

MONEY SLIP

DATE: 6-29-2020 RECEIPT #: 132909

RECEIVED FROM: Harlan M Lee
Dora P Lee

APPLICATION	
PERMIT	
TRANSFER	

CASH CHECK # 2400 OTHER (IDENTIFY)

TOTAL REC'D \$2,150.00

1083 TREASURY **4170 MISC CASH ACCT.**

0407 COPIES	\$
OTHER: (IDENTIFY) _____	\$
0243 Instream Lease _____	0244 Muni Water Mgmt. Plan _____
	0245 Cons. Water _____

1083 TREASURY **4270 WRD OPERATING ACCT.**

MISCELLANEOUS				
0407	COPY & TAPE FEES		\$	
0410	RESEARCH FEES		\$	
0408	MISC REVENUE (IDENTIFY) _____		\$	
TC162	DEPOSIT LIAB (IDENTIFY) _____		\$	
0240	EXTENSION OF TIME _____		\$	
WATER RIGHTS				
		EXAM FEE	RECORD FEE	
0201	SURFACE WATER	\$	0202	\$
0203	GROUND WATER	\$	0204	\$
0205	TRANSFER	\$		
WELL CONSTRUCTION				
		EXAM FEE	RECORD FEE	
0218	WELL DRILL CONSTRUCTOR	\$	0219	\$
	LANDOWNER'S PERMIT		0220	\$
	OTHER (IDENTIFY) _____			

0607 TREASURY **0467 HYDROELECTRIC**

0233	POWER LICENSE FEE (FWWRD)	LIC NUMBER	\$
0231	HYDRO LICENSE FEE (FWWRD)		\$
	HYDRO APPLICATION		\$

SPECIAL INSTRUCTIONS:

RETURN TO APPLICANT - LETTER ATTACHED

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

RECEIVED

JUN 29 2020

OWRD

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: \$ 2,150.00
See the Department's Fee Schedule at www.oregon.gov/owrd or call (503) 986-0900.
- Map that includes the following items:
 - Permanent quality and drawn in ink
 - Even map scale not less than 4" = 1 mile (example: 1" = 400 ft, 1" = 1320 ft, etc.)
 - North Directional Symbol
 - Township, Range, Section, Quarter/Quarter, Tax Lots
 - Reference corner on map
 - Location of each diversion, by reference to a recognized public land survey corner (distances north/south and east/west)
 - Indicate the area of use by Quarter/Quarter and tax lot identified clearly.
 - Number of acres per Quarter/Quarter and hatching to indicate area of use if for primary irrigation, supplemental irrigation, or nursery
 - Location of main canals, ditches, pipelines or flumes (if well is outside of the area of use)



Oregon Water Resources Department
Surface Water Application

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

Today's Date: Friday, May 8, 2020

Base Application Fee.		\$930.00
Number of proposed cubic feet per second (cfs) to be diverted. (1 cfs = 448.83 gallons per minute)	.03	\$350.00
Number of proposed Use's for the appropriated water. (i.e. Irrigation, Supplemental Irrigation, Pond Maintenance, Industrial, Commercial, etc) *	1	
Number of proposed Surface Water points of diversions. **	2	\$350.00
Number of Acre Feet to be diverted from Stored Water. (if the application is appropriating water from a pond/reservoir)	0	
Subtotal:		\$1,630.00
Permit Recording Fee. ***		\$520.00
* the 1st Water Use is included in the base cost. ** the 1st Surface Water point of diversion is included in the base cost. *** the Permit Recording Fee is not required when the application is submitted but, must be paid before a permit will be issued. It is fully refundable if a permit is not issued. If the recording fee is not paid prior to issuance of the Final Order, permit issuance will be delayed.	<input type="button" value="Recalculate"/>	
Estimated cost of Permit Application		\$2,150.00

RECEIVED

JUN 29 2020

OWRD

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

SECTION 1: APPLICANT INFORMATION AND SIGNATURE

Applicant

NAME SEE ATTACHED		PHONE (HM)	
PHONE (WK)	CELL		FAX
ADDRESS			RECEIVED
CITY	STATE	ZIP	E-MAIL * JUN 29 2020

Organization

NAME		PHONE	FAX OWRD
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 VIRGINA(GINNY) TOMPKINS		PHONE 541-677-5595	FAX
ADDRESS 485 QUAIL LANE			CELL 541-430-4512
CITY ROSEBURG	STATE OR	ZIP 97471	E-MAIL * GINNTOMP56@GMAIL.COM

Note: Attach multiple copies as needed

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

By my signature below I confirm that I understand:

- I am asking to use water specifically as described in this application.
- Evaluation of this application will be based on information provided in the application.
- I cannot 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

	Neil Clifford	6/18/2020
Applicant Signature	Print Name and Title if applicable	Date
	Harlan M. Lee	6-18-2020
Applicant Signature	Print Name and Title if applicable	Date
	Virginia Tompkins	6/15/20

For Department Use: App. Number: _____

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.

RECEIVED

JUN 29 2020

OWRD

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).*

Clifford Family Trust
493 Quail Lane
Rosburg, OR 97471

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: North Umpqua River	Tributary to: Umpqua River
TRSQQ of POD: T.26S. R.6W. NENW Sec. 33 POD#2 T.26S. R.6W. NENW Sec. 33	
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.)

For Department Use: App. Number: _____

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_trsqg_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.

RECEIVED

JUN 29 2020

OWRD

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:

RECEIVED

JUN 29 2020

OWRD

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.

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: ODFW approved fish screening will be installed on pumps prior to diversion of water.
- 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: None planned.
- 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: None planned.
- Water quality will be protected by preventing erosion and run-off of waste or chemical products.
Describe planned actions: Will use best residential management practices to prevent erosion and run-off.
- List other federal and state permits or contracts to be obtained, if a water right permit is granted.
N/A

SECTION 8: PROJECT SCHEDULE

- a) Date construction will begin: October 1, 2020
- b) Date construction will be completed: October 1, 2021
- c) Date beneficial water use will begin: October 1, 2022

RECEIVED

JUN 29 2020

OWRD

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	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).

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
North Umpqua River	3 Domestic Expanded (.03cfs)	Year -Round	<input checked="" 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
			<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: _____ 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: _____

- If the use is **municipal or quasi-municipal**, attach **Form M**
- If the use is **domestic**, indicate the number of households: 3
- If the use is **mining**, describe what is being mined and the method(s) of extraction: _____

RECEIVED

JUN 29 2020

SECTION 6: WATER MANAGEMENT

OWRD

A. Diversion and Conveyance

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

- Pump (give horsepower and type): one HP submersible, electric
- Other means (describe): _____

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

Water will be pumped from the North Umpqua River to the residences for domestic use and irrigation of up to 1/2 acre lawn/garden.

B. Application Method

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

Household plumbing system and lawn/ garden sprinklers.

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.

Water is needed for domestic use on three properties. Flow restrictor will be installed in supply line before the diversion of water. Best residential management practices will be used to minimize water use and prevent run-off/erosion.

For Department Use: App. Number: _____

Three parcels located on the North Umpqua River would like to apply for Domestic Expanded water rights.

Parcels 1100, 1101 and 1102 will use a shared system, pump and point of diversion

RECEIVED

JUN 29 2020

OWRD

Applicant Information

1. Lawrence and/or Virginia(Ginny) Tompkins (HM) 541-672-0844 (C) 541-430-4512
485 Quail Lane
Roseburg, OR 97471 (email) ginntomp56@gmail.com
2. Harlan and/or Debra Lee (HM) 541-680-1048
535 Quail Lane
Roseburg, OR 97471 (email) harlanmlee@gmail.com
3. Clifford Family Trust (Neil and/or Delaine Clifford) (HM) 805-870-5802
493 Quail Lane
Roseburg, OR 97471 (email) neil.clifford@mac.com

RECEIVED

JUN 29 2020

OWRD

Property Details for Property ID: R130897

Owner Information :

Owner Name: LEE, HARLAN M & DEBRA P	
Owner Address #1: 535 QUAIL LANE	
Owner Address #2:	
Owner Address # 3:	Alternate Account #:
Owner City/State/Zip: ROSEBURG, OR 97471	Account Status: A

RECEIVED

JUN 29 2020

OWRD

Property Information :

Township: 26	Situs Address: 535 QUAIL LN ROSEBURG, OR 97471
Range: 06W	Map ID: 260633A01102
Section: 33	County Property Class: 502I
Quarter: A	Legal Acreage: 2.00
Sixteenth:	Code Area: 00402
Maintenance Area: 5	Neighborhood Code: KF
Year Built:	Living Area: 1864
Bedrooms:	Baths:
Exemption Code:	Exemption Desc.:
MFD Home ID:	

Value Information : 2019-2020 Certified Values and Tax Information

Improvement Appr. Value: \$167,329.00	Total Appr. Value: \$257,775.00
Land Appr. Value: \$90,446.00	Exemption Value: \$0.00
Land Market Value: \$142,000.00	Total Assessed Value: \$257,331.00
Total Real Market Value: \$309,329.00	Taxes Imposed: \$2,529.53

Sales Information :

Deed No: 2007-11536	
Sale Price: \$2.00	Sale Date: 5/18/2007

DISCLAIMER

The information provided here is for convenience ONLY. For All Commercial, Industrial, and Multi-Family Properties visit the Douglas County Assessor's Office. The records located at the Douglas County Assessor's office are the one and only legal instruments for Assessment purposes. Although reasonable attempts are made to maintain this information as accurate as possible, these documents are being provided as an informational convenience ONLY. Douglas County in no way will be liable for any inaccuracies, inconsistencies, errors, omissions, or other deviations in these documents from the original copies maintained and filed at the Douglas County Assessor's Office.

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK

2007-011536



\$26.00

00185865200700115360020023

05/18/2007 02:31:32 PM

DEED-BS Cnt=1 Stn=13 MAILDESK

\$10.00 \$11.00 \$5.00

After recording return to:
Harlan M. Lee and Debra P. Lee
548 W. Elm Street
Roseburg, OR. 97470

Until a change is requested all tax statements
shall be sent to the following address:
Harlan M. Lee and Debra P. Lee
548 W. Elm Street
Roseburg, OR. 97470

Date: May 18, 2007

RECEIVED

JUN 29 2020

OWRD

STATUTORY BARGAIN AND SALE DEED

Darwin Lee and Maxine Lee, Trustees of the Darwin and Maxine Lee Joint Living Trust , Grantor, conveys to Harlan M. Lee and Debra P. Lee, as tenants by the entirety , Grantee, the following described real property:

Parcel 2 of Land Partition No. 2007-0014, Records of Douglas County, Oregon

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.

The true consideration for this conveyance is \$ 2.00 . (Here comply with requirements of ORS 93.030)

FAS

Darwin Lee
Darwin Lee, Trustee

Maxine L. Lee
Maxine Lee, Trustee

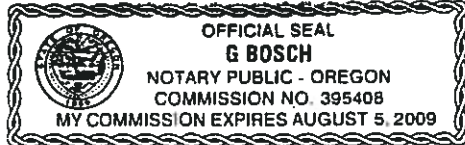
RECEIVED

JUN 29 2020

OWRD

STATE OF OREGON } ss
County of Douglas

BE IT REMEMBERED, that on this 18th day of May, 2007, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named **Darwin Lee and Maxine Lee, Trustees of the Darwin and Maxine Lee Joint Living Trust**, known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.



WITNESS my hand and official seal.

[Signature]
Notary Public in and for
the State of Oregon
My Commission expires: August 5, 2009

Property Details for Property ID: R17204**Owner Information :**

Owner Name: TOMPKINS, LAWRENCE & VIRGINIA
 Owner Address #1: 485 QUAIL LANE
 Owner Address #2:
 Owner Address # 3: Alternate Account #: 43495.02
 Owner City/State/Zip: ROSEBURG, OR 97471 Account Status: A

Property Information :

Township: 26	Situs Address: 485 QUAIL LN ROSEBURG, OR 97471
Range: 06W	Map ID: 260633A01101
Section: 33	County Property Class: 5021
Quarter: A	Legal Acreage: 2.00
Sixteenth:	Code Area: 00402
Maintenance Area: 5	Neighborhood Code: KF
Year Built: 1992	Living Area: 2226
Bedrooms: 3	Baths: BATH2
Exemption Code:	Exemption Desc.:
MFD Home ID:	

Value Information : 2019-2020 Certified Values and Tax Information

Improvement Appr. Value: \$173,669.00	Total Appr. Value: \$263,396.00
Land Appr. Value: \$89,727.00	Exemption Value: \$0.00
Land Market Value: \$145,480.00	Total Assessed Value: \$262,713.00
Total Real Market Value: \$319,149.00	Taxes Imposed: \$2,583.56

Sales Information :

Deed No: 2008-22681
 Sale Price: \$0.00 Sale Date: 12/31/2008

DISCLAIMER

The information provided here is for convenience ONLY. For All Commercial, Industrial, and Multi-Family Properties visit the Douglas County Assessor's Office. The records located at the Douglas County Assessor's office are the one and only legal instruments for Assessment purposes. Although reasonable attempts are made to maintain this information as accurate as possible, these documents are being provided as an informational convenience ONLY. Douglas County in no way will be liable for any inaccuracies, inconsistencies, errors, omissions, or other deviations in these documents from the original copies maintained and filed at the Douglas County Assessor's Office.

RECEIVED

JUN 29 2021

OWRD

ECB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Lawrence and Virginia Tompkins
485 Quail Lane
Roseburg, OR 97471
Grantor's Name and Address

Lawrence and Virginia Tompkins
485 Quail Lane
Roseburg, OR 97470
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Lawrence and Virginia Tompkins
485 Quail Lane
Roseburg, OR 97471

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Lawrence and Virginia Tompkins
485 Quail Lane
Roseburg, OR 97471

STATE OF OREGON, } ss.
 County of _____ }
 DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK 2008-022681 it was
 \$26.00 ded in
 00233942200800226810010011
 12/31/2008 03:39:51 PM ception
 DEED-BS Cnt=1 Str=13 MAILDESK County.
 \$5.00 \$11.00 \$10.00 ffixed.

RECEIVED
 JUN 29 2020
 OWRD

NAME TITLE
 By _____ Deputy.

BARGAIN AND SALE DEED
 KNOW ALL BY THESE PRESENTS that Lawrence and Virginia Tompkins

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Lawrence and Virginia Tompkins, as tenants by the entirety
 hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Douglas County, State of Oregon, described as follows, to-wit:

Beginning at a 5/8" IR at the intersection of the North right-of-way line of Quail Lane County Road No. 138 and the East line of Lot 7 Plat "C" N. Curry Estates from which the initial Point of West Oaks Village, Plat "A" bears N. 11°24' 00" W., 7.82 feet: thence S. 73°58' 00" W along said North R/W line 130.00 feet to 5/8" I.R. thence N11°24'00" W, 166.00 feet to a 5/8" I.R., thence N. 83°40'17" E., 130.00 feet to a 5/8" I.R. on the East line of said Lot 7; thence S. 11°24'00" E., along said East line of Lot 7, 144.00 feet to the point of beginning.

The above described parcel of land is located in the N.E. ¼ of Section 33 T.26S, R6W WM and contains 0.46 acres more or less

Also → A parcel of land lying in the Northeast quarter of Section 33, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon. Said parcel being a portion of Parcel 1, Land Partition 2007-0014 as recorded in the Survey Records of Douglas County and being more particularly described as follows.

Beginning at a 5/8" iron rod at the Northwest corner of that land described in Instrument No 90-1423 of the Deed Records of Douglas County; thence N11 21'03"W 511.29 feet to a 5/8" iron rod; thence N78 38'57"E 129.77 feet to a 5/8" iron rod; thence S11 21'03" 379.00 feet to a 1/2" iron pipe, thence S11 18'34"E 143.89 feet to a 5/8" iron rod; thence N83 45'47" W 130.19 feet to a 5/8" iron rod, the place of beginning.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
 The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ _____ . However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate which) consideration. (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)
 In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on _____; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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. 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.

Lawrence Tompkins
Lawrence Tompkins
Virginia Tompkins

STATE OF OREGON, County of Douglas } ss.
 This instrument was acknowledged before me on December 31, 2008
 by Lawrence Tompkins & Virginia Tompkins
 This instrument was acknowledged before me on _____
 by _____
 as _____
 of _____



Debra K Brown
 Notary Public for Oregon
 My commission expires May 8, 2011

Property Details for Property ID: R17196**Owner Information :**

Owner Name: CLIFFORD FAMILY TRUST
 Owner Address #1: DATED 9/20/2012
 Owner Address #2: 439 QUAIL LN
 Owner Address # 3:
 Owner City/State/Zip: ROSEBURG, OR 97471
 Alternate Account #: 43495.01
 Account Status: A

RECEIVED

JUN 29 2020

OWRD

Property Information :

Township: 26	Situs Address: 493 QUAIL LN ROSEBURG, OR 97471
Range: 06W	Map ID: 260633A01100
Section: 33	County Property Class: 512I
Quarter: A	Legal Acreage: 10.77
Sixteenth:	Code Area: 00402
Maintenance Area: 5	Neighborhood Code: KCR
Year Built: 1965	Living Area: 1125
Bedrooms: 3	Baths: BATH2
Exemption Code: VET-SC	Exemption Desc.: VETERAN-SERVICE CONNECTED
MFD Home ID:	

Value Information : 2019-2020 Certified Values and Tax Information

Improvement Appr. Value: \$72,659.00	Total Appr. Value: \$120,146.00
Land Appr. Value: \$47,487.00	Exemption Value: \$26,440.00
Land Market Value: \$273,753.00	Total Assessed Value: \$90,072.00
Total Real Market Value: \$346,412.00	Taxes Imposed: \$886.18

Sales Information :

Deed No: 2019-19034
 Sale Price: \$487,500.00
 Sale Date: 11/20/2019

DISCLAIMER

The information provided here is for convenience ONLY. For All Commercial, Industrial, and Multi-Family Properties visit the Douglas County Assessor's Office. The records located at the Douglas County Assessor's office are the one and only legal instruments for Assessment purposes. Although reasonable attempts are made to maintain this information as accurate as possible, these documents are being provided as an informational convenience ONLY. Douglas County in no way will be liable for any inaccuracies, inconsistencies, errors, omissions, or other deviations in these documents from the original copies maintained and filed at the Douglas County Assessor's Office.

Douglas County Official Records
Daniel J. Loomis, County Clerk

2019-019034

12/05/2019 12:02:00 PM

DEED-WD Cnt=1 Stn=41 DDWILKIN
\$20.00 \$11.00 \$10.00 \$60.00

\$101.00

RECEIVED

JUN 29 2020

DOUGLAS COUNTY CLERK

OWRD



CERTIFICATE PAGE

**DO NOT REMOVE THIS PAGE FROM ORIGINAL
DOCUMENT**

THIS PAGE MUST BE INCLUDED IF DOCUMENT IS RE-RECORDED

First American Title
1700 NW Garden Valley Blvd. #204
Roseburg, OR 97471

3340826 (it)

RECEIVED

JUN 29 2020

OWRD



After recording return to:
The Clifford Family Trust Dated
September 20, 2012
493 Quail Lane
Roseburg, OR 97471

Until a change is requested all tax
statements shall be sent to the
following address:
The Clifford Family Trust Dated
September 20, 2012
493 Quail Lane
Roseburg, OR 97471

File No.: 7391-3340826 (jt)
Date: November 20, 2019

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Darrel D. Lee, Successor Trustee of The Darwin and Maxine Lee Joint Living Trust dated February 26, 1999, Grantor, conveys and warrants to Neil J. Clifford and DeLaine C. Clifford, Trustees of The Clifford Family Trust Dated September 20, 2012, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

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

The true consideration for this conveyance is **\$487,500.00**. (Here comply with requirements of ORS 93.030)

APN: R17196

Statutory Warranty Deed
- continued

File No.: 7391-3340826 (jt)

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 20th day of NOVEMBER, 2019.

The Darwin and Maxine Lee Joint Living Trust
dated February 26, 1999

Darrel D. Lee SUCCESSOR TRUSTEE
Darrel D. Lee, Successor Trustee

STATE OF Oregon)
County of Multnomah)ss.
)

This instrument was acknowledged before me on this 20th day of November, 2019 by Darrel D. Lee as Successor Trustee of The Darwin and Maxine Lee Joint Living Trust dated February 26, 1999, on behalf of the trust.

Scott Mitchell



Notary Public for Oregon
My commission expires: 05/02/2020

RECEIVED

JUN 29 2020

OWRD

APN: R17196

Statutory Warranty Deed
- continued

File No.: 7391-3340826 (jt)

EXHIBIT A

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

Parcel 1 of Land Partition No. 2007-0014, as recorded in "Record of Partition Plats", records of Douglas County, Oregon.

EXCEPTING THEREFROM that portion described in Bargain and Sale Deed recorded December 24, 2008 as Recorder's No. 2008-22424, records of Douglas County, Oregon.

ALSO EXCEPTING THEREFROM that portion described in Bargain and Sale Deed recorded December 24, 2008 as Recorder's No. 2008-22425, records of Douglas County, Oregon.



DOUGLAS COUNTY PLANNING & BUILDING

Room 106, Justice Building
Douglas County Courthouse, Roseburg, Oregon 97470
Planning - (541) 440-4289
Building - (541) 440-4559

Date Printed:
3/20/2020
9:45 am

RECEIVED

JUN 29 2020

OWRD

Permit Number: WS20-0246
Job Address: 485 QUAIL LN, ROSEBURG

Receipt: P36192

Fee Description	Fee Amount
LAND USE COMPATABILITY STATEMENT	\$165.00
Total Fees Paid:	\$165.00

Date Paid: 3/20/2020

Paid By: LEE, HARLAN & DEBRA

Pay Method: CHECK 2375

Received By: JESI A MCCORD



Douglas County

Planning and Sanitation Pre-Application Worksheet

OTHER ACTION

Worksheet Number WS20-0246	Applicant TOMPKINS, LAWRENCE & VIRGINIA 485 QUAIL LANE ROSEBURG, OR 97471 (541) 430-4512	Owner TOMPKINS, LAWRENCE & VIRGINIA 485 QUAIL LANE ROSEBURG, OR 97471
--------------------------------------	---	---

SITE INFORMATION

Site Address 485 QUAIL LN ROSEBURG, OR 97471	MTL 26-06W-33A-01101	Property ID Number (Primary) R17204	Size (Acres) 14.77
Improvement LUCS FOR OWRD	Proposed Use Land Use Compatibility Statement		
Existing Structures (Number and Type) 3 HOUSES, SHOP, SHED	Distance of Building Site from River, Creek, or Stream Bank >50 FEET		
Directions GARDEN VALLEY BLVD, APROX 5 MILES TURN LEFT ONTO QUAIL LN, APPROX 1/4 MILE PROPERTY LOCATED ON THE RIGHT HAND SIDE.			

As, for, or on behalf of, all property owners:
 APPLICANT SIGNATURE: *Virginia Tompkins* DATE: 3/20/2020

PLANNING DEPARTMENT INFORMATION

Zoning F1	Overlays FP
---------------------	-----------------------

SETBACKS (EFU (Cropland) 20A)

Front Property Line of Right of Way 30 Feet	Rear Line 10 Feet	Side Line 10 Feet	Exterior Side Line N/A
Sign Code NO SIGN PROPOSED - N/A	Special Setback N/A	Riparian Setback 50 FEET	
Parking Spaces Required N/A	Building Height None	Flood Plain No	Floor Height Above Ground N/A

Conditions of Approval
LUCS FOR OWRD-PERMIT TO USE OR STORE WATER FROM NORTH UMPQUA RIVER; WATER IS NEEDED FOR DOMESTIC EXPANDED PURPOSES FOR 3 HOUSEHOLDS; NO STRUCTURAL DEVELOPMENT AUTHORIZED THROUGH THIS LUCS; MUST ACQUIRE ALL APPLICABLE PERMITS FROM ALL APPLICABLE AGENCIES.

Sanitation N/A	Sanitary District	Water N/A	Access Permit Required? NOT REQ'D
--------------------------	-------------------	---------------------	---

Report Codes
NONSTRUCTURAL N/A N/A COUNTY ACCESS

Refer To
NONE

Approved By: RAL	Date: 3/20/2020	Receipt #: P36192	Amount: \$ 165.00	Expiration Date: 3/19/2021
----------------------------	---------------------------	-----------------------------	-----------------------------	--------------------------------------

SANITATION INFORMATION

SE#	STP#	Existing System	System: Approved ___ Denied ___
Remarks			
By:	Date:	CSC Date:	

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): Tompkins, Lee, Clifford

Mailing Address: 485 Quail Lane

City: Roseburg

State: OR

Zip Code: 97471

Daytime Phone: 541-430-4512

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>T26S.</u>	<u>R6W.</u>	<u>33</u>	<u>NENW/ SENW/ SWNE</u>	<u>1100</u>	_____	<input checked="" type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	_____
<u>T26S.</u>	<u>R6W.</u>	<u>33</u>	<u>SENW</u>	<u>1102</u>	_____	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	_____
<u>T26S.</u>	<u>R6W.</u>	<u>33</u>	<u>SWNE</u>	<u>1101</u>	_____	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	_____
_____	_____	_____	_____	_____	_____	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	_____

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

Douglas

B. Description of Proposed Use

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

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

Source of water: Reservoir/Pond
 Ground Water
 Surface Water (name) North Umpqua River

Estimated quantity of water needed: .01
 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 Domestic Expanded

Briefly describe:

Water is needed for Domestic Expanded purposes for three households.

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): LUDO 3.4.050 (5), 3.4.075(16)
- 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.

R 17204, R 130897, R 17196 WS20-0246 **DOUGLAS COUNTY PLANNING DEPARTMENT**
ROOM 106, JUSTICE BUILDING
DOUGLAS COUNTY COURTHOUSE
ROSEBURG, OR 97470

Property ZONED FC1 - Farm Crop

Name: Robin Lambert Title: Planning Technician
 Signature: [Signature] Phone: 541-440-4289 Date: 3-20-2020
 Government Entity: Douglas County Planning Department.

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: _____