill 25561 NW Dairy Creek Road, North Plains OR 97113.

Stefan Bump, 26395 NW Bump Road, North Plains OR 97133.

Legal Description: 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.

- 1) 3N332 lot 100 2) 3N 3 C lot 2900 3) 3N332 lot 100, 3N 3 C lot 3700 and 3N333 lot 400.

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
1	NO-NAME CREEK, SW, INT.	1,140'	-50'
1	EAST FORK OF DAIRY CREEK, SE, PER.	3,955'	-550'
1	GRADE CREEK HEADWATER, SW, INT.	2,690'	-260'
1	NO-NAME CREEK, TRIB. OF THE EAST FORK DAIRY CREEK., NNW, PER.	3,390'	-30'
1	WHISKEY CREEK, SOUTH, PER.	4,560'	-420'
1	WHISKEY CREEK, NW, PER.	4,145'	250'
2	NO-NAME CREEK, SW, INT.	1,920'	-50'
2	EAST FORK OF DAIRY CREEK, SE, PER.	3,115'	-560'
2	GRADE CREEK HEADWATER, SW, INT.	3,270'	-270'
2	NO-NAME CREEK, TRIB. OF THE EAST FORK DAIRY CREEK., NNW, PER.	3,475'	-40'
2	WHISKEY CREEK, SOUTH, PER.	4,685'	-440'
2	WHISKEY CREEK, NW, PER.	4,965'	240

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*).

IN TABLE ABOVE

'INT' = INTERMITTENT STREAM PER USGS,

'PER' = PERENIAL STREAM PER USGS.

SEE ATTACHED WELL LOG FOR THE EXISTING WELL LOCATED NEAR THE CENTER OF THE NW/NE QUARTER-QUARTER OF SECTION 32. ALSO ATTACHED ARE ADDITIONAL WELL LOGS FROM THE AREA.

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SECTION 3: WELL DEVELOPMENT, continued

Total maximum rate requested: 1.67 CFS (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)
1	☐	☒	L-50510	☐	6"	+1' - 299'	391' - 421'	0' - 299'	278' / 2001	SANDSTONE	421'		
2	☒	☐	N/A	☐	6"	+1' - 300'	400' - 440'	0' - 300'	N/A	SANDSTONE	440'		
	☐	☐		☐									
	☐	☐		☐									
	☐	☐		☐									
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* Licensed drillers are required to attach a Department-supplied Well Tag, with a unique Well ID or Well Tag Number to all new or newly altered wells. Landowners can request a Well ID for existing wells that do not have one. The Well ID is intended to serve as a unique identification number for each well.

** A well log ID (e.g. MARI 1234) is assigned by the Department to each log in the agency's well log database. A separate well log is required for each subsequent alteration of the well.

*** Source aquifer examples: Troutdale Formation, gravel and sand, alluvium, basalt, bedrock, etc.

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For Department Use: App. Number: 9-18836

SECTION 4: SENSITIVE, THREATENED OR ENDANGERED FISH SPECIES PUBLIC INTEREST INFORMATION

This information must be provided for your application to be accepted as complete. The Water Resources Department will determine whether the proposed use will impair or be detrimental to the public interest with regard to sensitive, threatened or endangered fish species if your proposed groundwater use is determined to have the potential for substantial interference with nearby surface waters.

To answer the following questions, use the map provided in [Attachment 3](#) or the link below to determine whether the proposed point of appropriation (POA) is located in an area where the Upper Columbia, the Lower Columbia, and/or the Statewide public interest rules apply.

For more detailed information, click on the following link and enter the TRSQQ or the Lat/Long of a POA and click on "Submit" to retrieve a report that will show which section, if any, of the rules apply:

https://apps.wrd.state.or.us/apps/misc/lkp_trsqq_features/

If you need help to determine in which area the proposed POA is located, please call the customer service desk at (503) 986-0801.

Upper Columbia - OAR 690-033-0115 thru -0130

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Is the well or proposed well located in an area where the Upper Columbia Rules apply?

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☐ Yes ☒ No

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If yes, you are notified that the Water Resources Department will consult with numerous federal, state, local and tribal governmental entities so it may determine whether the proposed use is consistent with the "Columbia River Basin Fish and Wildlife Program" adopted by the Northwest Power Planning Council in 1994 for the protection and recovery of listed fish species. The application may be denied, heavily conditioned, or if appropriate, mitigation for impacts may be needed to obtain approval for the proposed use.

If yes, and if the Department determines that proposed groundwater use has the potential for substantial interference with nearby surface waters:

- I understand that the permit, if issued, will not allow use during the time period April 15 to September 30, except as provided in OAR 690-033-0140.
- I understand that the Department of Environmental Quality will review my application to determine if the proposed use complies with existing state and federal water quality standards.
- I understand that I will install and maintain water use measurement and recording devices as required by the Water Resources Department, and comply with recording and reporting permit condition requirements.

Lower Columbia - OAR 690-033-0220 thru -0230

Is the well or proposed well located in an area where the Lower Columbia rules apply?

☒ Yes ☐ No

If yes, and the proposed groundwater use is determined to have the potential for substantial interference with nearby surface waters you are notified that the Water Resources Department will determine, by reviewing recovery plans, the Columbia River Basin Fish and Wildlife Program, and regional restoration programs applicable to threatened or endangered fish species, in coordination with state and federal agencies, as

appropriate, whether the proposed use is detrimental to the protection or recovery of a threatened or endangered fish species and whether the use can be conditioned or mitigated to avoid the detriment.

If a permit is issued, it will likely contain conditions to ensure the water use complies with existing state and federal water quality standards; and water use measurement, recording and reporting required by the Water Resources Department. The application may be denied, or if appropriate, mitigation for impacts may be needed to obtain approval of the proposed use.

If yes, you will be required to provide the following information, if applicable.

☒ Yes ☐ No The proposed use is for more than one cubic foot per second (448.8 gpm) and is not subject to the requirements of OAR 690, Division 86 (Water Management and Conservation Plans).

If yes, provide a description of the measures to be taken to assure reasonably efficient water use:

Drip irrigation for grapes.

Statewide - OAR 690-033-0330 thru -0340

Is the well or proposed well located in an area where the Statewide rules apply?

☒ Yes ☐ No

If yes, and the proposed groundwater use is determined to have the potential for substantial interference with nearby surface waters you are notified that the Water Resources Department will determine whether the proposed use will occur in an area where endangered, threatened or sensitive fish species are located. If so, the Water Resources Department, Department of Fish and Wildlife, Department of Environmental Quality, and the Department of Agriculture will recommend conditions required to achieve "no loss of essential habitat of threatened and endangered (T&E) fish species," or "no net loss of essential habitat of sensitive (S) fish species." If conditions cannot be identified that meet the standards of no loss of essential T E fish habitat or no net loss of essential S fish habitat, the agencies will recommend denial of the application unless they conclude that the proposed use would not harm the species.

SECTION 5: WATER USE

USE	PERIOD OF USE	ANNUAL VOLUME (ACRE-FEET)
Irrigation	March 1 st through Oct. 31 st	6.54
Agriculture	March 1 st through Oct. 31 st	0.06

For irrigation use only:

Please indicate the number of primary and supplemental acres to be irrigated (*must match map*).

Primary: 71 Acres Supplemental: Acres

If you listed supplemental acres, list the Permit or Certificate number of the underlying primary water right(s):

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

Estimated maximum water use is 0.092 ft/ac = 6.60 acre feet per year.

NOTE: Water area, rate and duty revised 12-17-19.

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- If the use is **municipal or quasi-municipal**, attach **Form M**
- If the use is **domestic**, indicate the number of households: N/A (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.)
- If the use is **mining**, describe what is being mined and the method(s) of extraction (*attach additional sheets if necessary*): N/A

SECTION 6: WATER MANAGEMENT**A. Diversion and Conveyance**

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

☒ Pump (give horsepower and type): Two submersible pumps est. 7.5 hp and 25 hp. The hp will be determined after the well is drilled and yield is established.

☐ Other means (describe): _____

Provide a description of the proposed means of diversion, construction, and operation of the diversion works and conveyance of water. Wells to pump directly to irrigation system, holding tanks and irrigation pumps will be added if required. Mainline will be buried and irrigation zones will be controlled by valves to irrigate zones with drip irrigation along vine rows.

B. Application Method

What equipment and method of application will be used? (e.g., drip, wheel line, high-pressure sprinkler) (*attach additional sheets if necessary*)
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 (*attach additional sheets if necessary*).
Drip irrigation.

SECTION 7: PROJECT SCHEDULE

a) Date construction will begin: 2020

NOTE: Revised schedule 12-17-19.

b) Date construction will be completed: 2025

c) Date beneficial water use will begin: 2020

SECTION 8: RESOURCE PROTECTION

In granting permission to use water the state encourages, and in some instances requires, careful control of activities that may affect adjacent 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.

☒ Water quality will be protected by preventing erosion and run-off of waste or chemical products. Describe: Drip irrigation will be used.

☐ Excavation or clearing of banks will be kept to a minimum to protect riparian or streamside areas.

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- ☐ Other state and federal permits or contracts required and to be obtained, if a water right permit is granted:
List: N/A

SECTION 9: WITHIN A DISTRICT

- ☐ Check here if the point of appropriation (POA) or place of use (POU) are located within or served by an irrigation or other water district.

Irrigation District Name	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*).

The owners are applying for a ground water right that will allow them to develop up to 133.48 acres of grapes using one existing well and one proposed well. The owners want to use the existing well to begin vineyard development.

The older USGS maps show an un-named intermittent stream to the west only 1,140' from the existing well. The owner disputes that this marked stream exists.

The new USGS maps show several intermittent streams flowing south across tax lot 100 in section 32. This property is owned by Avventura LLC, (the Brown family), the Browns dispute that any runoff flows across this tax lot.

Please find attached in support of the owner's claim that the intermittent streams shown do not exist:

- A letter from Juli Waarvik with the Tualatin Soil and Water Conservation District.
- A letter from Andy Gallagher, a soil scientist who conducted a high intensity soil survey in January 2019 on tax lot 100 sec. 32.
- A pre-operation inspection report on February 11th 2019 from K. Nelson with ODFW.
- A series of 7 historical air photos showing the area.
- A series of 12 photos taken on January 19th 2019 along the alleged creek from 5 locations by the owner.

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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.

Please submit the original application and signatures to the Water Resources Department. Applicants are encouraged to keep a copy of the completed application.

- ☒ SECTION 1: Applicant Information and Signature
- ☒ SECTION 2: Property Ownership
- ☒ SECTION 3: Well Development
- ☒ SECTION 4: Sensitive, Threatened or Endangered Fish Species Public Interest Information
- ☒ SECTION 5: Water Use
- ☒ SECTION 6: Water Management
- ☒ SECTION 7: Project Schedule
- ☒ SECTION 8: Resource Protection
- ☒ SECTION 9: Within a District
- ☒ SECTION 10: Remarks

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Include the following additional items:

- ☒ Land Use Information Form with approval and signature of local planning department (*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: \$ 3,260
See the Department's Fee Schedule at www.oregon.gov/owrd or call (503) 986-0900.
- ☒ Map that includes the following items:
 - ☒ 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 diversion, 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 identified clearly.
 - ☒ 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)

Note: In addition to a groundwater application, a standard reservoir application is required to store groundwater in a reservoir. If an applicant proposes to divert water from a reservoir, a surface water application is also required.

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. 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 \$260. 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 \$410.00 for the applicant and \$810.00 for non-applicants. Protests are filed on approximately 10 percent 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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G-18836

Land Use Information Form



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
503-986-0900
www.oregon.gov/OWRD

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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 groundwater 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.

Land Use Information Form



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
503-986-0900
www.oregon.gov/OWRD

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Applicant

NAME BARRETT BROWN		PHONE (HM) 503-647-6499	
PHONE (WK) 503-799-8673	CELL 503-799-8673	FAX	
ADDRESS P.O. BOX 1280			
CITY NORTH PLAINS	STATE OR	ZIP 97133	E-MAIL* BROWNSR@MSN.COM

A. Land and Location

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

Township	Range	Section	¼ ¼	Tax Lot #	Plan Designation (e.g., Rural Residential/RR-5)	Water to be:			Proposed Land Use:
3N	3W	32	NE/NE	100	EFU	☒ Diverted	☒ Conveyed	☒ Used	GRAPES
3N	3W	29	SE/SE	2900	EFU	☐ Diverted	☒ Conveyed	☐ Used	N/A
3N	3W	28	SW/SW	3700	EFU	☐ Diverted	☒ Conveyed	☒ Used	GRAPES
						☐ Diverted	☐ Conveyed	☐ Used	

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

WASHINGTON 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 Groundwater Registration Modification
☐ Limited Water Use License
 ☐ Allocation of Conserved Water
 ☐ Exchange of Water

Source of water: ☐ Reservoir/Pond ☒ Groundwater ☐ Surface Water (name) _____

Estimated quantity of water needed: _____ ☐ 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 AGRICULTURAL

Briefly describe:

Owner is applying to use two wells to irrigate 120 acres of land intending to plant grapes for wine.

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.

Land Use 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.

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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): ORS 215
- ☐ 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."

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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 <u>GONNY BOND</u>		TITLE: <u>SR Planner</u>
SIGNATURE <u>G Bond</u>	PHONE: <u>503-846-3846</u>	DATE: <u>1-25-19</u>
GOVERNMENT ENTITY <u>WASHINGTON COUNTY</u>		

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: _____

Land Use Information Form



Oregon Water Resources Department

725 Summer Street NE, Suite A

Salem, Oregon 97301-1266

503-986-0900

www.oregon.gov/OWRD

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JUL 01 2019

OWRD

Applicant

NAME BARRETT BROWN			PHONE (HM) 503-647-6499		
PHONE (WK) 503-799-8673		CELL 503-799-8673		FAX	
ADDRESS P.O. BOX 1280					
CITY NORTH PLAINS		STATE OR	ZIP 97133	E-MAIL* BROWNSR@MSN.COM	

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.

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3N	3W	33	NW/NW	400	EFU	☐ Diverted	☒ Conveyed	☒ Used	GRAPES
						☐ Diverted	☐ Conveyed	☐ Used	
						☐ Diverted	☐ Conveyed	☐ Used	
						☐ Diverted	☐ Conveyed	☐ Used	

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

WASHINGTON 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 Groundwater Registration Modification
☐ Limited Water Use License
 ☐ Allocation of Conserved Water
 ☐ Exchange of Water

Source of water: ☐ Reservoir/Pond ☒ Groundwater ☐ Surface Water (name) _____

Estimated quantity of water needed: _____ ☐ 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 AGRICULTURAL

Briefly describe:

Owner is applying to use two wells to irrigate 120 acres of land intending to plant grapes for wine.



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For Local Government Use Only

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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 <u>GENNY BOND</u>		TITLE: <u>SENIOR PLANNER</u>
SIGNATURE <u>G Bond</u>	PHONE: <u>503 846 3846</u>	DATE: <u>4.8.19</u>
GOVERNMENT ENTITY <u>WASHINGTON COUNTY</u>		

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Receipt for Request for Land Use Information

Applicant name: _____

City or County: _____ Staff contact: _____

Signature: _____ Phone: _____ Date: _____

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Barrett Brown, Avventura LLC groundwater application

ATTACHMENT 'A'

INDEX

Letter from owner of tax lot 400 approving application for 15 acres, pages 1

Land Use Compatibility Statements, pages 5

Existing Well Log and 9 other local well logs, pages 10

OWRD Fee Calculator print out, pages 1

Map with USGS topography showing distance to surface water, pages 1

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OWRD

Anthony Merrill
17952 SW Parrish Lane
Sherwood, OR 97140
503 625 2033

Date: 3-5-19

Oregon Water Resources Department
725 Summer St. NE, Suite A
Salem, OR 97301

To whom it may concern,

Five Oaks Limited Partnership (wholly owned by Members of the Merrill Family) owns property at 25561 NW Dairy Creek Rd, in North Plains (Tax Lot 3N30000400) which is adjacent to the Brown family farm property, at 25800 NW Bump Rd, in North Plains. Barrett Brown and I have discussed the possibility, in the future, of leasing to his family a 15-acre square, forming the NW corner of our tax lot 3N30000400, for agricultural purposes. We have not established a lease agreement, but it has come to our attention that to include acres that we own as a possible destination of water diverted under water rights that Mr. Brown is pursuing, such a water right application must include our written permission at this time. I am writing to provide that permission.

This permission in no way encumbers either party to any obligations that would typically flow from such a farm lease agreement, nor does it oblige either party to enter into such agreement.

Sincerely,

Anthony Merrill
President – Merrill Management Company (Managing Partner of Five Oaks LP)



Signature

Date: 3-5-19

Land Use Information Form



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
503-986-0900
www.oregon.gov/OWRD

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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 groundwater 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.

Land Use Information Form



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
503-986-0900
www.oregon.gov/OWRD

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OWRD

Applicant

NAME BARRETT BROWN			PHONE (HM) 503-647-6499		
PHONE (WK) 503-799-8673		CELL 503-799-8673		FAX	
ADDRESS P.O. BOX 1280					
CITY NORTH PLAINS		STATE OR	ZIP 97133	E-MAIL* BROWNSR@MSN.COM	

A. Land and Location

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

Township	Range	Section	¼ ¼	Tax Lot #	Plan Designation (e.g., Rural Residential/RR-5)	Water to be:			Proposed Land Use:
3N	3W	32	NE/NE	100	EFU	☒ Diverted	☒ Conveyed	☒ Used	GRAPES
3N	3W	29	SE/SE	2900	EFU	☐ Diverted	☒ Conveyed	☐ Used	N/A
3N	3W	28	SW/SW	3700	EFU	☐ Diverted	☒ Conveyed	☒ Used	GRAPES
						☐ Diverted	☐ Conveyed	☐ Used	

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

WASHINGTON COUNTY

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 ☐ Allocation of Conserved Water
 ☐ Exchange of Water

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Estimated quantity of water needed: _____ ☐ cubic feet per second ☐ gallons per minute ☐ acre-feet

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☐ Municipal ☐ Quasi-Municipal ☐ Instream ☒ Other AGRICULTURAL

Briefly describe:

Owner is applying to use two wells to irrigate 120 acres of land intending to plant grapes for wine.



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Land Use For Local Government Use Only

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NAME <u>GONNY BOND</u>		TITLE: <u>SR Planner</u>	
SIGNATURE <u>[Signature]</u>	PHONE: <u>503-846-3846</u>	DATE: <u>1-25-19</u>	
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Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
503-986-0900
www.oregon.gov/OWRD

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OWRD

Applicant

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PHONE (WK) 503-799-8673		CELL 503-799-8673		FAX	
ADDRESS P.O. BOX 1280					
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For Local Government Use Only**RECEIVED****JUL 01 2019****OWRD**

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NAME <u>GENNY BOND</u>	TITLE: <u>SENIOR PLANNER</u>	
SIGNATURE <u>[Signature]</u>	PHONE: <u>503 846 3846</u>	DATE: <u>4.8.19</u>
GOVERNMENT ENTITY <u>WASHINGTON COUNTY</u>		

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Receipt for Request for Land Use Information

Applicant name: _____

City or County: _____ Staff contact: _____

Signature: _____ Phone: _____ Date: _____

RECEIVED WASH 57754

OCT 01 2001

RECEIVED

JUL 01 2019

STATE OF OREGON

WATER SUPPLY WELL REPORT WATER RESOURCES DEPT.
(as required by ORS 537.765) SALEM, OREGON

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

WELL I.D. # L 50510
START CARD # 142840

OWRD

(1) LAND OWNER Well Number _____
Name YULE TREE FARM
Address P.O. BOX 429
City AURORA State OR Zip 97002

(2) TYPE OF WORK

☒ New Well ☐ Deepening ☐ Alteration (repair/recondition) ☐ Abandonment

(3) DRILL METHOD:

☒ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger☐ Other _____

(4) PROPOSED USE:

☒ Domestic ☐ Community ☐ Industrial ☐ Irrigation☐ Thermal ☐ Injection ☐ Livestock ☐ Other _____

(5) BORE HOLE CONSTRUCTION:

Special Construction approval ☐ Yes ☒ No Depth of Completed Well 421 ft.Explosives used ☐ Yes ☒ No Type _____ Amount _____

HOLE				SEAL				Sacks or pounds
Diameter	From	To	Material	From	To	Material		
10"	0	160	Cem/Bent	0	160			80 sks
7 1/2"	160	299	Cement	260	299			7 sks
5 1/2"	299	421						

How was seal placed: Method ☐ A ☒ B ☒ C ☐ D ☐ E☐ Other _____

Backfill placed from _____ ft. to _____ ft. Material _____

Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: 6"	1	299	.250	☒	☐	☒	☐
				☐	☐	☐	☐
				☐	☐	☐	☐
				☐	☐	☐	☐
Liner:				☐	☐	☐	☐
				☐	☐	☐	☐

Drive Shoe used ☐ Inside ☐ Outside ☐ None

Final location of shoe(s) _____

(7) PERFORATIONS/SCREENS:

☒ Perforations Method Drilled☐ Screens Type _____ Material PVC 200

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
391	421	1/2"	105	4 1/2"	pipe	☐	☒
						☐	☐
						☐	☐
						☐	☐

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

☐ Pump ☐ Bailer ☒ Air ☐ Artesian

Yield gal/min Drawdown Drill stem at Time

36 421 1 hr.

24 340 "

Temperature of water 53°F Depth Artesian Flow Found _____

Was a water analysis done? ☒ Yes By whom AMJDid 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 WASHINGTON Latitude _____ Longitude _____

Township 3N N or S Range 3W E or W. WM.

Section 32 NW 1/4 NE 1/4

Tax Lot 100 Lot _____ Block _____ Subdivision _____

Street Address of Well (or nearest address) 25800 NW BUMP RD

CORNELIUS, OR 97113

(10) STATIC WATER LEVEL:

278 ft. below land surface.

Date 09/25/01

Artesian pressure _____ lb. per square inch

Date _____

(11) WATER BEARING ZONES:

Depth at which water was first found 320

From	To	Estimated Flow Rate	SWL
320	340	15 gpm	278
360	410	21 "	278

(12) WELL LOG:

Ground Elevation _____

Material	From	To	SWL
Topsoil	0	1	
Brown clay	1	3	
Red-brown clay	3	42	
Decomp red-brown basalt	42	122	
occ. clay interbed			
Soft lt. brown clay	122	129	
Broken gray-brown basalt	129	142	
(loss circulation)			
Firm gray-black basalt	142	172	
Broken gray-brown basalt	172	188	
(loss circulation)			
Gray-black basalt, hard, frac.	188	205	
Soft gray-brown, brown	205	221	
rotten rock			
Gray-brown sandy clay	221	253	
Gray sandy clay	253	297	
Gray sandstone w/occ.	297	421	278
claystone			

Date started 08/31/01 Completed 09/25/01

(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 Mel Bigsby WWC Number 1492
Date 09/26/01

(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 J. J. [Signature] WWC Number 1266
Date 09/26/01

WATER WELL REPORT
STATE OF OREGON

WASH

9361

RECEIVED

JUN 15 1982

WATER RESOURCES DEPT
SALEM, OREGON

State Well No.

3h/3w-321

State Permit No.

(1) OWNER:

Name Jeff & Lena Murison
Address Box 176
City Cornelius State OR 97115

(2) TYPE OF WORK (check):

New Well ☒ Deepening ☐ Reconditioning ☐ Abandon ☐

If abandonment, describe material and procedure in Item 12.

(3) TYPE OF WELL:

Rotary Air ☒ Driven ☐ Domestic ☒ Industrial ☐ Municipal ☐
Rotary Mud ☐ Dug ☐ Irrigation ☐ Test Well ☐ Other ☐
☐ Bored ☐ Thermal ☐ Withdrawal ☐ Reinjection ☐

(4) PROPOSED USE (check):

(5) CASING INSTALLED:

Steel ☒ Plastic ☐
Threaded ☐ Welded ☒

6" Diam. from +1 ft. to 50 ft. Gauge 12.50
" Diam. from ft. to ft. Gauge

LINER INSTALLED:

" Diam. from ft. to ft. Gauge

(6) PERFORATIONS:

Perforated? ☐ Yes ☒ No

Type of perforator used

Size of perforations in. by in.

..... perforations from ft. to ft.

..... perforations from ft. to ft.

..... perforations from ft. to ft.

(7) SCREENS:

Well screen installed? ☐ Yes ☒ No

Manufacturer's Name

Type Model No.

Diam. Slot Size Set from ft. to ft.

Diam. Slot Size Set from ft. to ft.

(8) WELL TESTS:

Drawdown is amount water level is lowered below static level

Was a pump test made? ☐ Yes ☒ No If yes, by whom?

Yield: gal./min. with ft. drawdown after hrs.

" " " " " "

Air test 10 gal./min. with drill stem at 185 ft. 1 hrs.

Bailer test gal./min. with ft. drawdown after hrs.

Artesian flow g.p.m.

Temperature of water 56 Depth artesian flow encountered ft.

(9) CONSTRUCTION:

Special standards: Yes ☐ No ☒

Well seal—Material used Cement

Well sealed from land surface to 18 ft.

Diameter of well bore to bottom of seal 10 in.

Diameter of well bore below seal 6 in.

Number of sacks of cement used in well seal 6 sacks

How was cement grout placed? Pumped

Was pump installed? No Type HP Depth ft.

Was a drive shoe used? ☒ Yes ☐ No Plugs Size: location ft.

Did any strata contain unusable water? ☐ Yes ☒ No

Type of Water? depth of strata

Method of sealing strata off

Was well gravel packed? ☐ Yes ☒ No Size of gravel:

Gravel placed from ft. to ft.

(10) LOCATION OF WELL:

County Wash Driller's well number
N 1/4 NE 1/4 Section 32 T. 31 R. 3 W. W.M.
Tax Lot # Lot Blk Subdivision
Address at well location: same

(11) WATER LEVEL: Completed well.

Depth at which water was first found 185 ft.
Static level 80 ft. below land surface. Date 5-20-82
Artesian pressure lbs. per square inch. Date

(12) WELL LOG:

Diameter of well below casing 6

Depth drilled 225 ft. Depth of completed well 225 ft.

Formation: Describe color, texture, grain size and structure of materials; and show thickness and nature of each stratum and aquifer penetrated, with at least one entry for each change of formation. Report each change in position of Static Water Level and indicate principal water-bearing strata.

MATERIAL	From	To	SWL
Brown soil	0	2	
Brown clay	2	30	
Tan clay	30	40	
Brown sandstone	40	70	
Blue sandstone	70	185	
fractured blue sandstone	185	195	80
Blue sandstone	195	225	80

RECEIVED

JUL 01 2019

OWRD

Work started 5-20 19 82 Completed 5-20 19 82

Date well drilling machine moved off of well 5-20 19 82

Drilling Machine Operator's Certification:

This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief.

(Signed) Joseph Trussell Date 5-20, 19 82
(Drilling Machine Operator)

Drilling Machine Operator's License No. 832

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

Name Bud Trussell Well Drilling
(Person, firm or corporation) (Type or print)

Address Box 336 Banks OR 97106

(Signed) Joseph Trussell
(Water Well Contractor)

Contractor's License No. 511 Date 5-20, 19 82

NOTICE TO WATER WELL CONTRACTOR

The original and first copy of this report are to be filed with the

WATER RESOURCES DEPARTMENT,
SALEM, OREGON 97310
within 30 days from the date of well completion.

SP*12658-690

9-18836

3W/3W-28ch

G-18834

NOTICE TO WATER WELL CONTRACTOR
The original and first copy
of this report are to be
filed with the

STATE ENGINEER, SALEM, OREGON 97310
within 30 days from the date
of well completion.

WATER WELL REPORT

STATE OF OREGON

(File in type or print)

(Do not write above this line)

State Well No.

State Permit No.

RECEIVED

JUN - 2 1977

(1) OWNER:

Name Bill Buckner
Address Bump Road Dairy Creek

(2) TYPE OF WORK (check):

New Well ☒ Deepening ☐ Reconditioning ☐ Abandon ☐

If abandonment, describe material and procedure in Item 12.

(3) TYPE OF WELL:

Rotary ☐ Driven ☐
Cable ☒ Jetted ☐
Dug ☐ Bored ☐

(4) PROPOSED USE (check):

Domestic ☒ Industrial ☐ Municipal ☐
Irrigation ☐ Test Well ☐ Other ☐

CASING INSTALLED:

Threaded ☐ Welded ☐
6" Diam. from +1 ft. to 75 1/2 ft. Gage #250
" Diam. from ft. to ft. Gage
" Diam. from ft. to ft. Gage

PERFORATIONS:

Perforated? ☐ Yes ☒ No.

Type of perforator used

Size of perforations in. by in.
perforations from ft. to ft.
perforations from ft. to ft.
perforations from ft. to ft.

(7) SCREENS:

Well screen installed? ☐ Yes ☒ No

Manufacturer's Name
Type Model No.
Diam. Slot size Set from ft. to ft.
Diam. Slot size Set from ft. to ft.

(8) WELL TESTS:

Drawdown is amount water level is
lowered below static level

Was a pump test made? ☐ Yes ☐ No If yes, by whom?

Yield: gal./min. with ft. drawdown after hrs.
" " " " " "

Bailer test 6 gal./min. with 76 ft. drawdown after 1 hrs.

Artesian flow g.p.m.

Temperature of water Depth artesian flow encountered ft.

(9) CONSTRUCTION:

Well seal—Material used cement
Well sealed from land surface to 18 ft.
Diameter of well bore to bottom of seal 10 in.
Diameter of well bore below seal 6 in.
Number of sacks of cement used in well seal 5 sacks
Number of sacks of bentonite used in well seal sacks
Brand name of bentonite
Number of pounds of bentonite per 100 gallons
of water lbs./100 gals.
Was a drive shoe used? ☒ Yes ☐ No Plugs Size: location ft.
Did any strata contain unusable water? ☐ Yes ☒ No
Type of water? depth of strata
Method of sealing strata off
Was well gravel packed? ☐ Yes ☒ No Size of gravel:
Gravel placed from ft. to ft.

(10) LOCATION OF WELL:

County Washington Driller's well number 799
NW 1/4 NE 1/4 Section 32 T. 3N R. 3 W.M.
Bearing and distance from section or subdivision corner

(11) WATER LEVEL: Completed well.

Depth at which water was first found 95 ft.
Static level 26 ft. below land surface. Date 5-21-77
Artesian pressure lbs. per square inch. Date

(12) WELL LOG:

Diameter of well below casing 6"
Depth drilled 110 ft. Depth of completed well 110 ft.

Formation: Describe color, texture, grain size and structure of materials;
and show thickness and nature of each stratum and aquifer penetrated,
with at least one entry for each change of formation. Report each change in
position of Static Water Level and indicate principal water-bearing strata.

MATERIAL	From	To	SWL
Top Soil	0	2	
Clay red	2	11	
Clay yellow	11	39	
Clay Gray	39	48	
Clay white sandstone	48	57	
Clay brown sandy	57	69	
Sandstone hard black	69	90	
Sandstone soft black	90	110	

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JUL 01 2019

OWRD

Work started 5-14 1977 Completed 5-21 1977
Date well drilling machine moved off of well 5-21 1977

Drilling Machine Operator's Certification:

This well was constructed under my direct supervision.
Materials used and information reported above are true to my
best knowledge and belief.

[Signed] Bert Deylaeminek Date 5-26, 1977
(Drilling Machine Operator)

Drilling Machine Operator's License No. 799

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is
true to the best of my knowledge and belief.

Name Bert Deylaeminek
(Person, firm or corporation) (Type or print)

Address Rt. 1, Box 126-X, Cornelius

[Signed] Bert Deylaeminek
(Water Well Contractor)

Contractor's License No. 563 Date 5-26, 1977

(USE ADDITIONAL SHEETS IF NECESSARY)

SP*45656-119

9-18836

STATE ENGINEER, SALEM, OREGON 97310
within 30 days from the date
of well completion.

STATE OF OREGON

11 (Please type or print)

JUL 17 1978
(Please type or print)
(Do not write above this line)

WATER RESOURCES DEPT

WASH
8447

State Well No. 3N/3W-33 b4

State Permit No. _____

SALEM, OREGON

Name Bill Goudge
Address Dairy Ck. Rd.

10) LOCATION OF WELL:

County Washington Driller's well number _____
SE 1/4 NW 1/4 Section 33 T. 3N R. 3 W.M. _____
 Bearing and distance from section or subdivision corner _____

(11) **WATER LEVEL:** Completed well.

Depth at which water was first found 68 ft.
Static level 65 ft. below land surface. Date 7-14-78
Artesian pressure _____ lbs. per square inch. Date _____

(12) WELL LOG: Diameter of well below casing 6"
Depth drilled 80 ft. Depth of completed well 80 ft.

Formation: Describe color, texture, grain size and structure of materials; and show thickness and nature of each stratum and aquifer penetrated, with at least one entry for each change of formation. Report each change in position of Static Water Level and indicate principal water-bearing strata.

[illegible]

Work started 6-28 19 78 Completed 7-14 19 78
Date well drilling machine moved off of well 7-15 19 78

Drilling Machine Operator's Certification:

This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief.

[Signed] Bert Deslaurin Date 7-15, 1978
(Drilling Machine Operator)

Drilling Machine Operator's License No. 799**Water Well Contractor's Certification:**

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

Name Bert Devlaeminck
(Person, firm or corporation) (Type or print)

Address Rt. 1 Box 126-X Cornelius, Ore.

[Signed] Best Devlaemick
(Water Well Contractor)

Contractor's License No. 563 Date 7-15 1978

SP*45656-119

G-18836

STATE OF OREGON
WATER SUPPLY WELL REPORT

(as required by ORS 537.765)

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

WASH 76912

SKYLES DRILLING, INC.

503-656-2683

WELL ID # L 129632

START CARD # W1039617

(1) OWNER:

Well Number: 02

Name Five Oaks Limited Partnership / The Grant Company
Address 17980 SW Kemmer Rd
City Beaverton State OR Zip 97007

(2) TYPE OF WORK:

☒ New Well ☐ Deepening ☐ Alteration (repair/recondition) ☐ Abandonment

(3) DRILL METHOD:

☒ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger
☐ Other

(4) PROPOSED USE:

☒ Domestic ☐ Community ☐ Industrial ☐ Irrigation
☐ Thermal ☐ Injection ☐ Livestock ☐ Other

(5) BORE HOLE CONSTRUCTION:

Special Construction approval ☐ Yes ☒ No Depth of Completed Well 152 ft.
Explosives used ☐ Yes ☒ No Type Amount

HOLE			SEAL			Amount	
Diameter	From	To	Material	From	To	sacks or pounds	
10	0	34	Cement w/5%	34			
6	34	152	benetonite		2	10 Sacks	
			Bentonite	2	0	1 Sack	
			Calculated			5 Sacks	

How was seal placed: Method ☐ A ☐ B ☒ C ☐ D ☐ E

☒ Other Poured bentonite

Backfill placed from ft. to ft. Material

Gravel placed from ft. to ft. Size of gravel

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:	6	+2	34	.250	☒	☐	☒
					☐	☐	☐
					☐	☐	☐
					☐	☐	☐
					☐	☐	☐
Liner:	4	12	152	Sch40	☐	☒	☒
				Shale	☐	☐	☐
				Trap @ 35	☐	☐	☐

Drive Shoe used ☐ Inside ☐ Outside ☒ None

Final location of shoe(s)

(7) PERFORATIONS/SCREENS:

☒ Perforations

☐ Screens

Method Saw

Type

Material

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
133	151	1/8x3	98			☐	☒
						☐	☐
						☐	☐
						☐	☐

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

☐ Pump ☐ Bailor ☒ Air ☐ Flowing Artesian

Yield gal/min	Drawdown	Drill stem at	Time
6.8		148	1 hr.

TDS Amount 130 ppm

Temperature of Water 63.3° Depth Artesian Flow found

Was a water analysis done? ☒ Yes By whom SDI, Iron 1.5 ppm

Did any strata contain water not suitable for intended use? ☐ Too little

☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☒ Other High Iron 10+ ppm

Depth of strata: 25' - 31'

(9) LOCATION OF WELL by legal description:

County Washington Latitude Longitude
Township 3NORTH N or S. Range 3WEST E or W. of WM.
Section 33 SE 1/4 NW 1/4
Tax lot 00400 Lot Block Subdivision
Street Address of Well (or nearest address) Mountindale, 25561 NW Dairy Creek Rd, North Plains, OR

(10) STATIC WATER LEVEL:

8 ft. below land surface. Date 7/25/2018
Artesian pressure lb. per square inch. Date

(11) WATER BEARING ZONES:

Depth at which water was first found 7'

From	To	Estimated Flow Rate	SWL
7	9	Trace	5
25	31	10	8
45	147	6.8	8

(12) WELL LOG:

Ground elevation

Material	From	To	SWL
Topsoil, brown	0	2	
Boulder w/gravel, cemented	2	5	
Clay, brown	5	7	
Gravel, small to medium w/sand, gray	7	9	
Claystone, gray	9	12	
Sandstone, gray	12	18	
Claystone, gray	18	25	
Sandstone, gray broken	25	31	
Sandstone, gray fractured @times	31	65	8
Sandstone, gray & brown fractured	65	77	8
Sandstone, gray fractured @times	77	135	8
Sandstone, multi-grays fractured	135	138	8
Sandstone, gray fractured @times	138	147	8
Sandstone, gray hard	147	152	

SKYLES DRILLING, INC.

503-656-2683

Date started 7/23/2018

Completed 7/25/2018

(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

Skyles Drilling, Inc.

WWC Number 1715

Date 7/27/2018

(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

Skyles Drilling, Inc.

WWC Number 2006

Date 7/27/2018

ORIGINAL - WATER RESOURCES DEPARTMENT

FIRST COPY - CONSTRUCTOR

SECOND COPY - CUSTOMER

RECEIVED

AUG 03 2018

OWRD

9-18836



Oregon Water Resources Department Ground Water Application

[Main](#)
[Help](#)
[Return](#)
[Contact Us](#)

Today's Date: Thursday, April 18, 2019

Base Application Fee.		\$1,340.00
Number of proposed cubic feet per second (cfs) to be appropriated. (1 cfs = 448.83 gallons per minute)	1.67	\$700.00
Number of proposed Use's for the appropriated water. (i.e. Irrigation, Supplemental Irrigation, Pond Maintenance, Industrial, Commercial, etc) *	2	\$350.00
Number of proposed Ground Water points of appropriation. (i.e. number of wells) (include all injection wells, if applicable) **	2	\$350.00
Permit Recording Fee. ***		\$520.00
* the 1st Water Use is included in the base cost. ** the 1st Ground Water point of appropriation is included in the base cost. *** the Permit Recording Fee is not required when the application is submitted but, must be paid before a permit will be issued. It is fully refundable if a permit is not issued. If the recording fee is not paid prior to issuance of the Final Order, permit issuance will be delayed.	Recalculate	
Estimated cost of Permit Application		\$3,260.00

OWRD Fee Schedule

Fee Calculator Version B20170117

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4-18834

TO SURFACE WATER, UND WATER MAP

29,32,33 WASHINGTON COUNTY, OR, W.M.

TL2900, SEC.28 TL3700, SEC.33 TL400

SW name	SW dist	SW EL	SW AZIM	EL delta
e Creek	1,140	900	240	-50
of Dairy Creek	3,955	400	80	-550
reek headwater	2,690	690	210	-260
e Creek trib to E.Fork	3,390	920	360	-30
Creek	4,560	530	180	-420
Creek	4,145	1200	290	250
e Creek	1,920	910	244	-50
of Dairy Creek	3,113	400	105	-560
reek headwater	3,272	690	222	-270
e Creek trib to E.Fork	3,475	920	343	-40
Creek	4,684	520	185	-440
Creek	4,966	1200	285	240

al stream per USGS

tent stream per USGS

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PREPARED FOR:
T BROWN, AVVENTURA LLC
X 1280
PLAINS, OR 97133

#1, EXISTING, WASH 57754,
ON, 190'S AND 2,060'W
THE NW CORN. OF SEC 32.

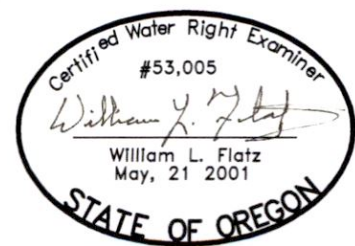
#2, PROPOSED,
ON, 115' S AND 1,190'W
THE NW CORN. OF SEC 32

660 1320

320 ft.

DATE THE LOCATION OF A WATER RIGHT. IT IS NOT
ION RELATIVE TO THE LOCATION OF PROPERTY LINES.

32,, 29 + 28, T3N, R3W,
UNTY,
5-28-19
APPLICATION



EXPIRES 12/31/2019

G-18834

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OWRD

Barrett Brown, Avventura LLC groundwater application

ATTACHMENT 'B'

Supporting documents that creeks do not exist.

INDEX

A letter and map from Juli Waarvik with the Tualatin Soil and Water Conservation District, pages	2
A letter from Andy Gallagher, a soil scientist who conducted a soil survey in January 2019, pages	3
A pre-operation inspection report on February 11th 2019 from K. Nelson with ODFW, pages	4
A series of 7 historical air photos showing the area, pages	7
A series of 13 photos taken on January 19th 2019 along the alleged creek by the owner, pages	14



Tualatin Soil and Water
CONSERVATION DISTRICT
Conservation is for everyone.

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JUL 01 2019
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Re: Permitting for Parcel 3N3320000100 on Bump Rd

To whom it may concern,

Please consider the attached map when determining the potential for substantial interference with surface water supplies for parcel 3N3320000100. It is my opinion that there is a more accurate dataset, and furthermore ground-truthing evidence to determine the location of surface water in the area of consideration.

The attached map shows the National Hydrography Dataset as well as an additional dataset named LiDar_Streams. The LiDar_Streams GIS dataset was created by the Watershed Management Department of Clean Water Services for use in restoration work throughout Washington County. The datapoints were developed by digitizing LiDar to locate and classify streams. This layer has been ground truthed by SWCD staff on field visits throughout the county to potential stream enhancement projects, and is currently being used for restoration project planning. Further, the blue LiDar_Streams that are shown on this map are categorized as intermittent, so they would not be consistently running during the summer months.

In this case, I would suggest referring to the local LiDar_Streams data for a more accurate representation of the location of streams on and around the property on Bump Rd, rather than the National Hydrography Dataset when considering the potential for substantial interference with surface water supplies.

Sincerely,

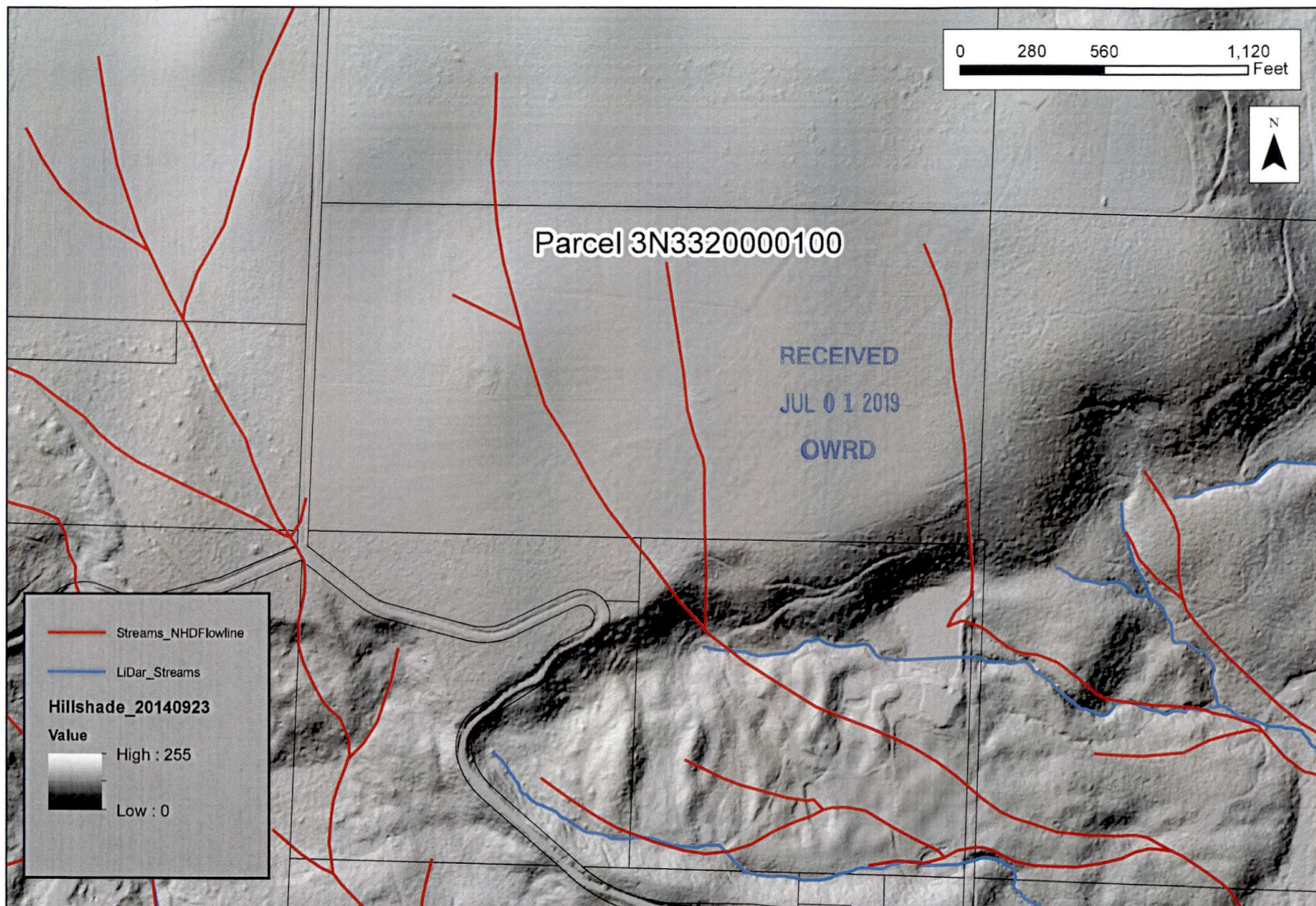
Juli Waarvik
Stream Enhancement Program
Tualatin Soil and Water Conservation District

9-18834

25800 NW Bump Rd

Stream Locations near parcel 3N3320000100

Juli Waarvik
Tualatin SWCD
2/20/2019



ANDY GALLAGHER
7205 NW Mountain View Drive
Corvallis, Oregon 97330
(541) 745-7878 cell (541) 740-9508 E-mail: avg@redhillsoil.com

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PROFESSIONAL EXPERIENCE:

- Soil Scientist and Consultant.** Red Hill Soils, Corvallis, Oregon. (March, 1997-Present)
- Research Soil Scientist.** Union Camp Corporation, Prattville, Alabama. (1995-1997)
- Soil Research Assistant.** Department of Soil Science, University of Wisconsin-Madison. (1991 - 1994)
- Aquatic Resources Education Coordinator.** Wisconsin Department of Natural Resources, Madison, Wisconsin. (1990-1992)
- Groundwater Inspector.** Wisconsin DATCP, Madison, Wisconsin. (April, 1991 - August, 1991)
- Soil Scientist.** McHenry County SWCD, Woodstock, Illinois (1987 - 1990)
- Soil Scientist.** Marion County Soil Survey and USDA-SCS, Salem, Illinois. (1986 - 1987)

EDUCATION:

- M.S. Soil Science.** 1994. University of Wisconsin-Madison.
- B.S. Natural Resource Management.** 1985. University of Wisconsin- Stevens Point.

CERTIFICATION:

ARCPACS-Certified Professional Soil Classifier/Soil Scientist

PUBLICATIONS

- Gallagher, A.V., N.C. Wollenhaupt, and A.H. Bosworth. 1996. Vegetation management and interrill erosion in no-till corn following alfalfa. *Soil Sci. Soc. Am. J.* 60:1217-1222.
- Gallagher, A.V., and N.C. Wollenhaupt. 1997. Surface alfalfa residue removal by earthworms *Lumbricus Terrestris* L. in a no-till agroecosystem. *Soil Biology & Biochemistry.* 29:477-479.
- Gallagher, A.V., G. Ice and W. Megahan. (In Press) Handbook of Control and Mitigation Measures for Silvicultural Operations. National Council for Air and Stream Improvement.
- Gallagher, A.V. 1999. Soil quality and land health, soil and geology maps. Chapter 5 in: Marys River Watershed Preliminary Assessment, Ecosystem Northwest, Corvallis, Oregon.
- Cortell, Jessica M., Michael Halbleib, Andrew V. Gallagher, Timothy L. Righetti, and James A. Kennedy. (2005). Influence of vine vigor on grape (*Vitis vinifera* L., Cv. Pinot noir) and wine proanthocyanidins. *Journal of Agricultural Food Chemistry*, 53, 5798-5808.

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OWRD

Mr. Barrett Brown
P.O. Box 1280
North Plains Oregon 97133

March 5, 2019

Dear Barrett

This is a letter to describe my findings relative to lack of surface water on the approximate 75 acres of your land on which I did a high intensity soil survey in January 2019. We made 12 soil borings with an excavator to 60 inches in making determination for suitability of soils for vineyards. All of the soils I observed on your land are Laurelwood soils which are well drained soils formed in about 3 to 4 feet of loess overlying red clayey paleosol. The boundary of my survey is shown as an orange polygon in Figure 1 (attachment), numbers on the figure are location of my borings.

The Oregon Department of Water Resources Water Rights Mapping tool (Figure 2 attachment) indicates several small streams with blue lines within this 75 acres. This letter is to document that I found no such streams within this 75 acre field. I walked over this entire parcel in the course of my sampling. This field has rolling topography and there are only slight swales in this field and no obvious stream channels.

I looked back at aerial imagery to the early 1990s and there is no indication in any of that imagery of any streams within this area.

Sincerely,

Andy Gallagher

CPSS, CPSC

G-18834

Figure 1. Area of Barrett Brown's property (orange polygon) that was included in high intensity soil survey January 2019. Topographic lines are 25 ft contour interval.



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Numbered locations are GPS tagged, 60" deep excavated soil test pit locations. Depth to seasonal high water table: > 60", all locations.

Figure 2. Screen shot from Oregon Department of Water Resources Water Rights Mapping tool indicating streams.



G-18834



STEWARDSHIP IN FORESTRY

Oregon Department of Forestry
Forest Activity Inspection Report

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JUL 01 2019

OWRD

Date: 02/11/2019

Notification / Unit No.: N/A

Sale or Job Name: N/A

FPF Name/No.: K. Nelson

Operator: N/A

Landowner: Barrett Brown

Timber Owner: Barrett Brown

FIRE PREVENTION

REQUIRED OK THIS DATE ☐ Slash Hazard ☐ Not Active
Inspection This Date☐ ☐ Fire Tools: Number of workers in operations: _____

Power Saws: Number in Operation: _____ Number Checked _____

☐ ☐ Spark Arrestors / Exhaust Systems
☐ ☐ Shovels and Fire Extinguishers

Trucks: Number in Operation: _____ Number Checked _____

☐ ☐ Exhaust Systems
☐ ☐ Tools and Fire Extinguishers

Other Power Driven Machinery and Engines:

☐ ☐ Spark Arrestors / Exhaust Systems
☐ ☐ Debris Accumulation Removed
☐ ☐ Fire Extinguishers

Cable Logging Systems:

☐ ☐ Cable lines clear
☐ ☐ Blocks cleared Number checked: _____
☐ ☐ Shovels and water at blocks
☐ ☐ Water Supply / Pump / Hose / Nozzle
☐ ☐ Fire Watch Hours after operation: _____☐ ☐ Alternate methods or equipment, as described below are approved for use☐ ☐ Other: _____☐ ☐ Other: _____☐ IFPL Waiver, as described below, is approved☐ Order: For the items described below, you are hereby ordered to cease violation of ORS Chapter 477. Your Permit to Use Fire or Power Driven Machinery is suspended for these items until compliance is restored.

FOREST PRACTICES

☒ Pre-Operation Inspection ☐ Active or Post-Operation Inspection ☐ Complaint Investigation ☐ Waiver of 15 Day Waiting Period

Prior Approval / Written Plans

☐ Prior Approval Granted: Applicable rule(s) _____Written Plan Action: ☐ Required ☐ Approved ☐ Approval Denied

Written plan rule(s): _____

Written plan resources: _____

RECOMMENDATIONS

Written below are recommendations. The inspecting Forest Practices Forester recommends these actions to prevent an unsatisfactory condition which may result in a violation of the Forest Practices Act. These recommendations pertain to the following rules:

This unsatisfactory condition(s) pertain to rule(s) or statute(s):

☐ Written Plans ☐ Chemicals ☐ Water Protection
☐ Reforestation ☐ Road Construction ☐ Other _____
☐ Slash ☐ Harvesting

WRITTEN STATEMENT OF UNSATISFACTORY CONDITION

This operation is not in compliance with the Forest Practices Act. Further enforcement action will begin if damage occurs or if you do not comply with the instructions written below by this compliance date: _____

This unsatisfactory condition(s) pertain to rule(s) or statute(s):

☐ Written Plans ☐ Chemicals ☐ Water Protection
☐ Reforestation ☐ Road Construction ☐ Other _____
☐ Slash ☐ Harvesting

ORS/OAR(s) _____

ADDITIONAL INFORMATION ON ITEMS CHECKED ABOVE:

Page 1 of 2

During a general forestry consultation visit @ 25800 NW Bump Rd, Taxlot # 3N3320000100, the land owner Barrett Brown asked me to look at the proposed locations for ground water wells and how they related to surface water. Several different mapping sources have surface water (streams) marked in different locations (including ODF's maps), and Mr. Brown requested an inspection and ground truthing of the map information. We looked at the following taxlots and the surface water drainage going to, and coming from them.

- Subject property: 3N3320000100 (25800 NW Bump Rd)
- Property to the West, Northwest: 3N300C002901
- Property to the West: 3N3320000300
- To the South: 3N3320000600
- To the South, Southwest: 3N3320000700

Our brief inspection found the following:

.....continued on page 2

THIS REPORT INDICATES THE CONDITIONS FOUND AT THE TIME OF INSPECTION FOR THOSE ITEMS CHECKED OR NOTED ABOVE. IT DOES NOT IMPLY THAT ALL PARTS OF THE OPERATION WERE INSPECTED NOR DOES IT INDICATE ITEMS NOT CHECKED ARE APPROVED.

Barrett Brown
PO Box 1280
North Plains, OR 97133
Site Address 25800 NW bump Rd

Signed _____

Received By _____

Date _____

☒ Copies Mailed _____ Electronically 02/21/19

Date _____

Kevin Nelson, Stewardship Forester

02/21/19

State Forester's Representative

Date _____

Landowner / Operator / FPF / Data / District

G-18834



"STEWARDSHIP IN FORESTRY"

Oregon Department of Forestry Forest Activity Inspection Report Addendum

Date: 02/11/19

Notification / Unit No.: N/A

Page 2 of 2

Our brief inspection found the following:

.....continued from page 1

- There is no surface water flowing from, or through the subject property taxlot # 3N3320000100
- All the surface water streams to the south of this property do not have surface flow until well within the parcels # 3N3320000(600) & (700)
- There is no surface water flow as shown on maps from taxlot #3N3320000300 to the west. There are no surface channels, nor any evidence of surface water flow at any time. In fact, it appears that the northern portion of this area may even drain to a flat basin to the north, not the south as shown on maps.
- The actual topography in the area does not support the stream locations shown on most maps.
- None of the proposed ground water locations explained to me by Mr. Brown had surface flow within 1000 feet.

The conditions that I made the site inspection under were what I would consider to be a very high flow, or moisture period. It was during a rain-on-snow event and high surface flow was evident across the landscape in other areas. Under these conditions, I observed no evidence of surface water in any of the locations of concern for the Landowner.

These opinions are for surface water only, and for Forestry purposes only, but I feel that they were an accurate assessment of the surface hydrology of the vicinity.

I've attached maps of the streams in question with mark-ups for both my (ODF) map, and the supplied water resources map.

If there are any questions or concerns, feel free to contact me anytime:

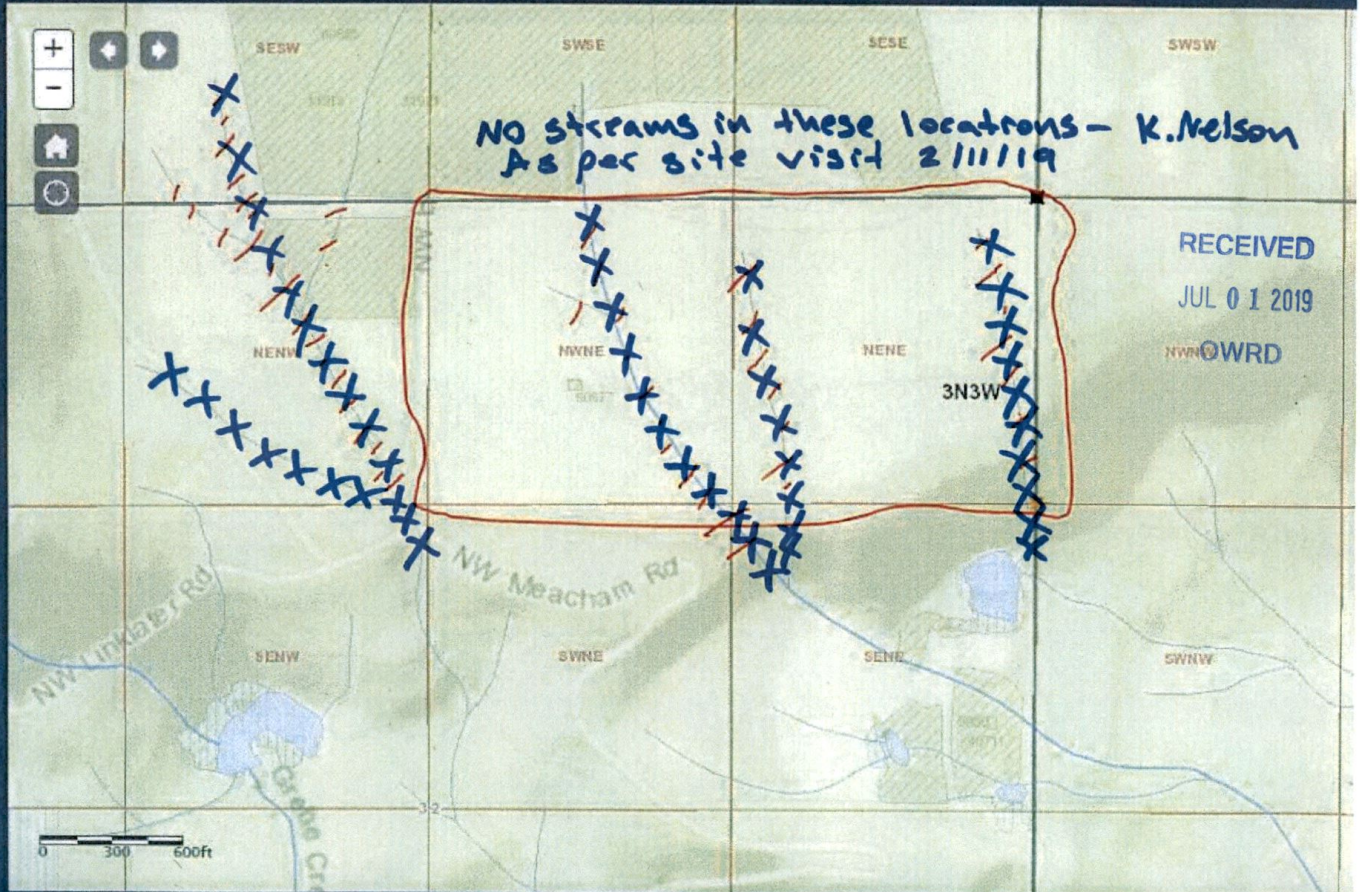
2/21/19

Kevin Nelson
Stewardship Forester ODF
Forest Grove Dist
801 Gales Creek road
Forest Grove, OR 97116
(503) 359-7493
Kevin.Nelson@Oregon.Gov

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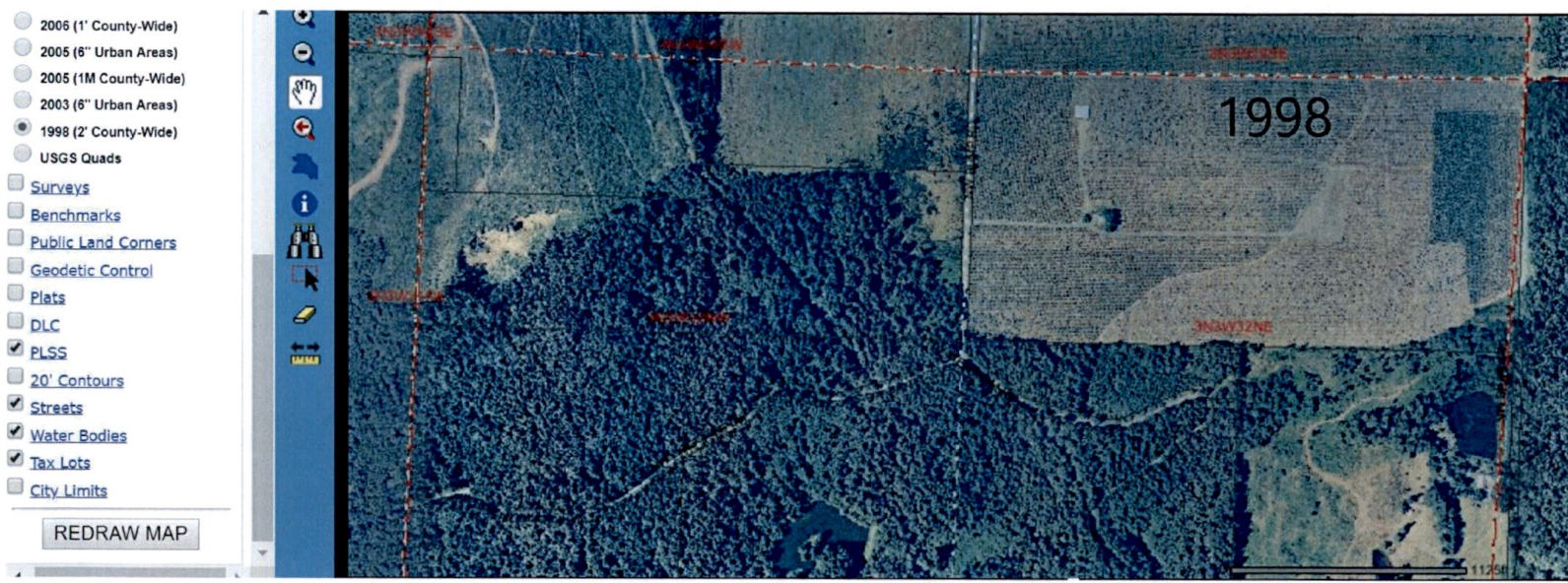
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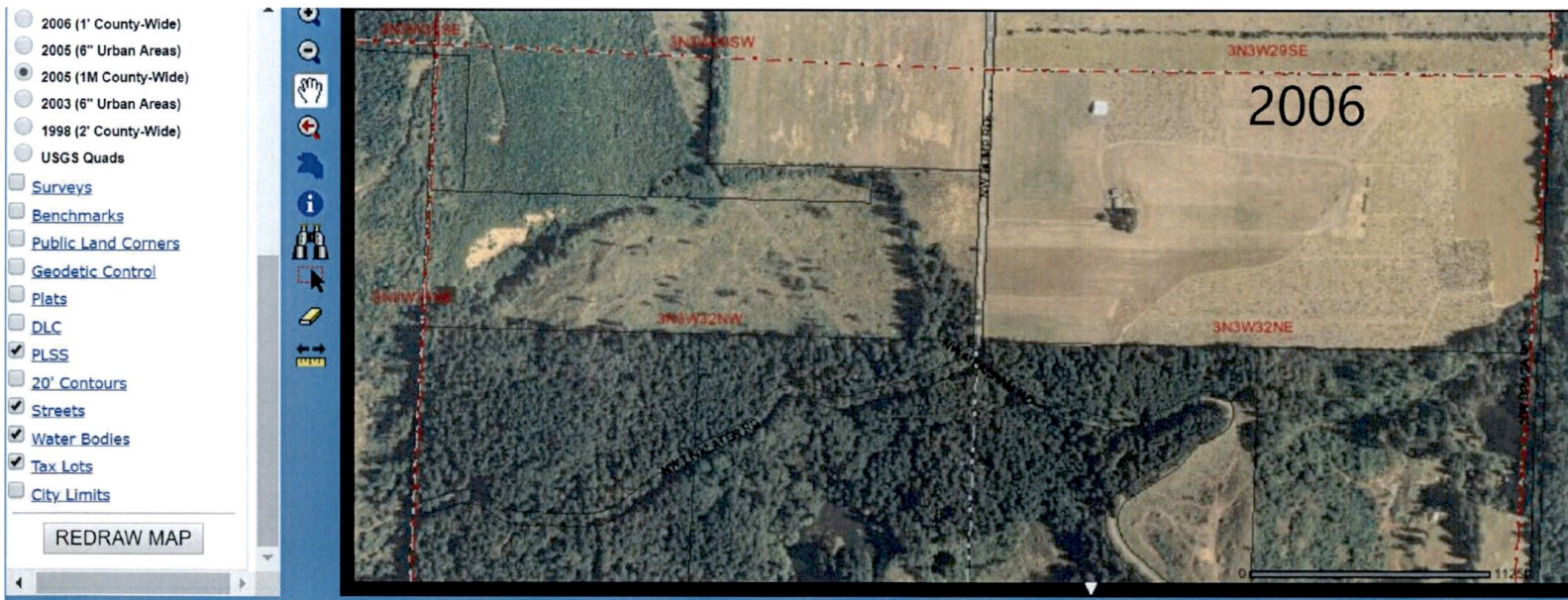


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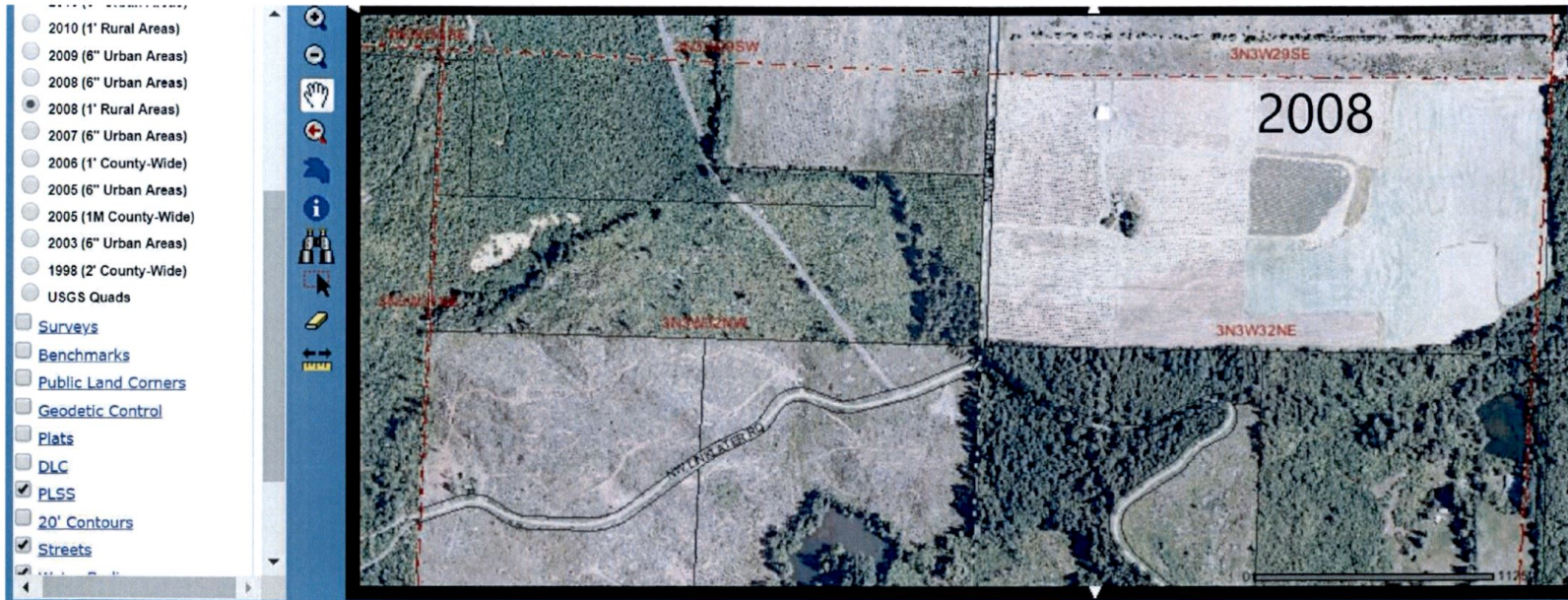
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Imagery/Aerial Photos

- ☐ 2017 (6" Urban Areas)
- ☐ 2016 (6" Urban Areas)
- ☐ 2016 (1' Rural Areas)
- ☐ 2015 (6" Urban Areas)
- ☐ 2013 (6" Urban Areas)
- ☐ 2012 (6" Urban Areas)
- ☒ 2012 (1' Rural Areas)
- ☐ 2011 (6" Urban Areas)
- ☐ 2010 (6" Urban Areas)
- ☐ 2010 (1' Rural Areas)
- ☐ 2009 (6" Urban Areas)
- ☐ 2008 (6" Urban Areas)
- ☐ 2008 (1' Rural Areas)
- ☐ 2007 (6" Urban Areas)
- ☐ 2006 (1' County-Wide)
- ☐ 2005 (6" Urban Areas)
- ☐ 2005 (1M County-Wide)
- ☐ 2003 (6" Urban Areas)

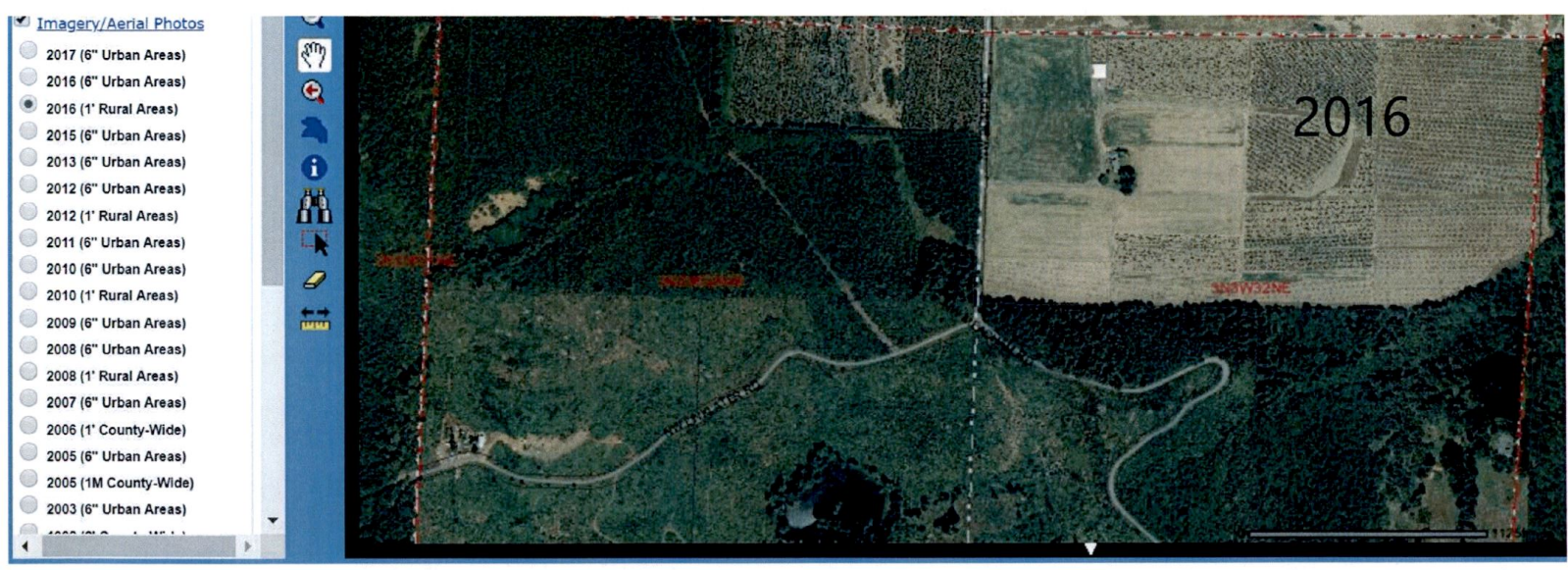


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4-1883C



1 Southwest

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9-18832

2 Northwest



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2 West

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42-1883c

3 North



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4 Northwest

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4 West



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4 Northwest 2

Zero flow observed
Sediment from road
ditch lines



Q-18834

5 Southeast



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Barrett Brown, Avventura LLC groundwater application

ATTACHMENT 'C'

Property Deeds.

INDEX

Tax Lot 100, pages 6

Tax Lot 2900, pages 8

Tax Lot 3700, pages 8

Tax Lot 400, pages 4

Secretary of State printout showing Anthony Merrill as registered agent for Five Oaks Partnership 1

7-18836



FIRST AMERICAN TITLE Property Research Report

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JUL 01 2019

OWRD

SUBJECT PROPERTY

25800 NW Bump Rd
R1321849
3N3320000100
Washington

OWNER

Avventura LLC

DATE PREPARED

01/10/2019

PREPARED BY

samaya@firstam.com



First American Title

Customer Service 503.219.8746
cs.oregon@firstam.com

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Customer Service Department
Phone: 503.219.TRIO (8746)
Fax: 503.790.7872
Email: cs.oregon@firstam.com
Date: 1/10/2019

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OWNERSHIP INFORMATION

Owner: Avventura LLC
CoOwner:
Site: 25800 NW Bump Rd North Plains OR 97133
Mail: PO Box 1280 North Plains OR 97133

Parcel #: R1321849
Ref Parcel #: 3N3320000100
TRS: 03N / 03W / 32 / NE
County: Washington

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 033400 Block: 2043
Neighborhood: CPO 8
School Dist: 1J HILLSBORO
Impr Type: G - General Improvements
Subdiv/Plat:
Land Use: 5515 - Specially Assessed - Zoned Farmland - Improved
Std Land Use: AFAR - FARMS AND CROPS
Zoning: Washington Co.-EFU - Exclusive Farm Use District
Lat/Lon: 45.70641762 / -123.07819037
Watershed: Dairy Creek
Legal: ACRES 45.93, MS X# 253933, CODE SPLIT, ZONED FARMLAND- POTENTIAL ADDITIONAL TAX LIABILITY

ASSESSMENT AND TAXATION

Market Land: \$141,080.00
Market Impr: \$58,960.00
Market Total: \$200,040.00 (2017)
% Improved: 29.00%
Assessed Total: \$127,960.00 (2017)
Levy Code: 070.13
Tax: \$1,713.64 (2017)
Millage Rate: 13.0207
Exemption: \$0.00

PROPERTY CHARACTERISTICS

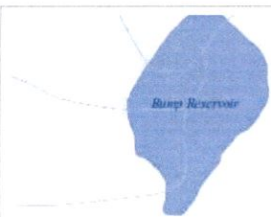
Bedrooms: 2	Building Area: 0 SqFt	Year Built: 0
Baths, Total: 1.00	First Floor: 0 SqFt	Eff Year Built:
Baths, Full: 0	Second Floor: 0 SqFt	Lot Size Ac: 45.93 Acres
Baths, Half: 0	Basement Fin: 0 SqFt	Lot Size SF: 2,000,711 SqFt
Total Units: 0	Basement Unfin: 0 SqFt	Lot Width: 0
# Stories:	Basement Total:	Lot Depth: 0
# Fireplaces: 0	Attic Fin: 0 SqFt	Roof Material: Metal
Cooling:	Attic Unfin: 0 SqFt	Roof Shape:
Heating: Stove	Attic Total:	Ext Walls: - Wood
Building Style:	Garage: Garage 672 SqFt	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
AVVENTURA LLC	9/8/2017	0000071548	\$660,000.00	Warranty	\$330,000.00	Conv/Unk
MCNEIL,RODERICK & ELLYN	9/30/2004	0000114093	\$420,000.00	Grant		Conv/Unk

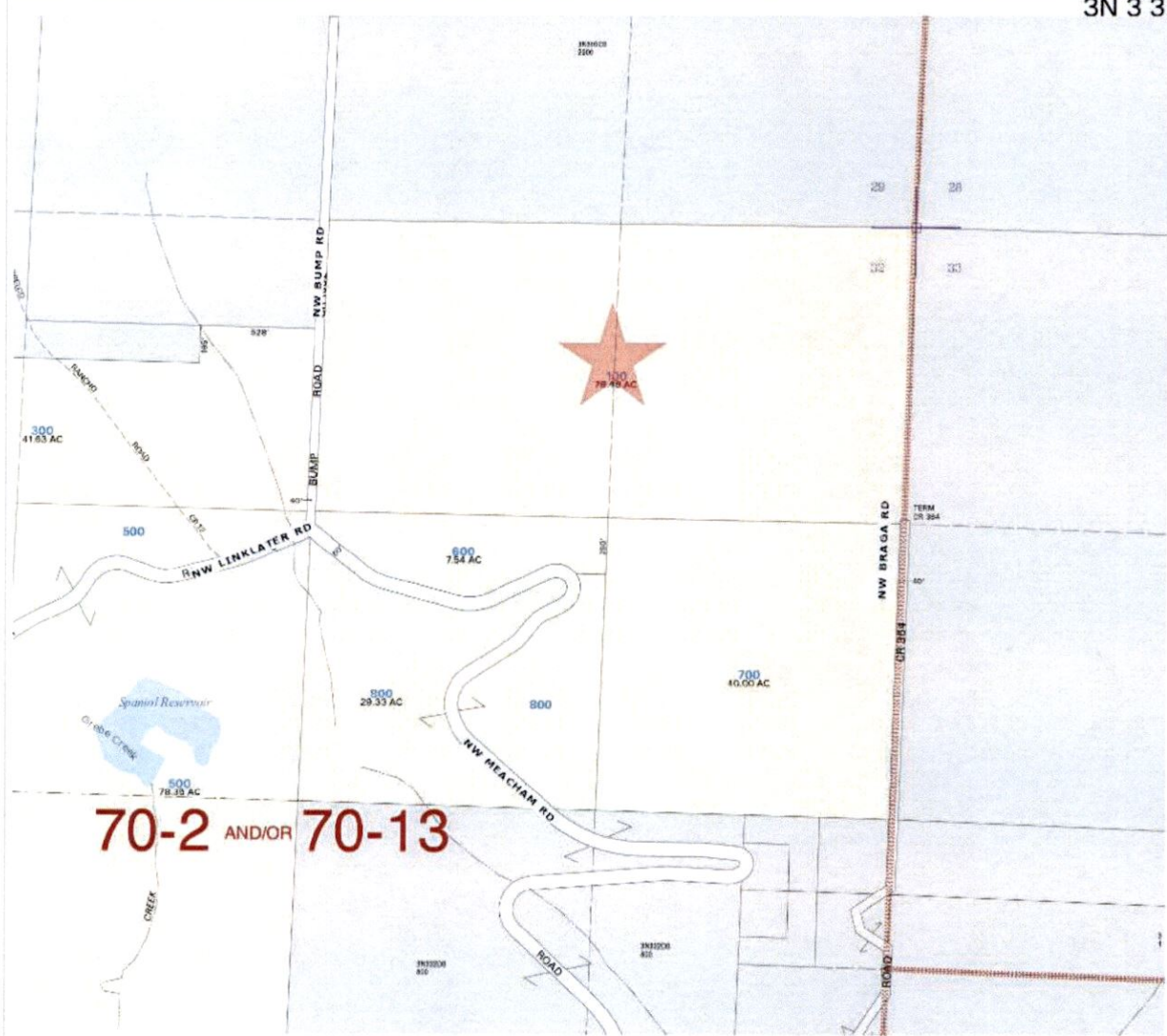
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3N 3 32



70-2 AND/OR 70-13



First American Title™

Parcel ID: R1321849

Site Address: 25800 NW Bump Rd

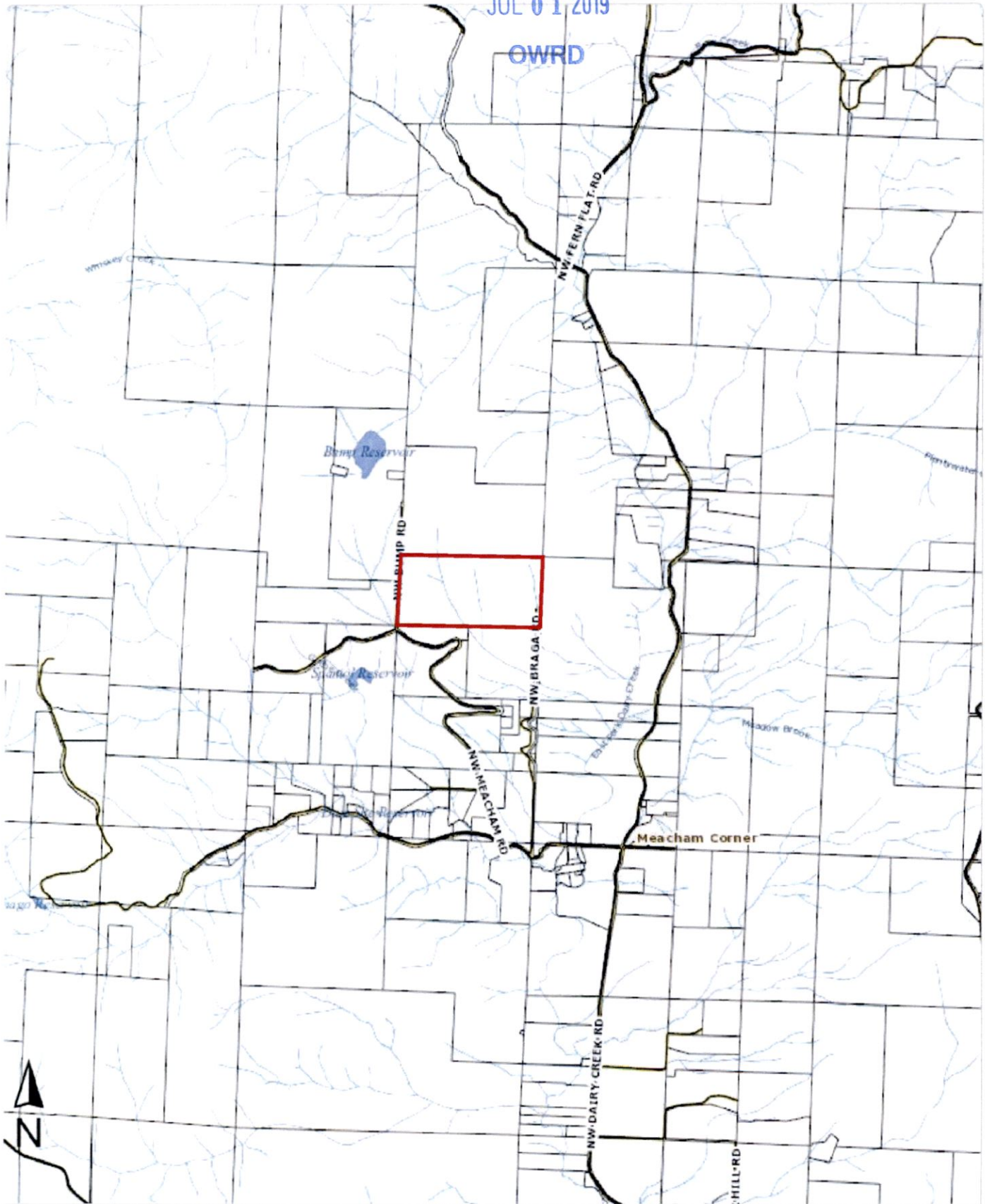
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After recording return to:
Avventura LLC
P.O. Box 1280
North Plains, OR 97133

Until a change is requested all tax
statements shall be sent to the
following address:
Avventura LLC
P.O. Box 1280
North Plains, OR 97133

File No.: 7031-2927478 (cb)
Date: August 23, 2017

Washington County, Oregon **2017-071548**
D-DW
Stn=0 C LOUCKS **09/08/2017 01:42:04 PM**
\$10.00 \$11.00 \$5.00 \$20.00 \$660.00 **\$706.00**

THIS SPACE RES

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-
Officio County Clerk for Washington County, Oregon, do hereby
certify that the within instrument of writing was received and
recorded in the book of records of said county.

Richard Hobernicht, Director of
Assessment and Taxation, Ex-Officio

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STATUTORY WARRANTY DEED

Roderick McNeil and Eilyn McNeil, as tenants by the entirety, Grantor, conveys and warrants to
Avventura LLC an Oregon Limited Liability Company, 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 Washington, State of Oregon, described as
follows:

**THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3
NORTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY WASHINGTON
AND STATE OF OREGON.**

NOTE: This Legal Description was created prior to January 01, 2008.

Subject to:

1. The **2017-2018** Taxes, a lien not yet payable.
2. 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 **\$660,000.00**. (Here comply with requirements of ORS 93.030)

FIRST AMERICAN

2927478-BV

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File No.: 7031-2927478 (cb)

G-18836

FIRST AMERICAN TITLE

Property Research Report

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SUBJECT PROPERTY

26395 NW Bump Rd
R822122
3N300C002900
Washington

OWNER

Bump, Stefan D
Bump, Christine M

DATE PREPARED

01/10/2019

PREPARED BY

samaya@firstam.com



First American Title

Customer Service 503.219.8746

cs.oregon@firstam.com

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Customer Service Department
Phone: 503.219.TRIO (8746)
Fax: 503.790.7872
Email: cs.oregon@firstam.com
Date: 1/10/2019

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OWNERSHIP INFORMATION

Owner: Bump, Stefan D
CoOwner: Bump, Christine M
Site: 26395 NW Bump Rd North Plains OR 97133
Mail: 26395 NW Bump Rd North Plains OR 97133

Parcel #: R822122
Ref Parcel #: 3N300C002900
TRS: 03N / 03W / 00 / SE
County: Washington

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 033400 Block: 2043
Neighborhood: CPO 8
School Dist: 1J HILLSBORO
Impr Type: R1 - Residence Single Family
Subdiv/Plat:
Land Use: 5515 - Specially Assessed - Zoned Farmland - Improved
Std Land Use: AFAR - FARMS AND CROPS
Zoning: Washington Co.-EFU - Exclusive Farm Use District
Lat/Lon: 45.71088975 / -123.08080830
Watershed: Dairy Creek
Legal: ACRES 100.00, ZONED FARMLAND- POTENTIAL
ADDITIONAL TAX LIABILITY

ASSESSMENT AND TAXATION

Market Land: \$155,180.00
Market Impr: \$126,230.00
Market Total: \$281,410.00 (2017)
% Improved: 45.00%
Assessed Total: \$218,210.00 (2017)
Levy Code: 070.13
Tax: \$2,841.23 (2017)
Millage Rate: 13.0207
Exemption: \$0.00

PROPERTY CHARACTERISTICS

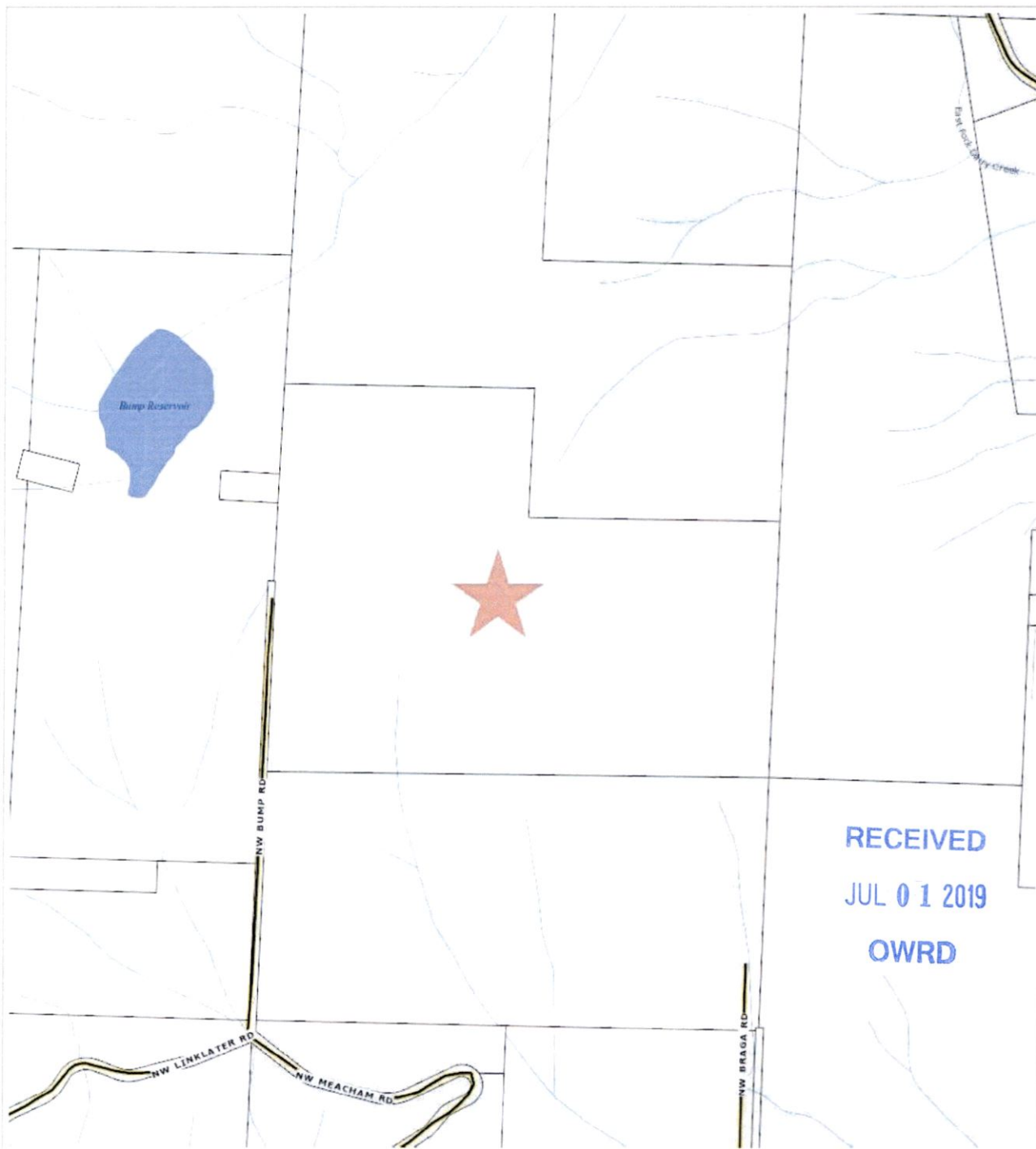
Bedrooms: 3	Building Area: 2,252 SqFt	Year Built: 1946
Baths, Total: 1.00	First Floor: 1,126 SqFt	Eff Year Built: 1970
Baths, Full: 0	Second Floor: 1,126 SqFt	Lot Size Ac: 100.00 Acres
Baths, Half: 0	Basement Fin: 1,126 SqFt	Lot Size SF: 4,356,000 SqFt
Total Units: 1	Basement Unfin: 0 SqFt	Lot Width: 0
# Stories:	Basement Total:	Lot Depth: 0
# Fireplaces: 0	Attic Fin: 0 SqFt	Roof Material: Comp Shingle
Cooling:	Attic Unfin: 0 SqFt	Roof Shape:
Heating: Heat Pump	Attic Total:	Ext Walls: - Siding
Building Style:	Garage: 0 SqFt	Const Type: Wood Frame

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
BUMP,STEFAN D & CHRISTINE M	12/19/1997	0000118231	\$240,000.00		\$144,000.00	Conv/Unk

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Parcel ID: R822122

Site Address: 26395 NW Bump Rd

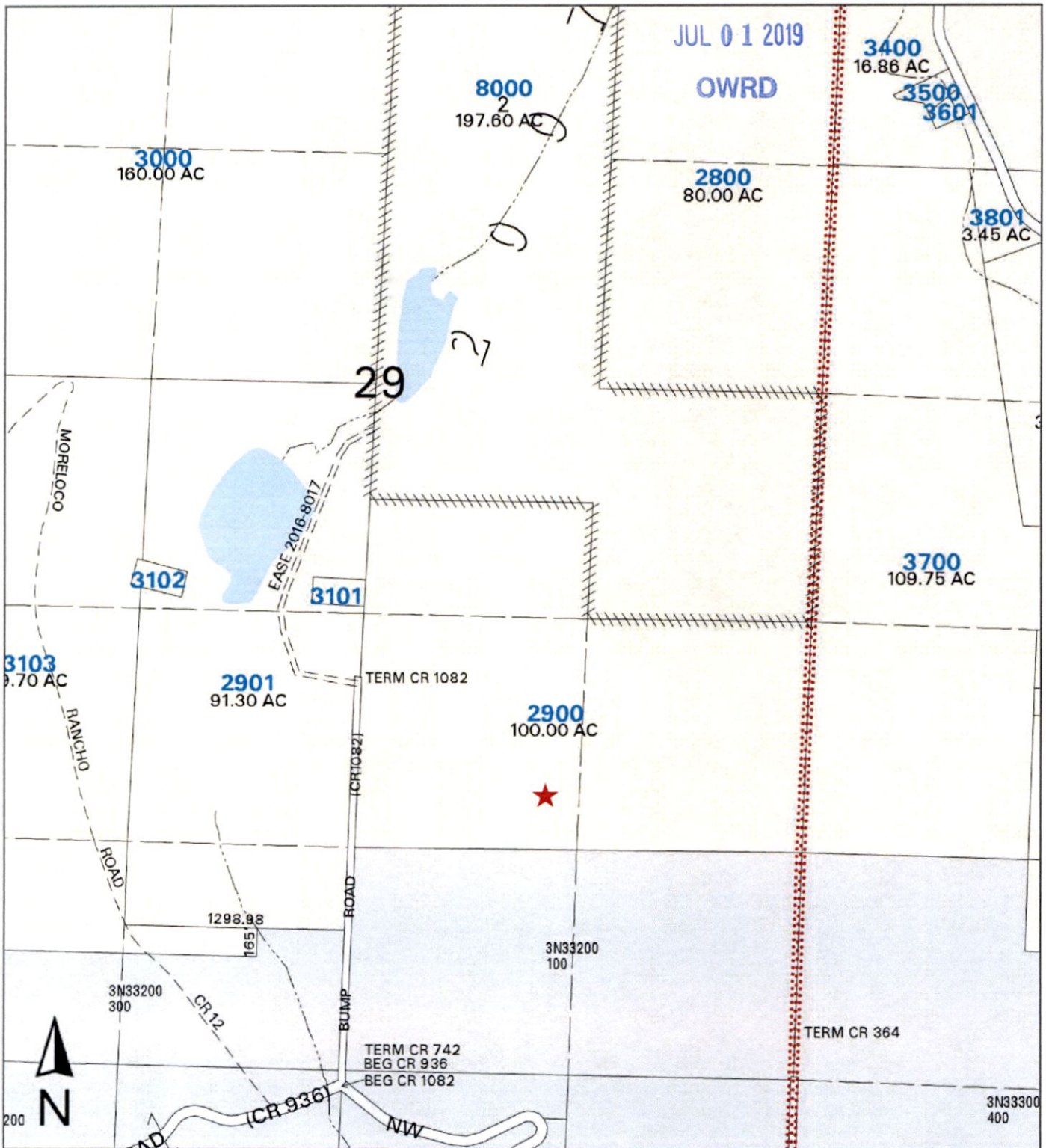
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ParcelID: R822122

26395 NW Bump Rd
North Plains, OR 97133

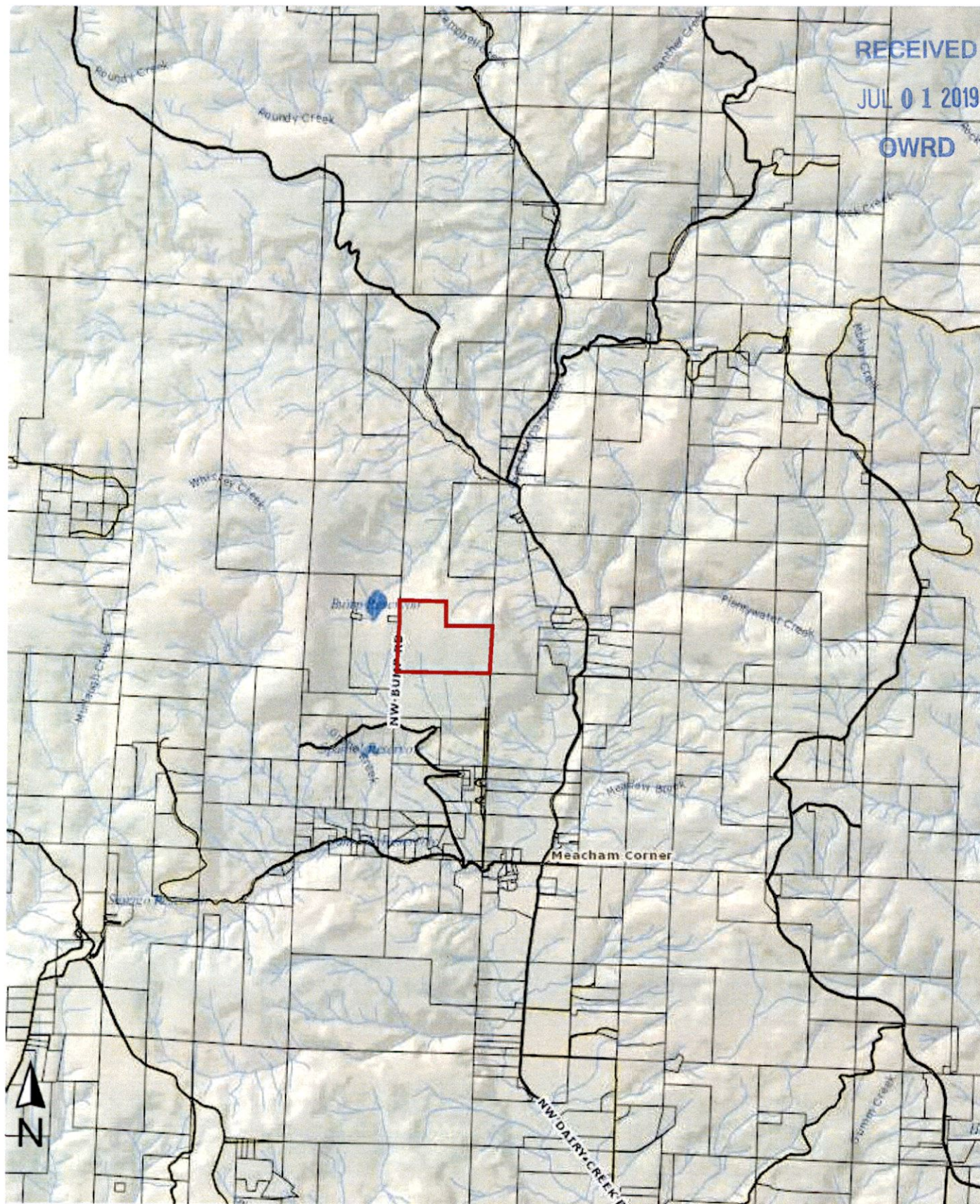
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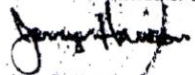
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STATE OF OREGON } 55
County of Washington

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.


Jerry R. Hanson, Director of
Assessment and Taxation, Ex-
Officio County Clerk

Doc : 97118231
Rect: 199834 283.00
12/19/1997 10:12:00am

1-3

9-18834

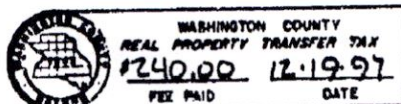
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WARRANTY DEED - STATUTORY FORM
Individual/Corporate

Escrow Number: 2233629

Forrest E. Bump, Trustee and Rosemary J. Bump, Trustee, husband and wife
Grantor, conveys and warrants to
Stefan D. Bump and Christine M. Bump, as tenants by the entirety
Grantee, the following described real property free of encumbrances except as
specifically set forth herein situated in Washington County, Oregon:

See Attached Legal Description Exhibit "A".



The above described property is free from encumbrances except covenants, conditions, restrictions, rights of way, easements and reservations now of record.

The true and actual consideration for this conveyance is \$240,000.00

Dated this 12th day of December, 1997; if this deed is given by a corporate grantor, its name is signed by its authorized officers by authority of the Board of Directors.

Forrest E. Bump, Trustee
Forrest E. Bump, Trustee

Rosemary J. Bump, Trustee
Rosemary J. Bump, Trustee

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.030.



STATE OF OREGON, County of Washington
Personally appeared
Forrest E.
Bump, Trustee and Rosemary J. Bump,
Trustee

STATE OF OREGON, County of
Personally appeared

who, being duly sworn, each for himself and not one for the other, did say that the former is the pres. & that the latter is the secretary of

and acknowledged the foregoing
Instrument to be their voluntary act and deed.

and that this instrument was signed on behalf of the corporation, by authority of its board of directors and is acknowledged to be its voluntary act and deed.
Before me:

Before me: December 12, 1997

Notary Public for Oregon
My commission expires: 4-23-98

Notary Public for Oregon
My commission expires:

After recording return to:

Mr. and Mrs. Stefan Bump
26395 NW Bump Road
Cornelius, Oregon 97113

Until a change is requested all tax statements
shall be sent to the following address.

Mr. and Mrs. Stefan Bump
26395 NW Bump Road
Cornelius, Oregon 97113

STATE OF OREGON.

County of _____
I certify that the within Instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded in
book/reel/volume No. _____, on
page _____ or as fee/file instrument/
microfilm/reception No. _____
Records of Deeds of said county.
Witness my hand and seal of
County affixed.

NAME TITLE
BY _____ Deputy

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EXHIBIT A
LEGAL DESCRIPTION

DESCRIPTION:

The following described property lying in Section 29, Township 3 North, Range 3 West of the Willamette Meridian, in the County of Washington and State of Oregon.

The South one-half of the Southeast one-quarter and the South one-half of the Northwest one-quarter of the Southeast one-quarter all in Section 29, Township 3 North, Range 3 West of the Willamette Meridian, in the County of Washington and State of Oregon.

3

G-18836

FIRST AMERICAN TITLE

Property Research Report

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SUBJECT PROPERTY

26000 NW Bump Rd
R822248
3N300C003700
Washington

OWNER

Brown, Barrett D
Brown, Susan G

DATE PREPARED

01/10/2019

PREPARED BY

samaya@firstam.com



First American Title

Customer Service 503.219.8746
cs.oregon@firstam.com

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Fax: 503.790.7872
Email: cs.oregon@firstam.com
Date: 1/10/2019

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OWNERSHIP INFORMATION

Owner: Brown, Barrett D
CoOwner: Brown, Susan G
Site: 26000 NW Bump Rd North Plains OR 97133
Mail: PO Box 1280 North Plains OR 97133

Parcel #: R822248
Ref Parcel #: 3N300C003700
TRS: 03N / 03W / 00 / SW
County: Washington

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 033400 Block: 2043
Neighborhood: CPO 8
School Dist: 1J HILLSBORO
Impr Type: R1 - Residence Single Family
Subdiv/Plat:
Land Use: 6016 - Highest & Best Use Forestland - Efc Zone - Improved
Std Land Use: ATIM - TIMBER
Zoning: Washington Co.-EFC - Exclusive Forest and Conservation
Lat/Lon: 45.71320180 / -123.07055812
Watershed: Dairy Creek
Legal: ACRES 109.75, ZONED FARMLAND- POTENTIAL ADDITIONAL TAX LIABILITY

ASSESSMENT AND TAXATION

Market Land: \$0.00
Market Impr: \$174,270.00
Market Total: \$174,270.00 (2017)
% Improved: 100.00%
Assessed Total: \$217,970.00 (2017)
Levy Code: 070.04
Tax: \$2,586.93 (2017)
Millage Rate: 11.0164
Exemption: \$0.00

PROPERTY CHARACTERISTICS

Bedrooms: 2	Building Area: 1,212 SqFt	Year Built: 1999
Baths, Total: 2.00	First Floor: 624 SqFt	Eff Year Built:
Baths, Full: 0	Second Floor: 588 SqFt	Lot Size Ac: 109.75 Acres
Baths, Half: 0	Basement Fin: 0 SqFt	Lot Size SF: 4,780,710 SqFt
Total Units: 0	Basement Unfin: 0 SqFt	Lot Width: 0
# Stories:	Basement Total:	Lot Depth: 0
# Fireplaces: 0	Attic Fin: 0 SqFt	Roof Material: Metal
Cooling:	Attic Unfin: 0 SqFt	Roof Shape:
Heating: Forced Air	Attic Total:	Ext Walls: - Siding
Building Style:	Garage: 0 SqFt	Const Type: Wood Frame

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
BROWN,SUSAN G & BARRETT D	3/30/2015	0000021896		Trust	\$560,000.00	
BROWN,BARRETT D & SUSAN G	12/14/2006	0000146891		Trust	\$260,000.00	Conv/Unk
BROWN,BARRETT D & SUSAN G	7/7/1992		\$80,000.00			Conv/Unk

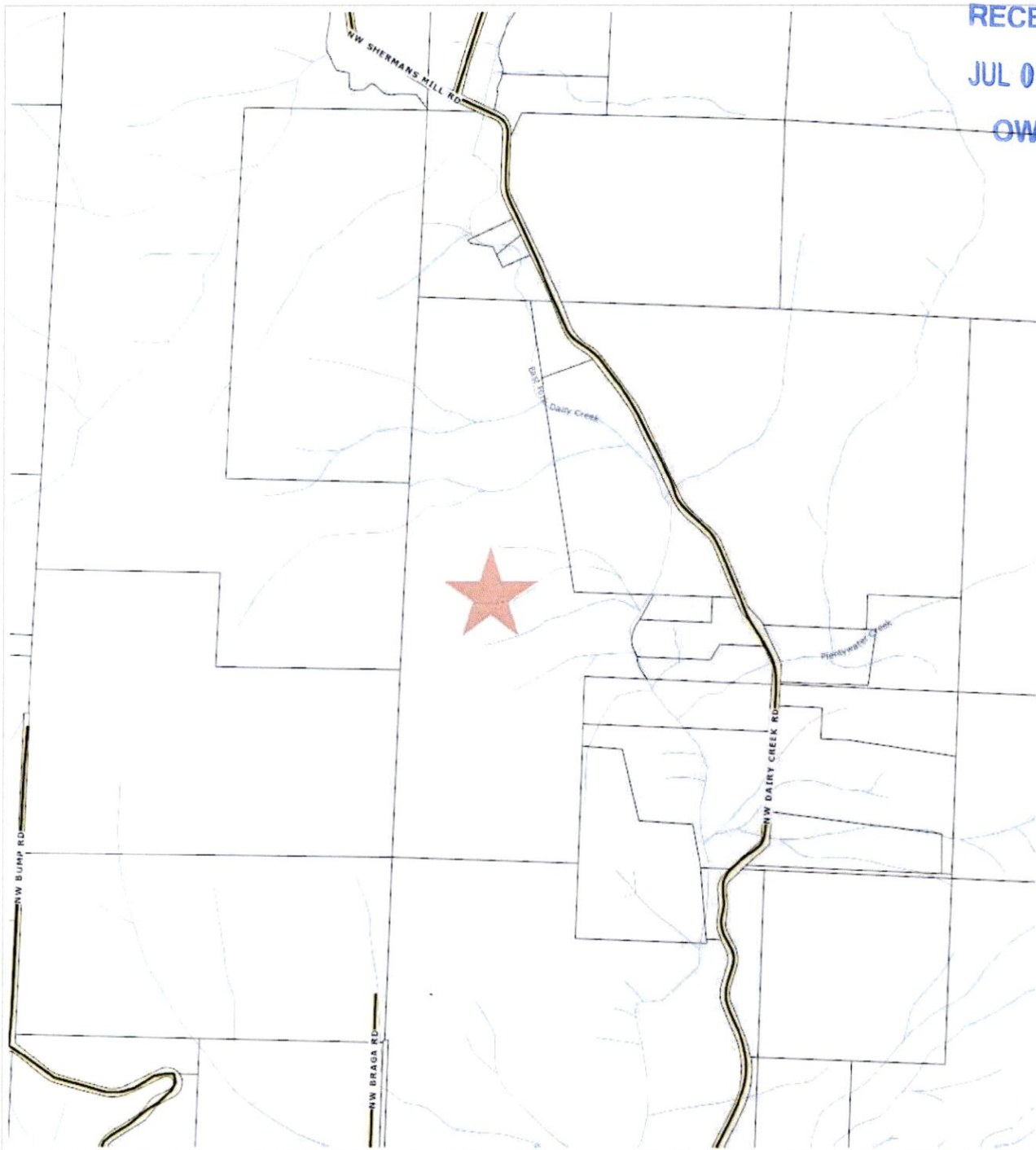
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92-18836

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JUL 01 2019

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First American Title™

Parcel ID: R822248

Site Address: 26000 NW Bump Rd

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Q-18836



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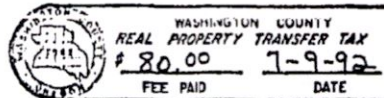
Fidelity National Title Company of Oregon

92047191
Washington County

STATUTORY WARRANTY DEED
(Individual or Corporate)

GEORGE F. SANDERS and STEVEN P. MATIACO
grantor, conveys and warrants to
BARRETT D. BROWN and SUSAN G. BROWN, husband and wife
grantee, the following described real property, free and clear of encumbrances except as specifically set forth
herein, situated in the county of Washington, State of Oregon, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.



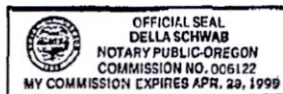
THIS PROPERTY BEING SOLD IN "AS IS" CONDITION

Subject to and excepting: 1992-93 taxes, a lien in an amount to be determined but not yet payable; Water Right Agreement including the terms and provisions thereof, made by Ben F. Brooke and Viola J. Brooke, et al recorded 11/10/53 in Deed Book 350 Page 271.

THIS INSTRUMENT WILL 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 APPROVED USES.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$80,000.00

(See ORS 93.030)



(If executed by a corporation,
affix corporate seal)

Dated this 7 day of July 1992
George F. Sanders
Steven P. Matiaco

STATE OF OREGON,
County of Washington
July 1992
Personally appeared the above named
George F. Sanders and Steven
P. Matiaco
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of
Personally appeared
who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of
a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in the
hall of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.
Before me:

Notary Public for Oregon
My commission expires:

George F. Sanders & Steven P. Matiaco

GRANTOR'S NAME AND ADDRESS
Barrett D. Brown & Susan G. Brown
988 Meadowridge St. NE
Keizer, OR 97303
GRANTEE'S NAME AND ADDRESS

AFTER RECORDING RETURN TO:
SAME AS GRANTEE ABOVE

NAME ADDRESS ZIP
Until a change is requested all tax statements shall be sent to the following address
SAME AS GRANTEE ABOVE

FNTD-0011

STATE OF OREGON,

County of
I certify that the within instru-
ment was received for record on the
day of 19
at o'clock M. and recorded
in book/reel/volume No. on
page or as document/file/file/
instrument/microfilm No.
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

By Deputy

1-4

9-18836



Fidelity National Title Company of Oregon

401 S.W. Fourth Avenue, Portland, Oregon 97204
(503) 223-8338

Page No. 6
Order No. 531660-00C

EXHIBIT A

PARCEL I:

All that portion of the South one-half of the Northwest one-quarter and the North one-half of the Southwest one-quarter of Section 28, Township 3 North, Range 3 West of the Willamette Meridian, in the County of Washington and State of Oregon, lying West of the County Road No. 28.

EXCEPTING that portion lying East of a line running from the Northeast corner of the Southwest one-quarter of the Southwest one-quarter of Section 28, Township 3 North, Range 3 West of the Willamette Meridian, to a point lying on the South line of the North one-half of the Northwest one-quarter of Section 28, Township 3 North, Range 3 West of the Willamette Meridian, which is 790 feet East of the West line of the section, including however a tract 600 feet wide lying North of the South one-half of the Southwest one-quarter of Section 28, Township 3 North, Range 3 West of the Willamette Meridian, and lying between the center line of Dairy Creek and a line running from Northeast corner of the Southwest one-quarter of the Southwest one-quarter of Section 28, Township 3 North, Range 3 West of the Willamette Meridian, to a point lying on the South line of the North one-half of the Northwest one-quarter of Section 28, Township 3 North, Range 3 West of the Willamette Meridian, which is 790 feet East of the West line of the section.

EXCEPTING THEREFROM all minerals and mineral rights reserved in deed recorded March 27, 1952 Book 330, page 572.

PARCEL II:

The Southwest one-quarter of the Southwest one-quarter of Section 28, Township 3 North, Range 3 West, in the County of Washington and State of Oregon.

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Fidelity National Title Company of Oregon

401 S.W. Fourth Avenue, Portland, Oregon 97204
(503) 223-8338

Page No. 7
Order No. 531660-00C

PARCEL III:

Together with a non-exclusive, perpetual roadway and utility easement, said easement being more particularly described as follows:

Beginning at the stone marking the one-quarter corner between Sections 29 and 32, Township 3 North, Range 3 West of the Willamette Meridian, in the County of Washington and State of Oregon, a point in the center of Bump Road (County Road No. 1082), and running thence along the West line of the Northeast one-quarter of said Section 32, South 00°26' West 10.50 feet to a point; thence, parallel with the North line of said Section 32, North 88°52' East 2602.76 feet to a point 20 feet Westerly of the East line of said Section 32; thence, North 61°10'02" East 22.59 feet to the monument marking the corner common to Sections 28, 29, 32 and 33, said Township and Range; thence, along the East line of said Section 29, North 00°40'45" East 21.01 feet to a point; thence South 61°10'02" West 22.58 feet to a point 10.50 feet Northerly of the South line of said Section 29, when measured at right-angles thereto; thence, parallel with said South line, South 88°52' West 2566.73 feet to a point; thence North 61°08' West 18.01 feet to a point on the East line of said Bump Road; thence, parallel with the South line of said Section 29, South 88°52' West 20.02 feet to a point on the West line of the Southeast one-quarter thereof, a point in the center of said Bump Road; thence, along the center thereof, following the West line of said Southeast one-quarter of Section 29, South 01°12'15" West 19.51 feet to the place of beginning.

ALSO subject to and together with a non-exclusive easement for roadway purposes described as follows:

Beginning at a point within a rock quarry, said point being South 30°40'47" East 428.94 feet from the one quarter corner common to Sections 28 and 29, Township 3 North, Range 3 West, Willamette Meridian; thence along the center line at a 30.00 foot wide strip that existing gravelled road lies within North 76°27'29" West 232.25 feet; thence North 11°35'31" West 99.31 feet; thence North 24°56'33" West 168.04 feet; thence North 19°49'12" East 83.63 feet; thence North 59°46'15" East 159.71 feet; thence North 73°58'05" East 160.06 feet; thence North 86°57'25" East 96.62 feet; thence North 60°45'33" East 107.67 feet; thence North 40°30'58" East 139.64 feet; thence North 54°51'21" East 92.70 feet; thence South 85°58'14" East 109.67 feet; thence North 87°22'36" East 192.58 feet; thence North 81°15'44" East 97.09 feet; thence South 84°46'59" East 186.72 feet; thence North 61°39'19" East 147.94 feet; thence North 36°49'51" East 84.77 feet; thence North 51°40'14" East 83.94 feet; thence North 87°13'41" East 186.14 feet to a point within Dairy Creek Road, said point being South 45°30'10" East 1094.18 feet from the most Northerly Northeast corner of that certain tract described in Washington County Deed Document No. 89-39407.

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STATE OF OREGON } SS
County of Washington

I, Jerry R. Hanson, Director of Assessment
and Taxation and Ex-Officio Recorder or Con-
veyances for said county, do hereby certify
that the within instrument of writing was
received and recorded in book of records of
said county.

Jerry R. Hanson, Director of
Assessment and Taxation, Ex-
Officio County Clerk



Doc : 92047191
Recd : 80844 128.00
07/09/1993 04:20:37PM

4

G-18836



First American Title™

Customer Service Department
Phone: 503.219.TRIO (8746)
Fax: 503.790.7872
Email: cs.oregon@firstam.com
Date: 4/19/2019

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OWNERSHIP INFORMATION

Owner: Five Oaks Ltd Partnership
CoOwner:
Site: 25553 NW Dairy Creek Rd North Plains OR 97133
Mail: 17980 SW Kemmer Rd Beaverton OR 97007

Parcel #: R822514
Ref Parcel #: 3N3330000400
TRS: 03N / 03W / 33 / NW
County: Washington

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 033400 Block: 2043
Neighborhood: CPO 8
School Dist: 1J HILLSBORO
Impr Type: R1 - Residence Single Family
Subdiv/Plat:
Land Use: 9830 - Exempt Benevolent Fraternal Leased
Std Land Use: MCLU - Clubs, Fraternal Org
Zoning: Washington Co.-EFC - Exclusive Forest and Conservation
Lat/Lon: 45.70445351 / -123.06869301
Watershed: Dairy Creek
Legal: ACRES 10, NON-ASSESSABLE PORTION

ASSESSMENT AND TAXATION

Market Land: \$230,500.00
Market Impr: \$393,780.00
Market Total: \$624,280.00 (2018)
% Improved: 63.00%
Assessed Total: \$0.00 (2018)
Levy Code: 070.04
Tax: \$0.00 (2018)
Millage Rate: 11.0775
Exemption: \$624,280.00
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms: 6	Total SqFt: 8,759 SqFt	Year Built: 2013
Baths, Total: 7.00	First Floor: 5,775 SqFt	Eff Year Built: 1960
Baths, Full:	Second Floor: 2,112 SqFt	Lot Size Ac: 10.00 Acres
Baths, Half:	Basement Fin: 2,112 SqFt	Lot Size SF: 435,600 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material: Comp Shingle
Cooling:	Attic Unfin:	Roof Shape:
Heating: Heat Pump	Attic Total:	Ext Walls: - Siding
Building Style:	Garage:	Const Type: Wood Frame

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
FIVE OAKS LIMITED PARTNERSHIP	9/7/1989		\$150,000.00			Conv/Unk

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

9-18836



First American Title™

Customer Service Department
Phone: 503.219.TRIO (8746)
Fax: 503.790.7872
Email: cs.oregon@firstam.com
Date: 4/19/2019

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OWNERSHIP INFORMATION

Owner: Five Oaks Ltd Partnership
CoOwner:
Site: 25553 NW Dalry Creek Rd North Plains OR 97133
Mail: 17980 SW Kemmer Rd Beaverton OR 97007

Parcel #: R822505
Ref Parcel #: 3N3330000400
TRS: 03N / 03W / 33 / NW
County: Washington

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 033400 Block: 2043
Neighborhood: CPO 8
School Dist: 1J HILLSBORO
Impr Type:
Subdiv/Plat:
Land Use: 6616 - Small Tract Forestland - Improved - Efc
Zone
Std Land Use: ATIM - Timber
Zoning: Washington Co.-EFC - Exclusive Forest and
Conservation
Lat/Lon: 45.70445351 / -123.06869301
Watershed: Dairy Creek
Legal: ACRES 122.13, MS X# 99698, ASSESSABLE
PORTION, FORESTLAND, SMALL TRACT
FORESTLAND, POTENTIAL ADDITIONAL TAX
LIABILITY

ASSESSMENT AND TAXATION

Market Land: \$0.00
Market Impr: \$0.00
Market Total: \$0.00 (0)
% Improved: 0.00%
Assessed Total: \$12,740.00 (2018)
Levy Code: 070.04
Tax: \$342.58 (2018)
Millage Rate: 11.0775
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built: 1960
Baths, Full:	Second Floor:	Lot Size Ac: 122.13 Acres
Baths, Half:	Basement Fin: 2,112 SqFt	Lot Size SF: 5,319,983 SqFt
Total Units: 1	Basement	Lot Width:
	Unfin:	
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material: Comp Shingle
Cooling:	Attic Unfin:	Roof Shape:
Heating: Forced Air	Attic Total:	Ext Walls: - Siding
Building Style:	Garage:	Const Type: Wood Frame

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
FIVE OAKS LIMITED PARTNERSHIP	9/7/1989		\$150,000.00			Conv/Unk

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

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Washington County

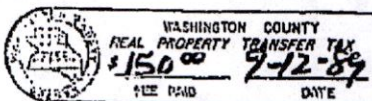
WARRANTY DEED
Statutory Form

1. Conveyance. CHRISTIAN CHURCH (DISCIPLES OF CHRIST) IN OREGON, formerly known as OREGON CHRISTIAN MISSIONARY SOCIETY, an Oregon nonprofit corporation, grantor, conveys and warrants to FIVE OAKS LIMITED PARTNERSHIP, an Oregon limited partnership, grantees, the following described real property free of encumbrances except as specifically set forth herein, situated in Washington County, Oregon:

The Northwest one-quarter of Section 33, Township 3 North, Range 3 West of the Willamette Meridian, in the County of Washington and State of Oregon, EXCEPTING tract conveyed to the State of Oregon in Deed Book 204, Page 292, and ALSO EXCEPTING tract conveyed to Alan A. Paget and wife, in Deed Book 363, Page 411, situated in the County of Washington and State of Oregon.

2. Encumbrances. The real property is free of encumbrances except zoning ordinances, building and use restrictions, reservations in federal patents, comprehensive land use plans, utility and road easements and covenants, and easements and restrictions presently of record, including without limitation, easement granted to State of Oregon for right of way, recorded December 8, 1941, in Book 209, Page 292, official records of Washington County, and easement granted to NORTHWEST NATURAL GAS COMPANY recorded November 11, 1988, Document No. 88-53050, official records of Washington County.

3. Property Use Disclaimer. THIS INSTRUMENT WILL 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 APPROVED USES.



1 - WARRANTY DEED

1-2



9-18836

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HOME

OREGON SECRETARY OF STATE

Corporation Division

business information center **business name search** oregon business guide

referral list business registry/renewal forms/fees notary public

uniform commercial code uniform commercial code search documents & data services

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Business Name Search

[New Search](#) [Printer Friendly](#)

Business Entity Data

04-19-2019

13:18

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
124832-85	DLP	ACT	OREGON	08-01-1988	08-01-2019	
Entity Name	FIVE OAKS LIMITED PARTNERSHIP					
Foreign Name						

[New Search](#) [Printer Friendly](#)

Associated Names

Type	ORK	RECORDS OFFICE		
Addr 1	17952 SW PARRISH LANE			
Addr 2				
CSZ	SHERWOOD	OR	97140	Country UNITED STATES OF AMERICA

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT	Start Date	11-03-2016	Resign Date	
Name	ANTHONY	C	MERRILL			
Addr 1	17952 SW PARRISH LANE					
Addr 2						
CSZ	SHERWOOD	OR	97140	Country	UNITED STATES OF AMERICA	

Type	MAL	MAILING ADDRESS		
Addr 1	17952 SW PARRISH LANE			
Addr 2	A			
CSZ	SHERWOOD	OR	97140	Country UNITED STATES OF AMERICA

Type	GNP	GENERAL PARTNER		Resign Date	
Of Record	<u>124814-87</u>	MERRILL MANAGEMENT COMPANY			
Addr 1	17952 SW PARRISH LANE				
Addr 2					
CSZ	SHERWOOD	OR	97140	Country	UNITED STATES OF AMERICA

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