

# Application for a Permit to Use Surface Water



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

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## SECTION 1: APPLICANT INFORMATION AND SIGNATURE

### Applicant

NAME U.S. BUREAU OF RECLAMATION		PHONE (HM)	
PHONE (WK) 541-564-8616	CELL 541-571-2345	FAX 541-567-0520	
ADDRESS 32871 DIAGONAL RD			
CITY HERMISTON	STATE OR	ZIP 97838	E-MAIL * SKIMBREL@USBR.GOV

### Organization

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

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

AGENT / BUSINESS NAME ANNETTE KIRKPATRICK/HERMISTON IRRIGATION DISTRICT		PHONE 541-567-3024	FAX 541-564-1069
ADDRESS 366 E HURLBURT AVE			CELL
CITY HERMISTON	STATE OR	ZIP 97838	E-MAIL * OFFICE@HERISTONID.ORG

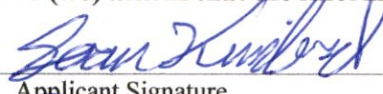
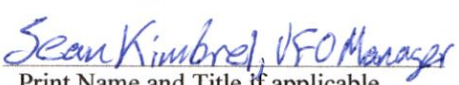
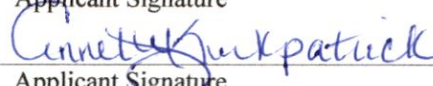
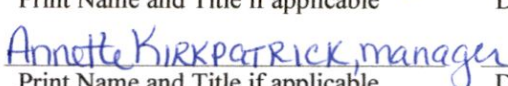
Note: Attach multiple copies as needed

\* 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 legally use water until the Water Resources Department issues a permit.
- The Department encourages all applicants to wait for a permit to be issued before beginning construction of any proposed diversion. Acceptance of this application does not guarantee a permit will be issued.
- If I begin construction prior to the issuance of a permit, I assume all risks associated with my actions.
- If I receive 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 receive water to which they are entitled.

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

			
Applicant Signature	Print Name and Title if applicable	Applicant Signature	Print Name and Title if applicable
			Date
			11/21/19
			11-19-19

**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.

**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).*

Please see attached sheet

**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.

**SECTION 3: SOURCE OF WATER**

**A. Proposed Source of Water**

Provide the commonly used name of the water body from which water will be diverted, and the name of the stream or lake it flows into (if unnamed, say so), and the locations of the point of diversion (POD):

Source 1: Cold Springs Reservoir	Tributary to: Umatilla River
TRSQQ of POD:	
Source 2:	Tributary to:
TRSQQ of POD:	

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

**B. Applications to Use Stored Water**

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

- Yes.
- No. (Enclose a copy of your written notification to the operator of the reservoir of your intent to file this application, which should have been mailed or delivered to the operator.)



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

By checking this box, you are requesting that the Department process your application under the standard process outlined in ORS 537.150 and 537.153, rather than the expedited process provided by ORS 537.147. To file an application under the standard process, you must enclose the following:

- A copy of a signed non-expired contract or other agreement with the owner of the reservoir (if not you) to impound the volume of water you propose to use in this application.
- A copy of your written agreement with the party (if any) delivering the water from the reservoir to you.

**SECTION 4: 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.

To answer the following questions, use the map provided in [Attachment 3](#) or the link below to determine whether the proposed point of diversion (POD) 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 T,R,S,QQ or the Lat/Long of a POD 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/](https://apps.wrd.state.or.us/apps/misc/lkp_trsqq_features/)

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

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

Is the POD located in an area where the Upper Columbia Rules apply?

Yes  No

**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,**

- I understand that the proposed use does not involve appropriation of direct streamflow during the time period April 15 to September 30, except as provided in OAR 690-033-0140.
- I understand that I will install, operate and maintain a fish screen and fish passage as listed in ORS 498.301 through 498.346, and 509.580 through 509.910, to the specifications and extent required by Oregon Department of Fish and Wildlife, prior to diversion of water under any permit issued pursuant to this application.

- I understand that the Oregon 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 POD located in an area where the Lower Columbia rules apply?

Yes  No

**If yes, you are notified** that 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, provide the following information** (the information must be provided with the application to be considered complete).

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:**

**Statewide - OAR 690-033-0330 thru -0340**

Is the POD located in an area where the Statewide rules apply?

Yes  No

**If yes,** 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.

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**SECTION 5: WATER USE**

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

SOURCE	USE	PERIOD OF USE	AMOUNT
Cold Springs Reservoir	Irrigation	March 1 - Oct 30	114.9 <input type="checkbox"/> cfs <input type="checkbox"/> gpm <input checked="" type="checkbox"/> af
			<input type="checkbox"/> cfs <input type="checkbox"/> gpm <input type="checkbox"/> af
			<input type="checkbox"/> cfs <input type="checkbox"/> gpm <input type="checkbox"/> af
			<input type="checkbox"/> cfs <input type="checkbox"/> gpm <input type="checkbox"/> af

Please indicate the number of primary and supplemental acres to be irrigated.  
 Primary: 38.30 Acres                      Supplemental:        Acres  
 If supplemental acres are listed, provide 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: 114.90

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

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**SECTION 6: WATER MANAGEMENT**

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**A. Diversion and Conveyance**

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

- Pump (give horsepower and type): \_\_\_\_\_
- Other means (describe): Gravity Flow

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

Water will be turned into the "A" Line Canal at Cold Springs Reservoir and a portion of the water will be diverted approximately 0.50 miles downstream to the "B" Line. Once released into the B Line, the water will travel approximately 1.15 miles to the points of delivery. A portion of the water released into the "A" Line will also be diverted approximately 1.0 mile past the "B" Line downstream to the L Line. Once released into the L Line, the water will travel approximately 1.0 miles to one point of delivery and .25 miles past that to two additional points of delivery. A portion of the water released into the "A" Line will also be diverted 0.33 miles past the L Line into the G Line. The water will travel approximately 1.15 miles to one point of delivery and 0.60 miles beyond that to an additional point of delivery. A portion of the water released into the "A" Line will also be diverted 2 miles past the G Line into the R Line. The water will travel approximately 4.0 miles to the point of delivery. A portion of the water will be pumped directly from the "A" Line Canal approximately 0.25 miles from the R Line. A portion of the water released into the "A" Line will be diverted 3 miles past the R Line into the Strome By-pass to the Maxwell Canal to feed the M Line. The water will travel down the M line for approximately 1.1 miles to one point of delivery, 1.0 miles past that to another



point of delivery, and 0.1 acres past that to the last point of delivery. A portion of the water will be pumped directly from the "A" Line will be diverted 3.65 miles past the Strome By-pass to the I Line Canal. The water will travel down the I Line for approximately 1.2 miles to the point of delivery.

**B. Application Method**

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

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**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 public uses of affected surface waters.

This is the amount of water necessary to produce agriculture crops in this area, water use will be monitored by the use of meters.

**SECTION 7: RESOURCE PROTECTION**

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

- Diversion will be screened per ODFW specifications in ORS 498.301 through 498.346 to prevent uptake of fish and other aquatic life.  
Describe planned actions: Water is screened before entering reservoir.
  
- Excavation or clearing of banks will be kept to a minimum to protect riparian or streamside areas.  
**Note:** If disturbed area is more than one acre, applicant should contact the Department of Environmental Quality to determine if a 1200C permit is required.  
Describe planned actions and additional permits required for project implementation: Delivery is through a short section of lined canal, then into a pipeline.
  
- Operating equipment in a water body will be managed and timed to prevent damage to aquatic life. Describe planned actions and additional permits required for project implementation: Bank work is performed in the off season when no aquatic life is present.
  
- Water quality will be protected by preventing erosion and run-off of waste or chemical products.  
Describe planned actions: Water is contained in a pipeline from the time it leaves the main canal. The main canal is lined for erosion control and is located in an area that does not have chemical products applied in location that could enter the canal.
  
- List other federal and state permits or contracts to be obtained, if a water right permit is granted.  
None

**SECTION 8: PROJECT SCHEDULE**

- a) Date construction will begin: System is already in place
- b) Date construction will be completed: \_\_\_\_\_



c) Date beneficial water use will begin: Water use will begin when permit is issued

**SECTION 9: WITHIN A DISTRICT**

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

Irrigation District Name Hermiston Irrigation District	Address 366 E Hurlburt Ave	
City Hermiston	State OR	Zip 97838

**SECTION 10: REMARKS**

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

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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: Source of Water
- SECTION 4: Sensitive, Threatened or Endangered Fish Species Public Interest Information
- SECTION 5: Water Use
- SECTION 6: Water Management
- SECTION 7: Resource Protection
- SECTION 8: Project Schedule
- 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: \$ \_\_\_\_\_  
See the Department's Fee Schedule at [www.oregon.gov/owrd](http://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)



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# Water-Use Permit Application Processing

## 1. Completeness Determination

The Department evaluates whether the application and accompanying map contain all of the information required under OAR 690-310-0040 and OAR 690-310-0050. 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](http://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

# 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**

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NAME U.S. BUREAU OF RECLATION/VIA HERMISTON IRRIGATION DISTRICT			PHONE (HM)		
PHONE (WK) 541-567-3024		CELL		FAX 541-564-1069	
ADDRESS 366 E HURLBURT AVE					
CITY HERMISTON		STATE OR	ZIP 97838	E-MAIL* OFFICE@HERMISTONID.ORG	

**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:
4N	29E	05	NE NW	200	RR-2	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Lawn
4N	29E	06	NE NW	500	RR-2	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Pasture
4N	29E	06	NE SW	200	RR-2	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Pasture
5N	28E	34	SE NW	902	RR-4	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Lawn
5N	28E	36	SW SE	1500	RR-2	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Pasture
5N	28E	36	NE SE	501	RR-2	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Pasture
5N	29E	31	SW NW	1400	RR-4	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Pasture
5N	29E	32	NE SW	700	RR-2	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Lawn
5N	29E	33	SE Nw	1001	EFU	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Pasture
5N	29E	33	SW NE	1100	EFU	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Pasture
5N	29E	29	SW SW	3300	RR-4	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Pasture
5N	29E	29	SW SW	3390	EFU	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Pasture

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

Hermiston, OR  
 Umatilla 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: 114.90  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 \_\_\_\_\_

S-80703

Briefly describe:

Water to be used for agricultural production



**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.

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# For Local Government Use Only

The following section must be completed by a planning official from each county and city listed unless the project will be located entirely within the city limits. In that case, only the city planning agency must complete this form. This deals only with the local land-use plan. Do not include approval for activities such as building or grading permits.

**Please check the appropriate box below and provide the requested information**

- Land uses to be served by the proposed water uses (including proposed construction) are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): RR-2 - UCDC 152.131(A), RR-4 - UCDC 152.156(A) and EFU - UCDC 152.050(A).
- Land uses to be served by the proposed water uses (including proposed construction) involve discretionary land-use approvals as listed in the table below. (Please attach documentation of applicable land-use approvals which have already been obtained. Record of Action/land-use decision and accompanying findings are sufficient.) **If approvals have been obtained but all appeal periods have not ended, check "Being pursued."**

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

Local government  
Department

Water Resources

Name: CAROL JOHNSON Title: Planner

Signature: Carol Johnson Phone: 541-278-6252 Date: 10/14/2019

Government Entity: Umatilla County

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



### Receipt for Request for Land Use Information

Applicant name: \_\_\_\_\_

City or County: \_\_\_\_\_ Staff contact: \_\_\_\_\_

Signature: \_\_\_\_\_ Phone: \_\_\_\_\_ Date: \_\_\_\_\_

# 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 U.S. BUREAU OF RECLATION/VIA HERMISTON IRRIGATION DISTRICT			PHONE (HM)		
PHONE (WK) 541-567-3024		CELL		FAX 541-564-1069	
ADDRESS 366 E HURLBURT AVE					
CITY HERMISTON		STATE OR	ZIP 97838	E-MAIL* OFFICE@HERMISTONID.ORG	

**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:
4N	28E	16	SW NE SE NW	1600	R-3	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Lawn

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

Hermiston, OR  
 Umatilla 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: 114.90     cubic feet per second     gallons per minute     acre-feet

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

Briefly describe:

Water to be used for agricultural production



**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.

5-00703



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# For Local Government Use Only

The following section must be completed by a planning official from each county and city listed unless the project will be located entirely within the city limits. In that case, only the city planning agency must complete this form. This deals only with the local land-use plan. Do not include approval for activities such as building or grading permits.

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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): 157.028(A)(1) HZO

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 are sufficient.) If not, indicate the reason.

Original Submitted  
with Original application

Land-Use Approval:
<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued

Water Resources

UMATILLA COUNTY DELEGATES LAND USE AUTHORITY TO CITY OF HERMISTON PER COUNTY/CITY AGREEMENT

Name: CLINTON SPENCER Title: CITY PLANNER  
Signature: [Signature] Phone: 541 567-5521 Date: 10/14/19  
Government Entity: CITY OF HERMISTON

**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: \_\_\_\_\_

Robert & Victoria Smith ✓  
1058 SW 17<sup>th</sup> St  
Hermiston, OR 97838  
4N2816 1600

Antonio Rauda Aguilar ✓  
80291 Hornsby Lane  
Hermiston, OR 97838  
4N2905B 200

Orlando Garcilazo Guzman ✓  
Maria Guadalupe Guzman  
32512 Quiggle Lane  
Hermiston, OR 97838  
4N2906B 500

Lester & Diane Stauffer ✓  
32218 Baxter Rd  
Hermiston, OR 97838  
4N2906C 200

Dustin & Kaira Rysdam ✓  
30727 Joy Lane  
Hermiston, OR 97838  
5N2834B 902

Ashley Henderson ✓  
80247 Culp Lane  
Hermiston, OR 97838  
5N2836D 1500

Monica Patrick ✓  
80532 N Ott Rd  
Hermiston, OR 97838  
5N2836C 501

Donald & Jessie Peter ✓  
PO Box 931  
Hermiston, OR 97838  
5N2931B 1400

Daisy Martinez ✓  
PO Box 1075  
Hermiston, OR 97838  
5N2932CA 700

Matthew & Serenity Stull ✓  
PO Box 764  
Hermiston, OR 97838  
5N2933 1001

Justin & LaCosta Noland ✓  
33407 E Columbia Lane  
Hermiston, OR 97838  
5N2933 1100

Hector Oritz ✓  
32661 W Walls Rd  
Hermiston, OR 97838  
5N29C 3300  
5N29C 3390

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W/G-1

RECEIVED 117435

334 0582 WARRANTY DEED

AUG 12 1998

UMATILLA COUNTY RECORDS

KNOW ALL MEN BY THESE PRESENTS, That ARTHUR D. FULLER and RUBY M. FULLER, husband and wife, as tenants by the entirety hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ROBERT H. SMITH and VICTORIA L. SMITH, husband and wife, as tenants by the entirety hereinafter called grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of UMATILLA and State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION



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To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except

AS SET FORTH ON REVERSE

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$68,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols, if not applicable should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 5th day of August 19 98; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

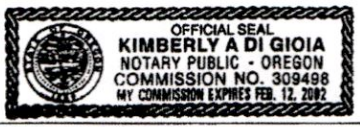
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Arthur D. Fuller Ruby M. Fuller

STATE OF OREGON County of Umatilla ss.

BE IT REMEMBERED, That on this 10th day of August, 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ARTHUR D. FULLER and RUBY M. FULLER, husband and wife, as tenants by the entirety known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

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



Kimberly A. Di Gioia Notary Public for Oregon. My Commission expires 2.12.02

ARTHUR D. FULLER 53983 WHY 86 HALFWAY, OR 97834

ROBERT H. SMITH 250 WEST GETTMAN ROAD HERMISTON, OR 97838

PIONEER ESCROW COMPANY PO BOX 187 HERMISTON, OR 97838

PIONEER TITLE CO. 602744 126 SE Court, Pend. OR. 97801

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

SAME AS GRANTEE

State of Oregon ) County of Umatilla) This instrument was received and recorded on 08-12-98 at 11:01 in the record of document code type DE-WD

Location R334-0582 Document number 1998-3340582 Fee 45.00

Space Reserved for Recorder's Use

Office of County Records Received by [Signature] Records Officer

45. HN2816 1600



1998-3340582 2 of 3

SUBJECT TO:

1. 1998-1999 Taxes, which are a lien, but not yet payable. (Amounts have not yet been determined)
2. The premises herein described are within the boundaries of the Hermiston Irrigation District and this property is therefore subject to all easements, levies and assessments thereof.
3. Easement, including the terms and provisions thereof, granted to Umatilla Electric Cooperative Association, recorded October 21, 1949 in Book 190, Page 451, Deed Records.
4. Easement including the terms and provisions thereof, granted to Pacific Power and Light Company, recorded November 15, 1962 in Book 269, Page 669, Deed Records.
5. Easement, including the terms and provisions thereof for roadway purposes, contained in deed from Walter W. Cramer, et ux, to Doris S. Bounds, recorded November 17, 1974 in Book 341, Page 184, Deed Records.
6. Restrictions, including the terms and provisions thereof, contained in deed from Walter W. Cramer, et ux, recorded January 24, 1979 in Microfilm R-54, Page 2108, Deed Records, as follows:

For a period of 50 years from the date of this instrument there shall not be placed or located, permanently or otherwise upon these premises any mobile home, as defined by Umatilla Zoning Ordinance (1972) in effect at the date of this instrument.

7. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the mean high water mark of the Umatilla River and any adverse claim based upon the assertion that some portion of said lands have been removed from or brought within the boundaries thereof by an avulsive movement of the Umatilla River or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
8. Easement, including the terms and provisions thereof for access and residential utilities, granted to Daniel J. Hill, et ux, recorded April 29, 1996 in Microfilm R-289, Page 24, Deed Records.
9. Terms and provisions thereof, contained under easement for ingress, egress and residential utilities, granted to Arthur D. Fuller, et ux, recorded April 29, 1996 in Microfilm R-289, Page 17, Deed Records.

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1998-3340582 3 of 3

Beginning at a point in the centerline of the "I" Canal, said point being 138 feet North of the North line of the South Half of the Southwest Quarter of the Northeast Quarter of Section 16, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon; thence Southerly along the centerline of said "I" Canal to the South line of the North 157 feet of the South Half of the Southwest Quarter of the Northeast Quarter of said Section 16; thence West along said South line and the South line of the North 157 feet of the South Half of the Southeast Quarter of the Northwest Quarter of said Section 16 to the East Bank of the Umatilla River; thence Northerly along said East Bank of the Umatilla River to the North line of said South Half of the Southeast Quarter of the Northwest Quarter of said Section 16; thence East along said North line to a point being 40 feet West of the East line of said Northwest Quarter; thence East 25° 12' North, more or less from said North line to the point of beginning. Subject to any and all water rights of way and roads.

Together with a 50 foot easement for road and utility purposes to SW 17th Street as measured Westerly from the centerline of the "I" Canal, the East 25 feet thereof being subject to easement rights of the Hermiston Irrigation District for maintenance and protection of the "I" Canal, and an Easement for ingress, egress and residential utilities as granted by Dale A. Brown, et ux, recorded in Microfilm R-289, Page 17, Umatilla County Records.

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**RECORDING REQUESTED BY:**  
**Pioneer Title**  
126 SE Court Ave.  
Pendleton, OR 97801

**AND WHEN RECORDED MAIL TO:**  
Until a change is requested,  
all tax statements shall be sent  
to the following address:

**Antonio Rauda Aguilar**  
80291 Hornsby Ln.  
Hermiston, OR 97838

Escrow No.: **OR-1488-EO**  
Tax ID: **123512**

Umatilla County  
Received: 12/10/2018



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State of Oregon  
County of Umatilla



Instrument received  
and recorded on  
12/10/2018 2:17:16 PM

in the record of instrument  
code type DE

Instrument number **2018-6800278**  
Fee **\$105.00**

Office of County Records

*Steve Churchill*

Records Officer  
1090310 P3

This area reserved for County Recorder

**SPECIAL WARRANTY DEED**

**Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, Grantor, conveys and specially warrants Antonio Rauda Aguilar, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:**

The following real property situated in **Umatilla County, Oregon:**

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Property commonly known as: **80291 Hornsby Lane, Hermiston, OR 97838**

This property is free of all encumbrances created, **EXCEPT: Exceptions to the covenants described in ORS 93.855(2)**

The true consideration for this conveyance is **\$ 109,900.00**

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

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

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PIONEER TITLE CO. 97725  
126 SE COURT, PEND. OR 97801

4N12905B 200

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Dated: Nov. 29, 2018

Wilmington Savings Fund Society, FSB, d/b/a  
Christiana Trust, not individually but as  
trustee for Pretium Mortgage Acquisition Trust

By: [Signature]  
Rushmore Loan Management Services, LLC,  
as Attorney in Fact

Name: Susan Christy  
Assistant Vice President

Title: 7600868373P 2 of 3

State of Texas

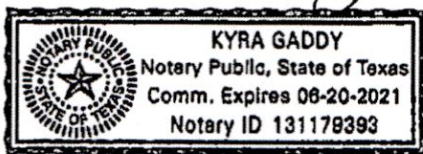
County of Dallas

On Nov. 29, 2018 before me, Kyra Gaddy, Notary Public,  
personally appeared Susan Christy as an personally known  
~~for to me~~ for to me, who proved to me on the basis of satisfactory  
evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me  
that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)  
on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



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EXHIBIT A

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Tract of land located in the Northeast Quarter of Northwest Quarter of Section 5, Township 4 North, Range 29, E.W.M., being described as follows:

Beginning at Northeast corner of said Northeast Quarter of Northwest Quarter of said Section 5; thence along East line of said Northwest Quarter a distance of 399 feet, more or less, to Northeast corner of that tract of land conveyed to Ray A. Rood, etux, by deed recorded in Microfilm R-13, Page 1875, Deed Records, and the true point of beginning for this description; thence continuing South along East line of said Northwest Quarter a distance of 420 feet; thence West, prallel (should read "parallel") to North line of said Northwest Quarter a distance of 250 feet; thence North, parallel to and 250 feet distant from East line of said Northwest Quarter a distance of 420 feet to Northwest corner of the above mentioned Rood Tract; thence East along North line of said Rood Tract a distance of 250 feet to the point of beginning.

TOGETHER with an easement for ingress and egress 40 feet in width, being 20 feet on each side of the following described centerline;

Beginning at Northwest corner of Northeast Quarter of Northeast Quarter of Northwest Quarter of said Section 5; thence East along North line of said Northwest Quarter a distance of 132 feet to the true point of beginning for this centerline description; thence South, parallel to and 132 feet distant from West line of said Northeast Quarter of Northeast Quarter of Northwest Quarter of said Section 5, to a point 20 feet North of South line of said Northeast Quarter of Northeast Quarter of Northwest Quarter of said Section 5; thence East, parallel to and 20 feet distant from said South line to a point 250 feet distant West of East line of said Northeast Quarter of Northeast Quarter of Northwest Quarter of said Section 5 and the point of terminus of said centerline description;

All being East of the Willamette Meridian, Umatilla County, Oregon.



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123198

SEND TAX STATEMENTS TO:

Orlando Guzman Garcilazo &  
Maria Guadalupe Guzman

1105 S 1<sup>st</sup> ST G12  
Hermiston OR 97838

AFTER RECORDING RETURN TO:

Pioneer Title Company  
126 SE Court Avenue  
Pendleton, OR 97801

Umatilla County  
Received: 3/18/2016



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State of Oregon  
County of Umatilla



Instrument received  
and recorded on  
3/18/2016 11:41:58 AM

in the record of instrument  
code type DE-C

Instrument number 2016-6410203  
Fee \$64.00

Office of County Records

*Steve Churchill*

Records Officer  
1044347 P3

**MEMORANDUM OF LAND SALE CONTRACT**

Pursuant to a Land Sale Contract dated March 17, 2016, JUAN M. OLVERA and ELVA B. OLVERA, not as tenants in common, but with the right of survivorship, as "Seller" and **ORLANDO GUZMAN GARCILAZO** and **MARIA GUADALUPE GUZMAN**, not as tenants in common, but with the right of survivorship, as "Buyer" made and entered into a certain Land Sale Contract wherein said Seller agreed to sell to said Buyer and the latter agreed to purchase from Seller the fee-simple title in and to the following described real property in Umatilla County, State of Oregon, to-wit:

The real property described on Exhibit "A" which is attached hereto and by this reference incorporated herein.

The true and actual consideration for the transfer, set forth in said contract, is \$90,000.00. The terms of which are specified in said Land Sale Contract, but generally payable \$30,000.00 down on the signing of said contract and the balance payable in monthly installments of not less than \$640.00 each; all deferred balances bear interest at the rate of 5% per annum from the date of said contract until paid.

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

PIONEER TITLE CO. 94989-2  
126 SE COURT, PEND. OR 97801

4N2906B 5009

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424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 17 day of March, 2016.

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SELLER:

Juan M. Olvera  
Juan M. Olvera

Elva B. Olvera  
Elva B. Olvera

BUYER:

Orlando Guzman  
Orlando Guzman Garcilazo

Maria G. Guzman  
Maria Guadalupe Guzman

State of OREGON  
County of Umatilla

This record was acknowledged before me on March 17, 2016 by Juan M. Olvera and Elva B. Olvera.

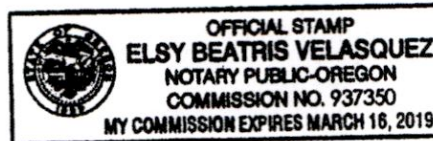
Elsy Velasquez  
Notary Public - State of Oregon



State of OREGON  
County of Umatilla

This record was acknowledged before me on March 17, 2016 by Orlando Guzman Garcilazo and Maria Guadalupe Guzman.

Elsy Velasquez  
Notary Public - State of Oregon



PREPARED BY:

David Wm. Hadley, OSB No. 81252  
Attorney At Law  
130 SE 3<sup>rd</sup> Street  
Hermiston, OR 97838

olveraguzmanmemo384



Parcels 1 and 2, PARTITION PLAT NO. 2005-06 (Instrument No. 2005-4780571, Office of Umatilla County Records) located in the Northeast Quarter of the Northwest Quarter of Section 6, Township 4 North, Range 29, East of the Willamette Meridian, Umatilla County, Oregon.

Together with the following described manufactured homes:

- a. 1972 Flamingo Manufactured Home, Home ID No. 207371, Plate No. X136803, Manufacturer Serial No. GB1852394.
- b. 1973 Fours Manufactured Home, Home ID No. 179220, Plate No. X100102, Manufacturer Serial No. 0W4033.

SUBJECT TO:

1. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
2. The premises herein described are within the boundaries of the Hermiston Irrigation District, and this property is therefore subject to all easements, levies and assessments thereof.
3. Easement, including the terms and provisions thereof,  
Grantee : Umatilla Electric Cooperative Association  
Recorded : January 18, 1943, Book 160, Page 587, Deed Records.
4. Easement, including the terms and provisions thereof,  
Grantee : Pacific Northwest Pipeline Corporation  
Recorded : January 11, 1956, Book 231, Page 176, Deed Records.
5. Easement for power line purposes, including the terms and provisions thereof,  
Grantor : Valden L. Woolman, etux  
Grantee : William M. Lanham, etux  
Recorded : October 19, 1984, Microfilm Reel 119, Page 1415, Office of Umatilla County Records.
6. Easements as shown on Partition Plat No. 2005-06,  
Recorded : March 15, 2005, Instrument No. 2005-4780571, Office of Umatilla County Records.
7. Unrecorded Shared Well Agreement, including the terms and provisions thereof, disclosed on Partition Plat No. 2005-06,  
Recorded : March 15, 2005, Instrument No. 2005-4780571, Office of Umatilla County Records.
8. Irrevocable Consent Agreement, including the terms and provisions thereof,  
First Party : Juan M. Olvera, etux  
Second Party : Umatilla County  
Recorded : March 15, 2005, Instrument No. 2005-4780572, Office of Umatilla County Records.

**EXHIBIT A**



KNOW ALL M. BY THESE PRESENTS, That LUCILLE B. R

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LESTER E. STAUFFER, JR. and DIANE L. STAUFFER, husband and wife hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Umatilla and State of Oregon, described as follows, to-wit:

East 90 feet of Farm Unit "B" also know as East 90 feet of West Half of Northeast Quarter of Southwest Quarter of Section 6, Township 4 North, Range 29, East of the Willamette Meridian, Umatilla County, Oregon;

EXCEPTING THEREFROM beginning at center of said Section 6; thence South 20 feet; thence West 750 feet; thence South 330 feet to the true point of beginning for this description; thence South 977 feet; thence East 6 feet; thence North 977 feet; thence West 6 feet to the point of beginning;

TOGETHER with beginning at center of said Section 6: thence South 20 feet; thence West 750 feet to the true point of beginning for this description; thence West 16 feet; thence South 330 feet; thence East 16 feet; thence North 330 feet to the point of beginning; SUBJECT to any and all water rights of way.

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(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances the premises herein described are within the boundaries of the Hermiston Irrigation District and this property is therefore subject to all easements, levies and assessments thereof. and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 35,000.00

Flow back and forward on this instrument of the same or other property or interest therein shall be void and of no effect.

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 28 day of June 1984

Lucille Bauer

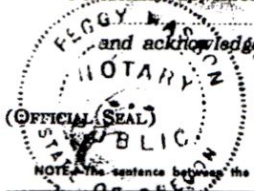
THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, County of Umatilla ) ss. June 28, 1984

Personally appeared the above named Lucille Bauer

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me Peggy Wasson Notary Public for Oregon My commission expires 7-11-85



NOTE: No sentence between the symbols @. If not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Lucille Bauer

STATE OF OREGON, COUNTY OF UMATILLA, ss I, J. Dean Fouquette, Sr., County Clerk, certify that this instrument was received and recorded on JUN 29 1984

GRANTOR'S NAME AND ADDRESS Lester E. Stauffer, Jr. Diane L. Stauffer

GRANTEE'S NAME AND ADDRESS After recording return to: Pioneer Escrow P. O. Box 187 Hermiston, Oregon 97838

Until a change is requested all tax statements shall be sent to the following address. Lester E. Stauffer, Jr. Route 5, Box 5252 Hermiston, Oregon 97838

J. DEAN FOUQUETTE, SR. County Clerk By Nancy A. Lilly Deputy Fees \$200 No. 102832

1984 JUN 29 A 11:47 4N2906C 200

25041



31/2

2007 5230104

WARRANTY DEED



2007-5230104 1 of 2

KNOW ALL MEN BY THESE PRESENTS, That JESSE W. RYSDAM and SHELLIE C. RYSDAM, husband and wife, as tenants by the entirety hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by DUSTIN RYSDAM and KAIRA RYSDAM, husband and wife, as tenants by the entirety hereinafter called grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of UMATILLA and State of Oregon, described as follows, to-wit:

Parcel 3 of PARTITION PLAT NO. 2007-23 (Instrument No. 2007-5210341, Office of Umatilla County Records) located in the Southeast Quarter of the Northwest Quarter of Section 34, Township 5 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon.

RECEIVED  
JUL 24 2007  
M. J. A. GARDNER  
RECORDER

RECEIVED  
OCT 30 2019  
OWRD

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except

Subject to any and all easements, restrictions and covenants of record, as set forth on reverse.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$25,000.00.

\*However, the actual consideration consists of or includes other property or value given or promised which is (the whole/part of the) consideration (indicate which). \* (The sentence between the symbols \*, if not applicable should be deleted. - Sec ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20 day of JULY 2007; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

RECEIVED  
NOV 25 2019  
OWRD

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Jesse W. RySDam  
JESSE W. RYSDAM  
Shellie C. RySDam  
SHELLIE C. RYSDAM

STATE OF OREGON  
County of UMATILLA } ss.

BE IT REMEMBERED, That on this 20 day of JULY, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JESSE W. RYSDAM and SHELLIE C. RYSDAM, husband and wife, as tenants by the entirety known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

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



Rosa L. Torres  
Notary Public for Oregon.  
My Commission expires 01-01-10

JESSE W. RYSDAM

Grantor's Name and Address  
DUSTIN RYSDAM  
639 W. STANDARD AVE.  
HERMISTON, OR 97838  
Grantee's Name and Address  
After recording return to:  
PIONEER ESCROW, INC.  
PO BOX 187  
HERMISTON, OR 97838

State of Oregon )  
County of Umatilla ) } ss.  
This instrument was received and recorded on 07-24-07 at 3:15 in the record of instrument code type DE-WD  
Instrument Number 2007-5230104  
Fee 31.00

Space Reserved for Recorder's Use

Office of County Records  
Jesse Thompson  
Records Officer

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

SAME AS GRANTEE

PIONEER TITLE CO.  
126 SE Court, Pend. OR, 97801

8

RECEIVED

OCT 30 2019

OWRD



2007-5230104 2 of 2

1. 2007-2008 Taxes, which are a lien buy not yet payable.
2. The premises herein described are within the boundaries of the Hermiston Irrigation District, and this property is therefor subject to all easements, levies and assessments thereof.
3. Easements, including the terms and provisions thereof,  
Grantee : Umatilla Electric Cooperative  
Recorded : November 15, 2001, Instrument No. 2001-4000558, Office of Umatilla County Records.
4. Easements shown on Partition Plat No. 2007-23  
Recorded : June 20, 2007, Instrument No. 2007-5210341 Office of Umatilla County Records.
5. Irrevocable Consent agreement, including the terms and provisions thereof, between,  
First Party : Jessie Rysdam and Shellie Rysdam  
Second Party : Umatilla County  
Recorded : June 27, 2007, Instrument No. 2007-5210695, Office of Umatilla County Records.

RECEIVED

NOV 25 2019

OWRD



State of Oregon  
County of Umatilla



Instrument received  
and recorded on  
1/7/2015 04:12 PM

in the record of instrument  
code type DE

Instrument number 2015-6250048  
Fee \$64.00

Office of County Records

*[Signature]*  
Records Officer

1024030 P3

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

GRANTOR:  
Wade R. Ackerman  
81077 Craig Road  
Hermiston, OR 97838

GRANTEE:  
Justin Henderson and Ashley Henderson,  
Husband and Wife  
80427 Culp Lane  
Hermiston, OR 97838

SEND TAX STATEMENTS TO:  
Justin Henderson and Ashley Henderson  
80427 Culp Lane  
Hermiston, OR 97838

AFTER RECORDING RETURN TO:  
Justin Henderson and Ashley Henderson  
80427 Culp Lane  
Hermiston, OR 97838

Escrow No: 20140103869-FTPOR08

80427 Culp Lane  
Hermiston, OR 97838

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RECEIVED

OCT 30 2019

OWRD

RECEIVED

NOV 25 2019

OWRD

STATUTORY WARRANTY DEED

Wade R. Ackerman, Grantor, conveys and warrants to

**Justin Henderson and Ashley Henderson**, Husband and Wife, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Umatilla, State of Oregon:

SEE LEGAL DESCRIPTION ATTACHED HERETO

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$190,000.00. (See ORS 93.030)

Subject to and excepting:

Save and Except: Taxes, covenants, conditions, restrictions, easements, rights of way, homeowners association assessments, if any, and other matters now of record.

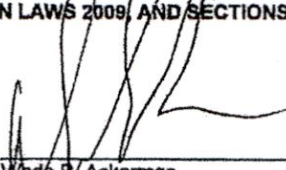
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

20140103869-FTPOR08  
Deed (Warranty-Statutory)

AmortTitle 23324AM

APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.936, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

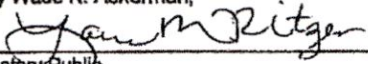
DATED: 1/7/15

  
Wade R. Ackerman

RECEIVED  
OCT 30 2019  
OWRD

State of Oregon  
COUNTY of Wasco

This instrument was acknowledged before me on January 7, 2015

by Wade R. Ackerman,  
  
Notary Public

RECEIVED  
NOV 25 2019  
OWRD

State of Oregon

My commission expires: 8/18/2015





RECEIVED

OCT 30 2019

OWRD

File No.: 23324AM

Page 5

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at the Southwest corner of the Southeast Quarter of Section 36, Township 5 North, Range 28; thence North along the West line of said Southeast Quarter 209 feet to the true point of beginning for this description; thence continuing North along the West line of said Southeast Quarter, 209 feet; thence East 437.25 feet; thence South 209 feet to the Northeast corner of that tract of land conveyed to Rodney Dickenson by Deed recorded in Microfilm Reel 29, Page 966, Deed Records; thence West along the North line of said Dickenson Tract, 437.25 feet to the place of beginning;

All being East of the Willamette Meridian, Umatilla County, Oregon;

SUBJECT to any and all water rights of way and roads.

RECEIVED

NOV 25 2019

OWRD

From:  
Sent:  
To:  
Subject:

Ashley Henderson <ashleyhenderson23@hotmail.com>  
Monday, August 26, 2019 12:30 PM  
Office@hermistonid.org  
Quick claim recorded deed

RECEIVED  
NOV 25 2019  
OWRD

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OCT 30 2019  
OWRD

County of Umatilla  
Instrument received  
and recorded on  
8/14/2019 3:41:23 PM  
In the record of instrument  
code type DE  
Instrument number 2010-0200403  
Fee \$98.00

Office of County Records

*John Churchill*

Records Officer  
1101252 P1

GRANTOR:  
JUSTIN DAVID HENDERSON

GRANTEE:  
ASHLEY RHIANNE HENDERSON  
80427 CULP LANE  
HERMISTON, OR 97838

WHEN RECORDED MAIL TO:  
ASHLEY RHIANNE HENDERSON  
80427 CULP LANE  
HERMISTON, OR 97838

SEND ALL TAX NOTICES TO:  
ASHLEY RHIANNE HENDERSON  
80427 CULP LANE  
HERMISTON, OR 97838

Umatilla County

Received: 8/14/2019



STATUTORY QUITCLAIM DEED

JUSTIN DAVID HENDERSON, Grantor, releases and quitclaims to **ASHLEY RHIANNE HENDERSON**, Grantee, all right, title, and interest in and to the following described real property:

Beginning at the Southwest corner of the Southeast Quarter of Section 36, Township 5 North, Range 28; thence North along the West line of said Southeast Quarter 209 feet to the true point of beginning for the description, thence continuing North along the West line of said Southeast Quarter, 209 feet; thence East 437.25 feet; thence South 209 feet to the Northeast corner of that tract of land conveyed to Rodney Dickenson by Deed recorded in Microfilm Reel 29, Page 966, Deed Records; thence West along the North line of said Dickenson Tract, 437.25 feet to the place of beginning;

All being East of the Willamette Meridian, Umatilla County, Oregon;

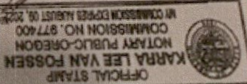
SUBJECT TO any and all water rights of way and roads.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352

The true consideration for this conveyance is other property transferred pursuant to the Stipulated General Judgment Dissolving entered July 12, 2017, in Henderson and Henderson, Umatilla County Circuit Court, Case Number 16DR25198.

DATED: 9-21, 2017.

*Justin David Henderson*  
Justin David Henderson  
Grantor



STATE OF Oregon



142903  
200513

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OCT 30 2019  
OWRD

State of Oregon  
County of Umatilla



Instrument received  
and recorded on  
6/28/2017 03:16 PM

in the record of instrument  
code type DE

Instrument number 2017-6590648  
Fee \$64.00

Office of County Records

*John Charlitt*  
Records Officer

1065817 P3

SEND TAX STATEMENTS TO:

Monica Joy Patrick

80532 N. OttRd.

Hermiston, OR 97838

AFTER RECORDING RETURN TO:

Same as above

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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NOV 25 2019  
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**STATUTORY SPECIAL WARRANTY DEED**

PAUL J. KRAMER, as Grantor, hereby CONVEYS and SPECIALLY WARRANTS to **MONICA JOY PATRICK**, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein, situated in Umatilla County, Oregon to-wit:

The real property described on Exhibit "A" which is attached hereto and by this reference incorporated herein.

The true and actual consideration for this conveyance is \$120,000.00. This deed is in fulfillment of a Land Sale Contract dated July 15, 2003.

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

AmeriTitle 158129 AM

5N/2836D 501

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OCT 30 2019

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DATED this 13 day of April, 2017.

Paul J. Kramer  
Paul J. Kramer, Grantor

State of OREGON  
County of Umatilla

This record was acknowledged before me on April 13, 2017 by Paul J. Kramer.

Mike Marvin Nunez  
Notary Public - State of Oregon



**PREPARED BY:**  
David Wm. Hadley, OSB No. 81252  
Attorney At Law  
130 SE 3<sup>rd</sup> Street  
Hermiston, OR 97838  
kramerpatrickdeed397



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RECEIVED  
NOV 25 2019  
OWRD

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OCT 30 2019  
OWRD

Parcel 2, Partition Plat No. 2002-11, located in the Southeast Quarter of Section 36, Township 5 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon.

Excepting any and all water rights of way and roads.

SUBJECT TO:

1. These premises are within the boundaries of the Hermiston Irrigation District, and are subject to the easements thereof, if any.
2. Right of Way for Electric Transmission and Distributing Line, including the terms and provisions thereof, in favor of Umatilla Electric Cooperative Association, recorded April 4, 1948 in Book 120, Page 532, Umatilla County Deed Records.
3. Right of Way for Electric Transmission and Distributing Line, including the terms and provisions thereof, in favor of Umatilla Electric Cooperative Association, recorded October 20, 1942 in Book 160, Page 587, Umatilla County Deed Records.
4. Easement, including the terms and provisions thereof, in favor of United States of America, recorded May, 1939, in Book 160, Page 85, Umatilla County Deed Records.
5. Easement for Well and Water Lines as shown on said Partition Plat.
6. Irrevocable Consent Agreement, including the terms and provisions thereof, between Umatilla County and Paul Kramer, recorded April 1, 2002, in Reel 409, Page 579, Instrument No. 2001-4090579, Umatilla County Microfilm Records.

kramerpatrickeexhibit\397

EXHIBIT A

130217

After Recording. Return To:  
Pioneer Escrow, Inc.  
P.O. BOX 1538  
Pendleton, OR 97801 CE #28920

RECEIVED

OCT 30 2019

OWRD

Send All Tax Statements To:  
Donald A & Jessie I Peter  
P.O. Box 931  
Hermiston, OR 97838  
Consideration: \$139,466.35

Umatilla County  
Received:3/14/2017  
1060653  
RECEIVED  
NOV 25 2019  
OWRD

**SPECIAL STATUTORY WARRANTY DEED**  
ORS 93.855

DALE I. GIBSON and EVELYN L. GIBSON, GRANTORS, convey and warrant to **DONALD A PETER and JESSIE I. PETER**, GRANTEE, husband and wife as tenants by the entirety, the following described real property situated in Umatilla County, Oregon, free of encumbrances created or suffered by the Grantor except as specifically set forth herein, to-wit:

TRACT I:

The West Half of the Southeast Quarter of the Southwest Quarter of the Northwest Quarter of Section 31, Township 5 North, Range 29.

All being East of the Willamette Meridian, in the County of Umatilla, State of Oregon.

EXCEPTING any and all water rights of way.

TRACT II:

A non-exclusive easement for a road and utility purposes over and across the following described real property, to-wit:

That strip of land consisting of the existing roadway as of February 28, 1969, which said roadway shall not exceed 10 feet in width, which extends Easterly from County Road No. 626. Beginning at the Southwest corner of the Northwest Quarter of Section 31, Township 5 North, Range 29, East of the Willamette Meridian, Umatilla County, Oregon, and extending in an Easterly direction along and adjacent to the pipeline of the Hermiston Irrigation District, and which easement and roadway is along the Southerly boundary of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of said Section 31, Township 5 North, Range 29, East of the Willamette Meridian, Umatilla County, Oregon.

WITH BOTH TRACTS I AND II SUBJECT TO THE FOLLOWING:

1. 1999-2000 real property taxes which are a lien but not yet payable.
2. The premises herein described are within the boundaries of the Hermiston Irrigation District, and this property is therefore subject to all easements, levies and assessments thereof.
3. Right of Way easement, including the terms and provisions thereof, granted by Marion T. Garred, et-al, to Umatilla Electric Cooperative Association, recorded July 20, 1978, in Microfilm R-37, page 264, Deed Records, Umatilla County, Oregon.
4. Road and utility easement over and across the southerly 10 feet and the Easterly 14 feet of said lands, granted by Marion T. Garred, et ux, to Francis J. Kosmicki, et ux, recorded October 4, 1978, in Microfilm R-40, page 841, Office of County Records, Umatilla County, Oregon.
5. Access easement over and across the Southerly 10 feet and the Easterly 14 feet of said lands, granted by Dale I. Gibson, et ux, to Tereso Rodriguez, et ux, recorded November 13, 1978, in Microfilm R-42, Page 276, Office of County Records, Umatilla County, Oregon.

PIONEER TITLE CO. CR  
126 SE COURT, PEND. OR 97801

The true and actual consideration for this conveyance is \$139,466.35 which includes a mobile home on the premises sold.

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 30.930.

SN2931B 1400



Dale I. Gibson  
Dale I. Gibson, GRANTOR

Evelyn L. Gibson  
Evelyn L. Gibson, GRANTOR

RECEIVED  
OCT 30 2019  
OWRD

STATE OF OREGON, County of Umatilla) ss

This instrument was acknowledged before me on December 28, 1999, by DALE I. GIBSON and EVELYN L. GIBSON.

Peggy Wasson  
Notary Public for Oregon

NOTARY SEAL



Deed Prepared By:  
George L. Anderson  
Attorney at Law  
P.O. Box 1090  
Hermiston, Oregon 97838  
Telephone: 541-567-7800

RECEIVED  
NOV 25 2019  
OWRD

c:\wp50\fgibson\peter\warrspec.sta

State of Oregon  
County of Umatilla



Instrument received  
and recorded on  
3/14/2017 10:45:16 AM

in the record of instrument  
code type DE

Instrument number 2017-8550520  
Fee \$59.00

Office of County Records

Steve Churchill

Records Officer  
1060653 P2

130339

Until a change is requested, send all tax statements to:

Daisy Martinez  
P.O. Box 1075  
Hermiston, Oregon 97838

After recording return to:

Daisy Martinez  
P.O. Box 1075  
Hermiston, OR 97838

RECEIVED


OCT 30 2019

RECORDED

NOV 25 2019

OWRD

State of Oregon  
County of Umatilla



Instrument received and recorded on  
02/08/2019 02:59:00 PM

in the record of instrument code type DE

Instrument number 2019-6820366  
\$101.00

Office of County Records

John Churchill  
Records Officer P2

**PERSONAL REPRESENTATIVE'S DEED**

KELLEY RIOS, the duly appointed, qualified, and acting Personal Representative of the Estate of Larry Alan Clark, deceased, Umatilla County Circuit Court, State of Oregon Case No. 18PB07733, Grantor, conveys to **DAISY MARTINEZ**, Grantee, all of Grantor's right, title and interest in the real property located in Umatilla County and State of Oregon, more particularly described as follows:

ATTACHED AS EXHIBIT "A"

The true consideration for this conveyance is \$95,000.00.

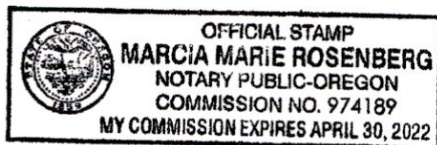
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

DATED: 2/7/19, 2019.

Kelley Rios  
Kelley Rios, as Personal Representative of the Estate of Larry Alan Clark, Umatilla County Court, Oregon Case No. 18PB07733.

STATE OF OREGON  
County of Umatilla

ACKNOWLEDGED before me on February 7, 2019 by Kelley Rios, as Personal Representative of the Estate of Larry Alan Clark, Umatilla County Circuit Court, Oregon Case No. 18PB07733.



M Rosenberg  
Notary Public for Oregon  
My Commission expires: 4/30/22

EN 2932 CA 700



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NOV 25 2019

OCT 30 2019

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EXHIBIT A

A tract of land located in the Southwest Quarter of Section 32, Township 5 North, Range 29, East of the Willamette Meridian, Umatilla County, Oregon and being described as commencing at the center of said Section 32; thence South 44°43' East (when measured at right angles to the centerline of the Hermiston Columbia River Highway), a distance of 30 feet, more or less, to the South right-of-way line of said Highway; thence South 45°17' West along the South right-of-way line of said Highway, a distance of 1,080.08 feet to the True Point of Beginning for this description; thence South 06°38'45" East, a distance of 304.56 feet; thence South 89°53'53" West, a distance of 204.26 feet; thence North 06°38'45" West, a distance of 122.52 feet to the South right-of-way line of said Highway; thence North 45°23' East along the South right-of-way line of said Highway, a distance of 207.10 feet; thence North 45°17" East along the South right-of-way line of said Highway, a distance of 50.56 feet to the point of beginning;

Excepting therefrom any portion lying within the Road and Highway rights-of-ways.



State of Oregon  
County of Umatilla



Instrument received  
and recorded on  
5/6/2016 11:18 AM

in the record of instrument  
code type DE

Instrument number 2016-6430179  
Fee \$59.00

Office of County Records

*John Charaball*

Records Officer

1046545 P2

RECEIVED

OCT 30 2019

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NOV 25 2019

OWRD

93558AM  
AmeriTitle

After recording return to:  
Matthew E. Stull and Serenity A. Stull  
PO Box 764  
Hermiston, OR 97838 - 0764

Until a change is requested all tax statements  
shall be sent to the following address:  
Matthew E. Stull and Serenity A. Stull  
PO Box 764  
Hermiston, OR 97838  
File No. 93558AM

**STATUTORY WARRANTY DEED**

**James M. Jundt and Jamie L. Jundt, husband and wife,**  
Grantor(s), hereby convey and warrant to

**Matthew E. Stull and Serenity A. Stull as Tenants by the Entirety,**

Grantee(s), the following described real property in the County of Umatilla and State of Oregon free of encumbrances except as specifically set forth herein:

**The West 1,439 feet of the following described property:**

**The Southwest Quarter of the Southwest Quarter of the Northeast Quarter and the South Half of the Southeast Quarter of the Northwest Quarter of Section 33, Township 5 North, Range 29, East of the Willamette Meridian, Umatilla County, Oregon;**

**EXCEPTING therefrom the East 146 feet thereof;**

**ALSO EXCEPTING any portion lying within the East Columbia Lane right of way.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

5N2933 1001 147559

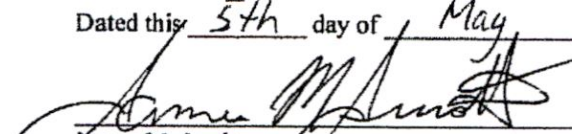
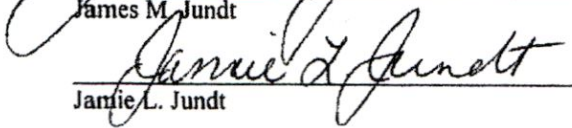
The true and actual consideration for this conveyance is **\$161,000.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:



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

Dated this 5th day of May, 2016.

  
James M. Jundt  
  
Jamie L. Jundt

RECEIVED  
OCT 30 2019

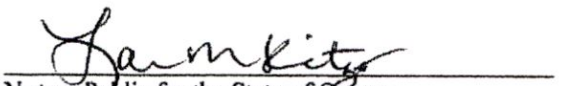
OWRD  
RECEIVED

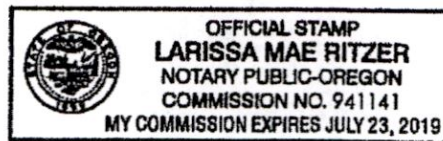
NOV 25 2019

OWRD

State of Oregon } ss  
County of Umatilla }

On this 5 day of May, 2016, before me, Larissa Mae Ritzer a Notary Public in and for said state, personally appeared James M. Jundt and Jamie L. Jundt, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
Notary Public for the State of Oregon  
Residing at: Hermiston, Oregon  
Commission Expires: 7/23/2019



n/a

130416



RECEIVED  
OCT 31 2002  
2002-4230361 1 of 2

State of Oregon }  
County of Umatilla }

This instrument was received  
and recorded on  
10-31-02 at 3:40

RECEIVED

in the record of document  
code type DE-UD

OCT 30 2019

Location R423-0361  
Document number 2002-4230361  
Fee 31.00

OWRD

Office of County Records

*Joan Hemphill*  
Records Officer

RECEIVED

NOV 25 2019

OWRD

AmeriTitle 47063H

After recording return to:  
JUSTIN E. NOLAND  
430 E. WOOD AVENUE  
STANFIELD, OR 97875

Until a change is requested all  
tax statements shall be sent to  
the following address:  
JUSTIN E. NOLAND  
430 E. WOOD AVENUE  
STANFIELD, OR 97875

Escrow No. HT-47063H  
Title No.

423 0361

WARRANTY DEED

SCOTT J. NEVIL and ALICIA D. NEVIL, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JUSTIN E. NOLAND and LACOSTA L. NOLAND, husband and wife  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of UMATILLA and State of Oregon, to wit:  
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
130416 5N 29 33 1100

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$ 129,900.00.

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 30.930.

Dated this 30 day of October, 2002

*Scott J. Nevil*  
SCOTT J. NEVIL  
*Alicia D. Nevil*  
ALICIA D. NEVIL

State of Oregon  
County of UMATILLA

This instrument was acknowledged before me on October 30, 2002 by SCOTT  
J. NEVIL AND ALICIA D. NEVIL.

*Coretta Hays*  
(Notary Public for Oregon)  
My commission expires 5/1/05

5N2933 1100

73

(21)



*Legal Description*  
File No. 47063



2002-4230361 2 of 2

East Half of Northwest Quarter of Southwest Quarter of Northeast Quarter of Section 33, Township 5 North, Range 29;

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OCT 30 2019

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NOV 25 2019

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ALSO, beginning at a point on North line of Southwest Quarter of Southwest Quarter of Northeast Quarter of said Section 33, said point being 280 feet West of Northeast corner of Southwest Quarter of Southwest Quarter of Northeast Quarter of said Section 33, and the true point of beginning for this description; thence continuing West a distance of 261 feet, more or less, to Northeast corner of that tract conveyed to James F. Godier, et ux, by Deed recorded in Book 321, Page 474, Umatilla County Deed Records; thence South along East line of said Godier Tract a distance of 640 feet, more or less, to North line of County Road No. 698; thence East along North line of said County Road a distance of 20 feet; thence North, parallel with East line of said Godier Tract a distance of 530 feet, more or less, to a point which is 60 feet South of North line of Southwest Quarter of Southwest Quarter of Northeast Quarter of said Section 33; thence North 45° East a distance of 67.57 feet to a point which is 20 feet South of North line of Southwest Quarter of Southwest Quarter of Northeast Quarter of said Section 33; thence East, parallel with said North line a distance of 201 feet, more or less, to a point which is 20 feet South of the point of beginning; thence North a distance of 20 feet to the point of beginning;

SUBJECT to an easement over and across North 15 feet for public road, reserved in Deed recorded in Book 68, Page 221, Umatilla County Deed Records;

ALSO SUBJECT to any and all water rights of way, ditches, canals, flumes, pipelines, and roads.

All being East of the Willamette Meridian, Umatilla County, Oregon.



3/5

SEND TAX STATEMENTS TO:

Hector Sanguino Ortiz &  
Trixie Ann Ortiz

80560 Tabor Rd  
Hermiston, OR 97838

AFTER RECORDING RETURN TO:

Pioneer Title Company  
126 SE Court Avenue  
Pendleton, OR 97801

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State of Oregon  
County of Umatilla



Instrument received  
and recorded on  
10/26/2015 3:23:01 PM

in the record of instrument  
code type DE-C

Instrument number 2015-6350820  
Fee \$64.00

Umatilla County  
Received: 10/26/2015



1037840

Office of County Records

*Steve Churchill*

Records Officer  
1037840 P3

**MEMORANDUM OF LAND SALE CONTRACT**

Pursuant to a Land Sale Contract dated October 22, 2015, JEANNETTE IMA LORANG, as "Seller" and **HECTOR SANGUINO ORTIZ and TRIXIE ANN ORTIZ**, husband and wife, as "Buyer" made and entered into a certain Land Sale Contract wherein said Seller agreed to sell to said Buyer and the latter agreed to purchase from Seller the fee-simple title in and to the following described real property in Umatilla County, State of Oregon, to-wit:

The real property described on Exhibit "A" which is attached hereto and by this reference incorporated herein.

The true and actual consideration for the transfer, set forth in said contract, is \$275,000.00. The terms of which are specified in said Land Sale Contract, but generally payable \$40,000.00 down on the signing of said contract and the balance payable in monthly installments of not less than \$800.00 each; subject to an increase in the payment upon the parties terminating their existing lease agreement; all deferred balances initially bear interest at the rate of 3% per annum until the lease agreement between the parties terminates at which time it will increase to 4% per annum.

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

PIONEER TITLE CO. 04430-2  
126 SE COURT, PEND. OR 97801



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OCT 30 2019

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DATED this 22 day of October, 2015.

SELLER:

Jeannette Ima Lorang  
Jeannette Ima Lorang

BUYER:

Hector Sanguino Ortiz  
Hector Sanguino Ortiz  
Trixie Ann Ortiz  
Trixie Ann Ortiz

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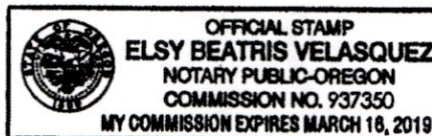
NOV 25 2019

OWRD

State of OREGON  
County of Umatilla

This record was acknowledged before me on October 22, 2015 by Jeannette Ima Lorang.

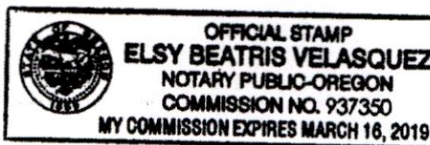
Elsy Velasquez  
Notary Public - State of Oregon



State of OREGON  
County of Umatilla

This record was acknowledged before me on October 23, 2015 by Hector Sanguino Ortiz and Trixie Ann Ortiz.

Elsy Velasquez  
Notary Public - State of Oregon



PREPARED BY:

David Wm. Hadley, OSB No. 81252  
Attorney At Law  
130 SE 3<sup>rd</sup> Street  
Hermiston, OR 97838  
lorangortizmemo1379

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OCT 30 2019

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The South Half of South Half of Southwest Quarter of Section 29, Township 5 North, Range 29, East, Willamette Meridian, Umatilla County, Oregon;

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EXCEPTING THEREFROM the East 660 feet thereof;

ALSO EXCEPTING THEREFROM any portion lying within county road rights of way.

Together with a 1977 Golden West Manufactured Home, Home ID No. 387853, License No. X140536, Manufactured Serial No. 64242PKPD12554, which is firmly affixed to the property and a part of it.

SUBJECT TO:

1. 2015-2016 Taxes, which are a lien on July 1, 2015, but not yet payable.
2. Water rights, claims to water, or title to water, whether or not such rights are a matter of public record.
3. The premises herein described are within the boundaries of the Hermiston Irrigation District, and this property is therefore subject to all easements, levies and assessments thereof.
4. Coal and iron rights, including the terms and provisions thereof, contained in deed;  
Grantee : J. Frank Watson  
Recorded : July 17, 2005, Book 48, Page 115, Deed Records, Umatilla County, Oregon.

lorangortizexhibit379

EXHIBIT A



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IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR THE COUNTY OF UMATILLA  
216 SE 4th Street Pendleton Oregon 97801  
541.278.0341 <http://courts.oregon.gov/umatilla>

March 01, 2018

Trixie Ann Ortiz  
80560 Tabor Rd  
Hermiston OR 97838

Re: Hector Sanguino Ortiz, Sr vs Trixie Ann Ortiz  
Case #: 17DR26645 Case Type: Dissolution

**NOTICE OF ENTRY OF JUDGMENT**

The court entered a Judgment - General on 03/01/2018 in the court register.

---

**Judgment Creditor:**

Money Award:  
Support Award:

**Judgment Debtor:**

Money Award:  
Support Award:

---

**Why did I get this notice?**

Oregon law (ORS 18.078) requires the court to send this notice when a judgment is entered. If you have questions about the judgment, contact the other party.

**\*If this Notice says that a judgment lien was created:**

**What is a lien?**

A lien is a claim attached to the real property of the person who owes a debt. Depending on the type of case and the amount of the money award, some judgments automatically attach a lien to real property. A lien may prevent property from being sold, or it may require a buyer to pay off the judgment before the seller gets any money.

**How do I get rid of a lien?**

Judgment liens stay attached to real property until the judgment is paid off, including costs and fees. Once the judgment is paid, the creditor (the person receiving the payment) has to file a Satisfaction of Judgment, which tells the court that the judgment is paid.

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NOV 25 2019

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OCT 30 2019

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### Marital Settlement Agreement

This Agreement is between Hector Sanguino Ortiz; husband, hereinafter "Husband", and Trixie Ann Ortiz, wife, hereinafter "Wife".

#### Recitals:

The parties to this Agreement were duly married on February 10, 1995, in Lancaster, California, County of Los Angeles, and have ever since been and are now husband and wife.

The parties desire by this Agreement to voluntarily and equitably settle all of the issues between them, including all spousal support, property division, responsibility for debts and any attorney fees and court costs.

Hector Sanguino Ortiz has filed a domestic relations suit in the Umatilla County, Oregon, Circuit Court, Case No. 17DR26645, which suit is now pending.

#### Distribution of Personal Property

The parties have divided between them, and to their mutual satisfaction, the personal effects, household furniture and furnishings, and all other articles, tangible and intangible, of personal property which heretofore had been used by them in common, and neither will make any claim for such articles which are now in the possession or control of the other. This distribution of personal property includes, but is not limited to, the following:

#### Wife:

1. Upon entry of a decree of dissolving this marriage, Wife to retain ownership of property located on 80560 Tabor Road Hermiston Oregon 97838, free and clear of any claim of Husband. The real property is legally described as: **Code 803 PCL 541 Map 5N2933-00-01402 Acres 8.42 County Umatilla**
  - a. To include the following: A filing of a quitclaim deed to allow the release of all property rights, within 30-days of entry of divorce decree. In return, this would allow Wife the opportunity to refinance home into a new mortgage or to sell the property. Wife will be responsible for paying the expense of the quitclaim deed filing. (\$134,000 mortgage balance) (Real Market Value as per 2017 tax documents: \$414,000)
  - b. The Wife shall be responsible for paying off the balance remaining against said property (**Code 803 PCL 541 Map 5N2933-00-01402 Acres 8.42 County Umatilla**) and shall hold the Husband harmless from any liability arising from indebtedness related to such property.
2. Wife to retain ownership of 1966 Oldsmobile cutlass convertible. To include Husband signing off on title within 30-days of divorce filing. (Asset Value: \$7,000)
3. Wife to retain ownership of 1986 Ford F-150 pickup. To include Husband signing off on title within 30-days of divorce filing. (Asset Value: \$1500)

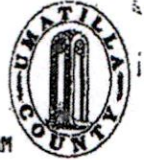


4. Wife to retain ownership of 2004 Predator 500 Polaris ATV (Vin 4XAGJ50A242210067). To include Husband signing off on title within 30-days of divorce filing. (Asset Value: \$2,000)
5. Wife to retain all outdoor landscaping/property maintenance equipment on the 80560 Tabor Road property. (riding lawn mower, push lawn mower, electric weed eater, shovels, rakes, forks, hoses)
6. All checking and savings accounts in Wife individual name shall remain Wife.
7. Wife to retain all solidly placed livestock equipment on the 80560 Tabor Road property, as to allow the property to be used for livestock purposes and retain farm deferral designation. This shall include water basin (s), solidly placed fencing, posts, gates, shoots, as well as electric fence charger(s).
8. Wife to retain interior home furniture of property located at 80560 Tabor Road Hermiston, unless mutually agreed upon the separation of certain pieces of furniture as listed in attachment (A).

**Husband:**

1. Upon entry of a decree of dissolving this marriage, Husband to retain ownership of property located on **32661 W. Walls Road Hermiston Oregon 97838** free and clear of any claim of Wife. To include any rights to any future income of the two rental homes that are located on said property. The real property is legally described as: **Code 0803 PCL 549 Map 5N29C0-00-03390 Acres 28.00 County Umatilla**
  - a. To include the following: A filing of a quitclaim deed to allow the release of all property rights, within 30-days of divorce filing. In return, this would allow Husband the opportunity to refinance home into a new mortgage or to sell the property. Husband will be responsible for paying the expense of the quitclaim deed filing. (\$233,000 mortgage balance) (Real Market Value as per 2017 tax documents: \$348,000)
  - b. The Husband shall be responsible for paying off the balance remaining against said property (**Code 0803 PCL 549 Map 5N29C0-00-03390 Acres 28.00 County Umatilla**) and shall hold the Wife harmless from any liability arising from indebtedness related to such property.
2. Husband to retain ownership of 2003 Yamaha Raptor ATV (Vin JY4AM01Y73C041434). To include Wife signing off title within 30-days of divorce filing. (Asset Value: \$2,000)
3. Husband to retain ownership of 2001 Honda 400 EX ATV (Vin 478TE23061411551). (Asset Value: \$2,000)
4. All checking and savings accounts in Husband individual name shall remain Husbands.
5. Husband shall pay to Wife \$16785.45 in cash or by certified check, as soon as possible after the parties sign this Marital Settlement Agreement and in no event later than March 30, 2018.
6. Husband to retain ownership of the large chest freezer from 80560 Tabor Rd Property, to include all livestock materials and equipment located in basement of said property. Husband will have 30-days to remove such property, or such property shall remain under the ownership





RECEIVED

OCT 30 2019

Instrument received  
and recorded on  
5/29/2018 11:19:09 AM

in the record of instrument  
code type DE-C

OWRD  
RECEIVED

Instrument number 2018-8730665  
Fee \$111.00

NOV 25 2019

OWRD

Office of County Records

*Steve Churchill*

Records Officer  
1082812 P4

SEND TAX STATEMENTS TO:

Hector Sanguino Ortiz  
32661 W. Walls Rd.  
Hermiston, OR 97838

AFTER RECORDING RETURN TO:

Pioneer Title Company  
126 SE Court Avenue  
Pendleton, OR 97801

Umatilla County  
Received: 6/29/2018



1082812

MEMORANDUM OF LAND SALE CONTRACT

Pursuant to a Land Sale Contract dated June 27, 2018, JEANNETTE LORANG, as "Seller" and **HECTOR SANGUINO ORTIZ**, as "Buyer" made and entered into a certain Land Sale Contract wherein said Seller agreed to sell to said Buyer and the latter agreed to purchase from Seller the fee-simple title in and to the following described real property in Umatilla County, State of Oregon, to-wit:

The real property described on Exhibit "A" which is attached hereto and by this reference incorporated herein.

The true and actual consideration for the transfer, set forth in said contract, is \$200,000.00. The terms of which are specified in said Land Sale Contract, but generally payable in monthly installments of not less than \$1,500.00 each; all deferred balances bear interest at the rate of 4% per annum.

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

PIONEER TITLE CO. 98006  
126 SE COURT, PEND. OR 97801

5N29C 3300D



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DATED this 27 day of June, 2018.

SELLER:

Jeannette Lorang  
Jeannette Lorang

BUYER:

Hector Sanguino Ortiz  
Hector Sanguino Ortiz

State of OREGON  
County of Umatilla

This record was acknowledged before me on June 27, 2018 by Jeannette Lorang.

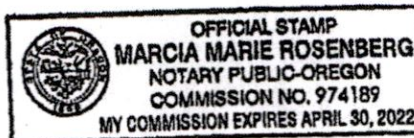
Marcia Marie Rosenberg  
Notary Public - State of Oregon



State of OREGON  
County of Umatilla

This record was acknowledged before me on June 27, 2018 by Hector Sanguino Ortiz.

Marcia Marie Rosenberg  
Notary Public - State of Oregon



**PREPARED BY:**  
David Wm. Hadley, OSB No. 81252  
Attorney At Law  
130 SE 3<sup>rd</sup> Street  
Hermiston, OR 97838  
longorizmemo411

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The North Half of the South Half of the Southwest Quarter of Section 29,  
Township 5 North, Range 29, East of the Willamette Meridian, Umatilla County,  
Oregon;

Excepting therefrom the East 528 feet thereof;

Also excepting therefrom that tract of land conveyed to Leonard E. Ackerman,  
etux, by Deed recorded in Book 321, Page 471, Deed Records and re-recorded in  
Microfilm Reel 61, Page 61, Office of Umatilla County Records;

Also excepting therefrom any portion lying within the County Road right-of-way.



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SUBJECT TO:

1. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
2. The premises herein described are within the boundaries of the Hermiston Irrigation District, and this property is therefore subject to all easements, ditches, levies and assessments thereof.
3. The interest of Tonya Darlene Joseph and Keith Wesley Joseph for a 1980 Manufactured Home X-246233 located on the subject lands as disclosed by Umatilla County Assessors Summary Report, Serial No. 156219.
4. Reservations, including the terms and provisions thereof, contained in Deed,  
Grantor : Northern Pacific Railway Company  
Recorded : July 17, 1905, Book 48, Page 115, Deed Records.
5. Easement, including the terms and provisions thereof,  
Grantee : Umatilla Electric Cooperative Association  
Recorded : October 20, 1977, Microfilm Reel 24, Page 1134, Office of Umatilla County Records.
6. Easements, including the terms and provisions thereof,  
Grantee : Umatilla Electric Cooperative Association  
Recorded : July 17, 1981, Microfilm Reel 82, Page 818, Office of Umatilla County Records.
7. Agreement for amendment to zoning map, including the terms and provisions thereof,  
First Party : Umatilla County  
Second Party : R.G. Friend, etux  
Recorded : November 5, 1982, Microfilm Reel 96, Page 1516, Office of Umatilla County Records.
8. Easements for roadway and utility purposes, including the terms and provisions thereof, contained in Deed,  
Grantee : Sharlene I. Hughs  
Recorded : July 15, 1988, Microfilm Reel 168, Page 1078, Office of Umatilla County Records.
9. Easement for roadway and utility purposes, including the terms and provisions thereof, contained in Deed,  
Grantee : Alice M. Hatley, etal  
Recorded : August 16, 1999, Instrument No. 1999-3560229, Office of Umatilla County Records.

foruzgartizehibit412

EXHIBIT           A            
PAGE           2 of 2