

# Application for a Permit to Use Groundwater



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

## SECTION 1: APPLICANT INFORMATION AND SIGNATURE

### Applicant

NAME GREGORY L. BINGAMAN		PHONE (HM)	
PHONE (WK)	CELL 541-786-1000		FAX
ADDRESS 64088 McDONALD LANE			
CITY LA GRANDE	STATE OREG	ZIP 97850	E-MAIL*

### 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 GREGORY BLACKMAN		PHONE 541-963-6771	FAX
ADDRESS 126 RIDGE DRIVE			CELL 541-786-2859
CITY LA GRANDE	STATE ORE	ZIP 97850	E-MAIL* gtblackman@yahoo.com

Note: Attach multiple copies as needed

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

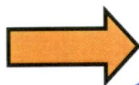
RECEIVED

DEC 16 2019

OWRD

### By my signature below I confirm that I understand:

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



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

Applicant Signature

Gregory L. Bingaman, Leasee of land

Print Name and Title if applicable

12-12-2019  
Date

Applicant Signature

Print Name and Title if applicable

Date

**SECTION 2: PROPERTY OWNERSHIP**

Please indicate if you own all the lands associated with the project from which the water is to be diverted, conveyed, and used.

- 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).*

**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: WELL DEVELOPMENT**

WELL NO.	NAME OF NEAREST SURFACE WATER	IF LESS THAN 1 MILE:	
		DISTANCE TO NEAREST SURFACE WATER	ELEVATION CHANGE BETWEEN NEAREST SURFACE WATER AND WELL HEAD
UNIO 50684	CANYON CREEK	6300'	-60'

RECEIVED  
DEC 16 2019  
OWRD

Please provide any information for your existing or proposed well(s) that you believe may be helpful in evaluating your application. For existing wells, describe any previous alteration(s) or repair(s) not documented in the attached well log or other materials *(attach additional sheets if necessary).*

THE PROPOSED POD IS AN EXISTING WORKING WELL, UNIO 50684, AND IS BEING USED UNDER C-89503. WE ARE REQUESTING THAT THE RATE BE BASED UPON A 1/60<sup>TH</sup> CFS INSTEAD OF 1/80<sup>TH</sup> DUE TO THE DRY CLIMATE OF EASTERN OREGON.

**SECTION 3: WELL DEVELOPMENT, continued**

**Total maximum rate requested: 5.18 CFS** (each well will be evaluated at the maximum rate unless you indicate well-specific rates and annual volumes in the table below).

**The table below must be completed for each source to be evaluated or the application will be returned.** If this is an existing well, the information may be found on the applicable well log. *(If a well log is available, please submit it in addition to completing the table.)* If this is a proposed well, or well-modification, consider consulting with a licensed well driller, geologist, or certified water right examiner to obtain the necessary information.

OWNER'S WELL NAME OR NO.	PROPOSED	EXISTING	WELL ID (WELL TAG) NO.* OR WELL LOG ID**	FLOWING ARTESIAN	CASING DIAMETER	CASING INTERVALS (IN FEET)	PERFORATED OR SCREENED INTERVALS (IN FEET)	SEAL INTERVALS (IN FEET)	MOST RECENT STATIC WATER LEVEL & DATE (IN FEET)	PROPOSED USE			
										SOURCE AQUIFER***	TOTAL WELL DEPTH	WELL-SPECIFIC RATE (GPM)	ANNUAL VOLUME (ACRE-FEET)
UNIO 50684	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L-40696	<input checked="" type="checkbox"/>	18"-14"	SEE LOG	SEE LOG	SEE LOG	3/2019	BASALT	3138'	409 GPM C-89503	3.0 AC FT
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									

\* Licensed drillers are required to attach a Department-supplied Well Tag, with a unique Well ID or Well Tag Number to all new or newly altered wells. Landowners can request a Well ID for existing wells that do not have one. The Well ID is intended to serve as a unique identification number for each well.  
 \*\* A well log ID (e.g. MARI 1234) is assigned by the Department to each log in the agency's well log database. A separate well log is required for each subsequent alteration of the well.  
 \*\*\* Source aquifer examples: Troutdale Formation, gravel and sand, alluvium, basalt, bedrock, etc.

RECEIVED

DEC 16 2019

OWRD

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

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

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

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

[https://apps.wrd.state.or.us/apps/misc/lkp\\_trsqq\\_features/](https://apps.wrd.state.or.us/apps/misc/lkp_trsqq_features/)

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

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

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

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

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

RECEIVED

DEC 16 2019

OWRD

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

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

Yes x No

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

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

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

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

X 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:**  
The proposed point of appropriation is an existing artesian well flowing at a rate near 1700 gpm.  
The well is currently in use on C-89503, with other COBU applications on file, but certificates not issued.

RECEIVED

DEC 16 2019

OWRD

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

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

Yes x No

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

**SECTION 5: WATER USE**

USE	PERIOD OF USE	ANNUAL VOLUME (ACRE-FEET)
Irrigation	March 1 thru October 1	3.0

**For irrigation use only:**  
 Please indicate the number of primary and supplemental acres to be irrigated (*must match map*).  
 Primary: 310.89\* Acres                      Supplemental:      Acres  
 If you listed supplemental acres, list the Permit or Certificate number of the underlying primary water right(s):  
 \_\_\_\_\_  
 Indicate the maximum total number of acre-feet you expect to use in an irrigation season: 932.67 Ac ft

- If the use is **municipal or quasi-municipal**, attach **Form M**

- If the use is **domestic**, indicate the number of households: \_\_\_\_ (Exempt Uses: Please note that 15,000 gallons per day for single or group **domestic** purposes and 5,000 gallons per day for a single **industrial or commercial** purpose are exempt from permitting requirements.)
- If the use is **mining**, describe what is being mined and the method(s) of extraction (*attach additional sheets if necessary*): \_\_\_\_\_

## SECTION 6: WATER MANAGEMENT

### A. Diversion and Conveyance

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

Pump (give horsepower and type): 150 HP with American Turbine pump.

Other means (describe): \_\_\_\_\_

Provide a description of the proposed means of diversion, construction, and operation of the diversion works and conveyance of water. Diversion will include the existing well and existing 150 HP motor and American Turbine pump. The well and pump supplies a 10" above ground steel mainline that crosses McDonald road in a culvert and flows South to the property requesting water. Greg Bingaman has a farming lease to all of the mapped property. Greg Bingaman will supply the water and labor etc, as well as place linear sprinklers on the proposed land. New mainlines will distribute the water on the lands so that the corners will be irrigated. There may be a few wheel lines to irrigate the irregular portions of the land.

### B. Application Method

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

(*attach additional sheets if necessary*)

Probably low pressure linear sprinklers with a few wheel lines.

### C. Conservation

Please describe why the amount of water requested is needed and measures you propose to: prevent waste; measure the amount of water diverted; prevent damage to aquatic life and riparian habitat; prevent the discharge of contaminated water to a surface stream; prevent adverse impact to public uses of affected surface waters (*attach additional sheets if necessary*).

We are requesting a rate of 1/60<sup>th</sup> instead of 1/80<sup>th</sup> because of the dry eastern Oregon climate. A rate of 1/80<sup>th</sup> is not enough water for some of the desirable crops to be grown.

## SECTION 7: PROJECT SCHEDULE

- Date construction will begin: March 2020
- Date construction will be completed: July 2022
- Date beneficial water use will begin: June 2025

RECEIVED

DEC 16 2019

OWRD

## SECTION 8: RESOURCE PROTECTION

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

NA Water quality will be protected by preventing erosion and run-off of waste or chemical products.

Describe: The well is existing and the only excavation required will be to bury mainline and hook to the existing 10" mainline.

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

**Note:** If disturbed area is greater than one acre, applicant should contact the Oregon Department of Environmental Quality to determine if a 1200C permit is required.

Describe planned actions and additional permits required for project implementation: No banks to be excavated.

NA Other state and federal permits or contracts required and to be obtained, if a water right permit is granted:

List: \_\_\_\_\_

### SECTION 9: WITHIN A DISTRICT

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

Irrigation District Name	Address	
City	State	Zip

### SECTION 10: REMARKS

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

This application is for an existing point of appropriation that currently produces around 1700 GPM. We are applying for a rate of 1/60<sup>th</sup> due to the dry climate of Eastern Oregon. There have been discussions with the Union County Watermaster, Shad Hatton and he agrees that 1/80<sup>th</sup> is not enough for our dry climate. Very little construction needs to be done with the exception of the mainlines. The Well is in place, with a pump and motor, as well as a Totalizing meter, and past reporting has also been done. There is also a well test on file that has been accepted by Water Resources, under C-89503.

RECEIVED

DEC 16 2019

OWRD

## 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.

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

#### Include the following additional items:

- x Land Use Information Form with approval and signature of local planning department (*must be an original*) or signed receipt.
- x Provide the legal description of: (1) the property from which the water is to be diverted, (2) any property crossed by the proposed ditch, canal or other work, and (3) any property on which the water is to be used as depicted on the map.
- Fees - Amount enclosed: \$ 3,960.00  
See the Department's Fee Schedule at [www.oregon.gov/owrd](http://www.oregon.gov/owrd) or call (503) 986-0900.
- x Map that includes the following items:
  - x Permanent quality and drawn in ink
  - x Even map scale not less than 4" = 1 mile (example: 1" = 400 ft, 1" = 1320 ft, etc.)
  - x North Directional Symbol
  - x Township, Range, Section, Quarter/Quarter, Tax Lots
  - x Reference corner on map
  - x Location of each diversion, by reference to a recognized public land survey corner (distances north/south and east/west)
  - x Indicate the area of use by Quarter/Quarter and tax lot identified clearly.
  - x Number of acres per Quarter/Quarter and hatching to indicate area of use if for primary irrigation, supplemental irrigation, or nursery
  - x Location of main canals, ditches, pipelines or flumes (if well is outside of the area of use)

RECEIVED

DEC 16 2019

OWRD

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



# Land Use Information Form



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

Applicant(s): Gregory L. Bingaman

Mailing Address: 64088 McDonald Lane

City: La Grande

State: Oregon Zip Code: 97850

Daytime Phone: 541-786-1000

## A. Land and Location

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

Township	Range	Section	¼ ¼	Tax Lot #	Plan Designation (e.g., Rural Residential/RR-5)	Water to be:	Proposed Land Use:
<u>2S</u>	<u>38E</u>	<u>12</u>	_____	<u>2301</u>	_____ <u>EFU</u>	<input checked="" type="checkbox"/> Diverted <input type="checkbox"/> Conveyed <input type="checkbox"/> Used	_____
<u>2s</u>	<u>38E</u>	<u>13 &amp; 14</u>	_____	<u>3400</u>	_____ <u>EFU</u>	<input type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used	_____
<u>2S</u>	<u>38E</u>	<u>14</u>	_____	<u>3700 &amp; 4000</u>	_____ <u>EFU</u>	<input type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used	_____
<u>2S</u>	<u>38E</u>	<u>14</u>	_____	<u>4100</u>	_____ <u>EFU</u>	<input type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used	_____

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

UNION COUNTY

RECEIVED

DEC 16 2019

## B. Description of Proposed Use

OWRD

Type of application to be filed with the Water Resources Department:

- Permit to Use or Store Water  
  Water Right Transfer  
  Permit Amendment or Ground Water Registration Modification  
 Limited Water Use License  
  Allocation of Conserved Water  
  Exchange of Water

Source of water:  Reservoir/Pond    Ground Water    Surface Water (name) \_\_\_\_\_

Estimated quantity of water needed: 5.18    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:

Mr. Bingaman leases lands listed as TLs. 3400, 3700, 4000, and 4100 from SPECKHART FARMS INC. Greg Bingaman intends to use his existing deep Basalt well to irrigate the above lands which he has leased.

**Note to applicant:** If the Land Use Information Form cannot be completed while you wait, please have a local government representative sign the receipt at the bottom of the next page and include it with the application filed with the Water Resources Department.

See bottom of Page 3. →

# 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): UCZPSO Sec. 24.01
- Land uses to be served by the proposed water uses (including proposed construction) involve discretionary land-use approvals as listed in the table below. (Please attach documentation of applicable land-use approvals which have already been obtained. Record of Action/land-use decision and accompanying findings are sufficient.) **If approvals have been obtained but all appeal periods have not ended, check "Being pursued."**

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

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

RECEIVED

DEC 16 2019

Name: Stacy Warren OWRD Title: Associate Planner

Signature: *Stacy Warren* Phone: 541-963-1014 Date: Dec. 10, 2019

Government Entity: Union County Planning

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

76 3700

NS

992967



Mary Virginia Koza  
 63850 McDonald Ln.  
 LaGrande, Oregon 97850  
Grantor's Name and Address

Speckhart Farms Inc.  
 63970 McDonald Ln.  
 LaGrande, Oregon 97850  
Grantor's Name and Address

After recording, return to (Name, Address, Zip):  
 Speckhart Farms Inc.  
 63970 McDonald Ln.  
 LaGrande, Oregon 97850

Until requested otherwise, send all tax statements to (Name, Address, Zip):  
 Same as above

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,  
 County of Union } ss.  
 I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Records of said County.  
 Witness my hand and seal of County affixed.

By \_\_\_\_\_, Deputy.

BARGAIN AND SALE DEED - STATUTORY FORM (INDIVIDUAL GRANTOR)

Mary Virginia Koza \_\_\_\_\_, Grantor,  
 conveys to Speckhart Farms Inc. \_\_\_\_\_, Grantee,  
 the following real property situated in Union \_\_\_\_\_ County, Oregon, to-wit:

see exhibit "A" attached

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

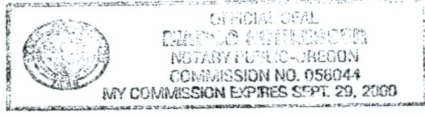
The true consideration for this conveyance is \$1.00 (Here, comply with the requirements of ORS 93.030.)

Dated this 2 day of June, 1999.

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.

Mary V. Koza

STATE OF OREGON, County of Union \_\_\_\_\_) ss.  
 This instrument was acknowledged before me on 2<sup>nd</sup> Day of June, 1999,  
 by Mary Koza



Margo Schlessel  
 Notary Public for Oregon  
 My commission expires Sept. 29, 2000

RECEIVED  
 DEC 16 2000  
 OWRD

**LEGAL DESCRIPTION**  
Koza to Speckhart Farms Inc.

A parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 14, Township 2 South, Range 38 East of the Willamette Meridian, more particularly described as follows with reference to Minor Partition Plat Number 1999-12, as filed in the Union County Plat records;

All of the Northeast Quarter of the Northeast Quarter of Section 14, Township 2 South, Range 38 East of the Willamette Meridian, **EXCEPT THE FOLLOWING:**

**Exception:**

All of Parcel Number 1 of Minor Land Partition Number 1999-12, filed as Microfilm Number 992728, filed in Plat Cabinet Number B-534 of the Union County Plat Records;

**Also Excepting ;**

**With Reference to Minor Partition Plat Number 1999-12:**

Beginning at the Northeast Corner of said Section 14, Township 2 South, Range 38 East of the Willamette Meridian;

Thence; S 0°02'30" E, along the East line of Section 14, a distance of 217.05 feet to the South line of the property conveyed to David Koza and Mary Virginia Koza in deed document Microfilm Number 75982 as filed in the Union County Deed Records;

Thence; N 89°51'03" W, along said South lin of Koza property, a distance of 197.01 feet to the Southwest corner of said Koza Property;

Thence; N 0°55'17" W, along the West line of said Koza property, a distance of 216.50 feet to the intersection of the North line of said Section 14;

Thence; N 89°58'52" E, along said North line of said Section 14, a distance of 201.08 feet, to the point of beginning of this description.

Subject to roads over and across said premises as same may now exist or appear of record.

Parcel conveyed to Speckhart Farms Inc. Contains 36.2 acres more or less including roads.

STATE OF OREGON

County of Union

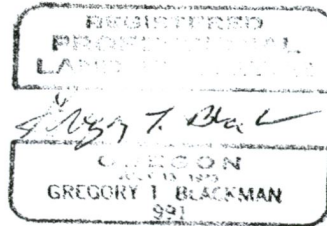
} SS

I certify that this instrument was received and recorded in the book of records of said county.

R. NELLIE BOGUE HIBBERT,  
Union County Clerk

by: [Signature] Deputy.

DOC#: 992967  
RCPT: 27303 35.00  
6/02/1999 1:25 PM  
REFUND: .00



RECEIVED

DEC 16 2008

OWRD

G-10094

1 Personally appeared the above named HELEN JEAN SPECKHART and  
2 acknowledged the foregoing instrument to be her voluntary act. Before



*Mary E. Larnear*  
Notary Public for Oregon  
My Commission Expires: 8/19/84

7 Until a change is requested, all tax statements shall be forwarded to:  
8 Speckhart Farms, Inc., c/o Harlow Speckhart, Rt. 1, Box 1651  
9 La Grande, OR 97850

10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32

98781

County of Union }  
I certify that the within instrument  
of writing was received for record on  
the 19 day of  
Feb 1981 at 1:45  
o'clock P.M. and recorded on page  
- in book - Record of  
Nude of said County.  
County Clerk  
*Merna Troy*

RECEIVED  
DEC 16 2019  
OWRD

20191270

RETURN TO: Mann Men<sup>c</sup> Null Lawyers, PO Box 477 97850  
GRANTOR: David Koza, 905 M Ave, La Grande, OR 97850  
GRANTEES: Stephen A. Koza, Teresa Jean Koza, and John D. Koza  
TAXES TO: Stephen A. Koza, 69624 Squire Loop, Cove, OR 97824

**STATUTORY BARGAIN AND SALE DEED**

**DAVID KOZA**, Grantor bargains, sells, and conveys to **STEPHEN A. KOZA, TERESA JEAN KOZA, AND JOHN D. KOZA**, Grantees, all Grantor's interest in the following described real property located in Union County, Oregon:

SEE EXHIBIT "A" ATTACHED

The true and actual consideration for this conveyance is estate planning.

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 24 day of MAY, 2019  
[Signature]  
DAVID KOZA

RECEIVED  
DEC 16 2019

STATE OF OREGON )  
County of Union ) ss.  
County of Union )

OWRD

On May 24th, 2019, before me personally appeared David Koza, and acknowledged the foregoing instrument to be his voluntary act and deed.

[Signature]

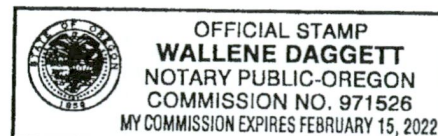


EXHIBIT "A"

TRACT 1

TL-4000

The southeast quarter of the northeast quarter of Section 14, Township 2 South, Range 38 East of the Willamette Meridan.

(02S38-4000 Ref #6407)

TRACT 2

TL 4100

The northeast quarter of southeast quarter of Section 14, Township 2 South, Range 38 East of the Willamette Meridian, EXCEPTING the South 60 feet thereof.

(02S38-4100 Ref#6403)

STATE OF OREGON

County of Union

SS

I certify that this instrument was received and recorded in the book of records of said county.

ROBIN A. CHURCH  
Union County Clerk

by *Susan Link* Deputy.

DOC#: 20191270  
RCPT: 192377 95.00  
5/28/2019 10:00 AM  
REFUND: .00

RECEIVED

DEC 16 2019

OWRD



98781<sup>M</sup>

BARGAIN AND SALE DEED

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32

HELEN JEAN SPECKHART conveys to SPECKHART FARMS, INC., all of her right, title and interest in that real property described as:

TRACT I

TL  
3900

The south half of northwest quarter, the north half of southwest quarter, the southwest quarter of northeast quarter and the northwest quarter of southeast quarter of Section 14, Township 2 South, Range 38 East of the Willamette Meridian; SUBJECT TO roads over and across the north and west sides thereof.

TRACT II

TL  
3400

The west half of west half of Section 13 and the southeast quarter of southeast quarter and the South 60 feet of northeast quarter of southeast quarter of Section 14, Township 2 South, Range 38 East of the Willamette Meridian; SUBJECT TO road over and across the north side thereof, and EXCEPTING THEREFROM: Beginning at the northeast corner of the west half of west half of said Section 13, and running thence West 28 rods; thence South 10 rods; thence East 28 rods; thence North 10 rods to the place of beginning.

TRACT III

Beginning at the southwest corner of the northeast quarter of southwest quarter of Section 33, Township 1 South, Range 38 East of the Willamette Meridian; thence North 20 rods; thence east parallel with the south line of said Section 33 a distance of 160 rods; thence South 20 rods to the southeast corner of the northeast quarter of southwest quarter of said Section 33; thence west along the south line of said section 160 rods to the place of beginning. Being the South 20 rods of the northeast quarter of southwest quarter and the South 20 rods of the northwest quarter of southeast quarter of Section 33, Township 1 South, Range 38 EWM.

ALL SITUATE IN Union County, State of Oregon.

The true and actual consideration for this transfer is stock in Speckhart Farms, Inc.

DATED this 9th day of February, 1981.

Helen Jean Speckhart  
HELEN JEAN SPECKHART

STATE OF OREGON )  
COUNTY OF UNION ) ss:  
February 9th, 1981

Page ONE--Bargain & Sale Deed

RECEIVED

DEC 16 2019

OWRD



TZ 2301

55

11-21882A

20113714

After recording return to:  
Eastern Oregon Title, Inc.  
1601 Adams Avenue  
La Grande, Oregon 97850

Until a change is requested all tax statements shall be sent to the following address:  
Gregory L. Bingaman  
64088 McDonald Lane  
La Grande, OR 97850

### STATUTORY WARRANTY DEED

Elwyn D. Bingaman, Grantor, conveys and warrants to Gregory L. Bingaman, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

SEE EXHIBIT "A" ATTACHED HERETO FOR DETAILED LEGAL DESCRIPTION

This property is free from liens and encumbrances, EXCEPT:

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

The true consideration for this conveyance is \$601,680.00. (Here comply with requirements of ORS 93.030)

Dated this 25 day of November, 2011.

  
Elwyn D. Bingaman

RECEIVED

DEC 16 2019

OWRD

STATE OF OREGON )  
 )ss.  
COUNTY OF UNION )

Signed or attested before me on this 25 day of November, 2011 by Elwyn D. Bingaman.

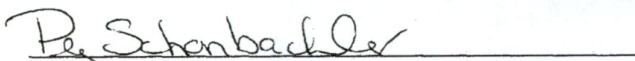
  
Dea Schonbachler

EXHIBIT "A"

PARCEL I:

The north half of southeast quarter of Section 32 in Township 1 South, Range 39 East of the Willamette Meridian; SUBJECT TO roads over and across the north and west sides thereof and utility easements as same may now exist or appear of record.

SITUATE IN the County of Union, State of Oregon.

PARCEL II:

TAX LOTS 1300 and 1400

All of Lots (or tracts) of Lots one (1), two (2), and three (3) of RIVERSIDE ORCHARD TRACTS, Grande Ronde Valley, Oregon, Union County, Oregon, according to the recorded plat thereof and situated in Section 29, Township 1 South, Range 39 East of the Willamette Meridian, Union County, Oregon

TAX LOT 10400

All of the northeast quarter (NE 1/4) of Section 32 and the west 16 acres of the northwest quarter of Section thirty-three (33), all in township 1 South, Range 39 East of the Willamette Meridian, Union County, Oregon; except a portion of land conveyed to Elwyn Bingaman, Union County deed book 149, Page 428, and excepting that portion of the northeast quarter of Section 32 lying northerly of the Grande Ronde River;

All of that portion of the southeast quarter of the southeast quarter (SE 1/4) (SE 1/4) of Section twenty-nine (29) and all of that portion of the southwest quarter of the southwest quarter (SW 1/4) (SW 1/4) of Section twenty-eight (28) lying southerly of the Grande Ronde River and westerly of the west line of the 16-acre parcel (described above) in the northwest quarter of Section 33 as said line is extended northerly to the said Grande Ronde River, all situated in Township 1 South, Range 39 East of the Willamette Meridian, Union County, Oregon.

PARCEL III:

Part of TL #2300,

The South half of the South half (S 1/2 of S 1/2) of Section 12, being situated in Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon, SUBJECT TO County road.

TL-2301

RECEIVED

DEC 16 2019

OWRD

PARCEL IV:

The southeast quarter (SE 1/4) of Section Thirty (30), Township 1 South, Range 39 East of the Willamette Meridian (\$47,500.00).  
SUBJECT TO county road.

PARCEL V:

The south half of the southeast quarter (S 1/2, SE 1/4) of Section two (2), Township 2 South, Range 38 east of the Willamette Meridian, SUBJECT TO county road (\$27,000.00).

PARCEL VI:

An undivided one-half (1/2) interest in the following described property:

Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 in IMBLER FRUIT COLONY TRACT in Union County, Oregon, according to the recorded plat thereof. Also one square acre tract in the southeast corner of the southwest quarter of Section 32, Township 1 South, Range 39 East of the Willamette Meridian, bounded as follows:

Commencing at the southeast corner of the southwest quarter of said Section 32; running thence West 208.71 feet; thence North 208.71 feet; thence East 208.71 feet; thence South 208.71 feet to the place of beginning, all of the above land being situated in the southwest quarter of Section 32, Township 1 South, Range 39 East of the Willamette Meridian.

PARCEL VII:

An undivided one-half (1/2) interest in the following described property:

Commencing at the northeast corner of the northeast quarter of the southwest quarter of Section 32, in Township 1 South, Range 39 East of the Willamette Meridian; running thence West 24.07 chains to the right of way of the Oregon-Washington Railroad and Navigation Company (Elgin Branch); thence in a southwesterly direction along the easterly line of said railroad right of way 19.86 chains; thence East 28.956 chains to the quarter section line running north and south through said section; thence north along said quarter section line 19.25 chains to the place of beginning. Situated in the north half of the southwest quarter of Section 32, Township 1 South, Range 39 East of the Willamette Meridian.

SITUATE in the county of Union, State of Oregon.

STATE OF OREGON

County of Union

SS

I certify that this instrument was received and recorded in the book of records of said county.

RECEIVED

DEC 16 2009

OWRD