

# 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

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## SECTION 1: APPLICANT INFORMATION AND SIGNATURE

### Applicant

ADDRESS FOR PERMIT ISSUANCE

NAME Ron DesRoche			PHONE (HM)	
PHONE (WK)		CELL (503)991-0249		FAX
ADDRESS 10255 Wells Landing Road				
CITY Independence		STATE OR	ZIP 97351	E-MAIL* rondesroche@ICLOUD.COM

### Organization

MAILING ADDRESS FOR CORRESPOND

NAME Ron DesRoche c/o			PHONE		FAX
ADDRESS 12328 WOODSCREEK ROAD				CELL (503) 991-0249	
CITY MONROE		STATE WA.	ZIP 98272	E-MAIL* rondesroche@ICLOUD.COM	

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

AGENT / BUSINESS NAME Thom Warren			PHONE (503)314-0699		FAX
ADDRESS 596 Idylwood Dr SE					CELL
CITY Salem		STATE OR	ZIP 97302	E-MAIL* thethom@comcast.net	

Note: Attach multiple copies as needed

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

By my signature below I confirm that I understand:

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



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

[Signature]  
Applicant Signature

Ron DesRoche  
Print Name and Title if applicable

10-21-2020  
Date

Applicant Signature

Print Name and Title if applicable

Date

**SECTION 2: PROPERTY OWNERSHIP**

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

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- YES, there are no encumbrances.
- YES, the land is encumbered by easements, rights of way, roads or other encumbrances.
- NO, I have a recorded easement or written authorization permitting access.
- NO, I do not currently have written authorization or easement permitting access.
- NO, written authorization or an easement is not necessary, because the only affected lands I do not own are state-owned submersible lands, and this application is for irrigation and/or domestic use only (ORS 274.040).
- NO, because water is to be diverted, conveyed, and/or used only on federal lands.

**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
1	Willamette River	1200 ft.	+10 ft.

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).*

EXISTING WELL ON PROPERTY W/10" CASING. NO WELL LOG CAN BE FOUND. OWNERS INSTALLED 15 HP & 3 HP SUBMERSIBLE PUMPS IN COLUMN.

**SECTION 3: WELL DEVELOPMENT, continued**

Total maximum rate requested: 0.33 cfs

(each well will be evaluated at the maximum rate unless you indicate well-specific rates and annual volumes in the table below)

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

OWNER'S WELL NAME OR NO.	PROPOSED	EXISTING	WELL ID (WELL TAG) NO.* OR WELL LOG ID**	FLOWING ARTESIAN	CASING DIAMETER	CASING INTERVALS (IN FEET)	PERFORATED OR SCREENED INTERVALS (IN FEET)	SEAL INTERVALS (IN FEET)	MOST RECENT STATIC WATER LEVEL & DATE (IN FEET)	PROPOSED USE			
										SOURCE AQUIFER***	TOTAL WELL DEPTH	WELL-SPECIFIC RATE (GPM)	ANNUAL VOLUME (ACRE-FEET)
1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	10"				21"		?	149	65
	<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.

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For Department Use: App. Number: \_\_\_\_\_

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**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\\_trsqg\\_features/](https://apps.wrd.state.or.us/apps/misc/lkp_trsqg_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  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.

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

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

Yes  No

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

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

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

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

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

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

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

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

Yes  No

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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 (e.g., March through October)	ANNUAL VOLUME (ACRE-FEET)
Irrigation	Irrigation season , March 1-Sept. 30th	65

**For irrigation use only:**

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

Primary: 26.2 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: 65

- 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*):

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**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): 2 Submersible pumps, 15 HP & 3 HP
- Other means (describe):

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

Existing 10" casing well, 2 submersible pumps. Applicant has on hand currently 35 impact sprinklers and 1500 feet of 3" diameter portable aluminum main and lateral lines....3HP submersible is power for domestic as well as lawn and garden irrigation. 15 HP submersible is for larger irrigation areas (orchards).

**B. Application Method**

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

2 submersible pumps will power hand line sections w/high pressure impact sprinklers to water orchards, crops, and also approximately 1.5 acres of lawn & garden.

**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*).

Permittee will water at most efficient times of day, reduce runoff by not over watering, and maintain solid integrity of system so minimal leakage occurs. There are no streams on property for any discharge to reach. Permittee will adhere to any and all reporting conditions listed on permit as issued.

**SECTION 7: PROJECT SCHEDULE**

- a) Date construction will begin: Complete
- b) Date construction will be completed: June 2021
- c) Date beneficial water use will begin: Permit Issuance

**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 areas. See instruction guide for a list of possible permit requirements from other agencies. Please indicate any of the practices you plan to undertake to protect water resources.

- Water quality will be protected by preventing erosion and run-off of waste or chemical products. Describe:  
No over watering is intended and system piping will be maintained properly to minimize any loss by leakage...

- Excavation or clearing of banks will be kept to a minimum to protect riparian or stream-side 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:

N/A

- List other state and federal permits or contracts required and to be obtained, if a water right permit is granted.

N/A

**SECTION 9: WITHIN A DISTRICT**

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

Irrigation District Name N/A	Address	
City	State	Zip

**SECTION 10: REMARKS**

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

The road easements noted on legal descriptions of TL1600 and TL900 are related to the Old County Road in the very Southeast section of the project area and will not encumber the project area.

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# 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 Ron DesRoche		PHONE (HM) (503)991-0429	
PHONE (WK)	CELL	FAX	
ADDRESS 10255 Wells Landing Road			
CITY Independence	STATE OR	ZIP 97351	E-MAIL.*

**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:
9S	4W	14	NESE	1600		<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Irrigation
9S	4W	14	SESE	0900		<input checked="" type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Irrigation
9S	4W	14	NWSE	1600		<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Irrigation
9S	4W	14	SWSE	0900		<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Irrigation

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

**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: 0.33     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:

Irrigation of ~~land~~ fruit orchards. From existing well, same well for domestic purposes.



**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

## OWRD

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): 136.030(A) "Form Use" - no development proposed\*
- 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
		<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.

\* see attachment

NAME <u>Miranda Mueller</u>		TITLE <u>Assistant Planner</u>
SIGNATURE <u>Miranda Mueller</u>	PHONE <u>503-623-9237</u>	DATE <u>10/13/2020</u>
GOVERNMENT ENTITY <u>Polk County Community Development</u>	EMAIL <u>muller.miranda@co.polk.or.us</u>	

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

### Receipt for Request for Land Use Information

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

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

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

\*The applicant indicated that the well and pipelines are existing and that no development is proposed, however, this serves as notification that the subject properties are located within the Special Flood Hazard Area (SFHA). Any non-structural floodplain development, such as excavating, drilling, removal or fill material, etc., within the SFHA would require a land use application and approval prior to conducting the non-structural floodplain development activities. The applicable review and decision criteria for non-structural floodplain development can be found in the Polk county Zoning Ordinance Chapter 178.

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FIRST AMERICAN TITLE 1281782

TL 1600

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After recording return to:  
Thunder Ridge Ranch, LLC  
10255 Wells Landing Rd  
Independence, OR 97351

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

Thunder Ridge Ranch, LLC  
10255 Wells Landing Rd  
Independence, OR 97351

File No.: 7121-1281782 (CAT)  
Date: May 11, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

RECORDED IN POLK COUNTY  
Valerie Unger, County Clerk

2015-004705

05/18/2015 03:05:54 PM

REC-WD Cnt=1 Stn=11 K. WILLIAMS  
\$15.00 \$11.00 \$10.00 \$5.00 \$20.00

\$61.00

### STATUTORY WARRANTY DEED

**Thomas S. Brateng and Reine M. Thomas, Co-Trustees, or their successor in trust, as Trustee of the Thomas S. Brateng Revocable Living Trust dated October 23, 2014, Grantor, conveys and warrants to Thunder Ridge Ranch, LLC, a Washington limited liability company, 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 **\$116,800.00**. (Here comply with requirements of ORS 93.030)

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APN: 308571

Statutory Warranty Deed  
- continued

File No.: 7121-1281782 (CAT)

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.

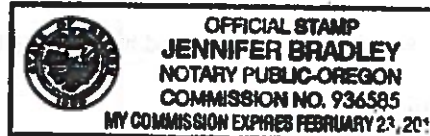
Dated this 18<sup>th</sup> day of May, 2015.

Thomas S. Brateng and Reine M. Thomas,  
Co-Trustees, of the Thomas S. Brateng  
Revocable Living Trust dated October 23,  
2014



Thomas S. Brateng  
Thomas S. Brateng, Co-Trustee

Reine M. Thomas  
Reine M. Thomas, Co-Trustee



STATE OF Oregon )  
 )ss.  
County of Polk )

This instrument was acknowledged before me on this 18<sup>th</sup> day of May, 2015  
by Thomas S. Brateng and Reine M. Thomas as Co-Trustees of the Thomas S. Brateng Revocable Living  
Trust dated October 23, 2014, on behalf of the Trust.

Jennifer Bradley  
Jennifer Bradley  
Notary Public for Oregon  
My commission expires: Feb. 23, 2019



1788, 19

1600

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APN: 308571

Statutory Warranty Deed  
- continued

File No.: 7121-1281782 (CAT)

**EXHIBIT A**

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

Beginning at a point 5.30 chains West from the Southeast corner of the farm consisting of 219.49 acres conveyed by Alfred M. McLaughlin and Mary E. McLaughlin, his wife, to James Henry Thurston, by deed recorded in Book 70, Page 56, Deed Records for Polk County, Oregon, and situate in Township 9 South, Range 4 West of the Willamette Meridian in Polk County, Oregon; and running thence North 10.38 chains to the tract of land conveyed to C.A. Cobine; thence West 21.32 chains; thence South 10.38 chains; thence East 21.32 chains to the place of beginning.

**EXCEPTING** that parcel of land described as follows: Beginning at a point which is 56.70 chains East and 25.12 chains South of the Northeast corner of the Donation Land Claim of Alexander V. McCarthy and 5.30 chains West of the section line dividing Sections 13 and 14 in Township 9 South, Range 4 West of the Willamette Meridian; and running thence West along the South line of the land heretofore conveyed by the grantors, Warren K. McGowan, et al, to C.A. Cobine, 2.90 chains; thence South 10.38 chains; thence East 2.90 chains; and thence North 10.38 chains to the place of beginning.

Together with the following described easement for Road and Utility purposes; Beginning at an iron pipe which is 1023.87 feet South 00° 40' 50" East and 541.55 feet South 89° 43' 00" West and South 00° 39' 00" East 257.75 feet of the quarter section corner between section 13 and 14 in Township 9 South, Range 4 West of the Willamette Meridian in Polk County, Oregon said point being North 00° 39' 00" West 30.00 feet of the center line of the old county road; Thence North 89° 33' 45" East parallel with the center line of the old county road to the intersection with the West line of Wells Landing Road; Thence South 33° 32' 00" West along the Westerly line of Wells Landing Road to the center line of the old county road; Thence South 89° 33' 45" West 220.31 feet along the center line of the old county road; Thence North 00° 39' 00" West 287.75 feet to a point on the South line of the second described parcel, described on the document recorded at BOR 2003-010647 Polk County Records; Thence along the South line North 89° 41' 36" East 30.00 feet more or less to the Southwest corner of property described in Volume 139 Page 369 Polk County Deed Records; Thence South 00° 39' 00" East 257.75 feet to the point of beginning.

**Note:** This legal description was created prior to January 1, 2008.

State of Washington

Q.C. TL 1600  
THUNDER RIDGE TO RON DESROCHE  
Rev. 1343D0B

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

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This instrument was prepared by:

Robert Desroche  
12328 Woods Creek Rd  
Monroe, WA 98272

RECORDED IN POLK COUNTY  
Valerie Unger, County Clerk

2020-017445

After recording, mail document  
and tax statements to:

Thunder Ridge Ranch, LLC.  
12328 Woods Creek Rd  
Monroe, WA 98272  
Tax ID# 308571



\$106.00

00388956202000174450040048

11/20/2020 10:19:38 AM

REC-QD Cnt=1 Stn=1 K. WILLIAMS  
\$20.00 \$10.00 \$11.00 \$60.00 \$5.00

## QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this <sup>19</sup> day of November, 2020 (the "Effective Date") between Thunder Ridge Ranch, LLC. (the "Grantor"), a limited liability company whose mailing address is 12328 Woods Creek Rd, Monroe, WA 98272, and Ronald S. Desroche (the "Grantee"), an individual whose mailing address is 10255 Wells Landing Rd, Independence, OR 97351.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in an unincorporated area in Polk County, Oregon, and more particularly described as follows:

See attached description of property - Exhibit A

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The Property is not homestead of the Grantor.

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.

Grantor declares that the transfer is exempt from any documentary transfer taxes.

EXECUTED this 18<sup>th</sup> day of November, 2020.

Thunder Ridge Ranch, LLC.  
Grantor Name

  
Representative Signature

Robert Desroche  
General Manager  
Representative Name and Title

  
Grantee Signature

Ronald S. Desroche  
Grantee Name

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**ACKNOWLEDGEMENT OF NOTARY PUBLIC**

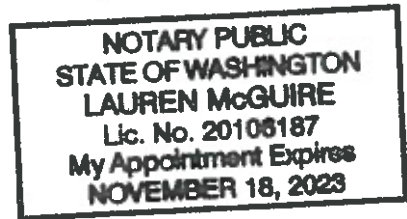
STATE OF WASHINGTON.

COUNTY OF SNOHOMISH.

On this day, personally appeared before me, Ronald & Robert Desroche, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 19<sup>th</sup> day of NOVEMBER, 20 20.

*Lauren McGuire*  
Notary's Public Signature



NOV 18 2023 (Date)  
My Commission Expires



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APN: 308571

Statutory Warranty Deed  
- continued

File No.: 7121-1281782 (CAT)

**EXHIBIT A**

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

Beginning at a point 5.30 chains West from the Southeast corner of the farm consisting of 219.49 acres conveyed by Alfred M. McLaughlin and Mary E. McLaughlin, his wife, to James Henry Thurston, by deed recorded in Book 70, Page 56, Deed Records for Polk County, Oregon, and situate in Township 9 South, Range 4 West of the Willamette Meridian in Polk County, Oregon; and running thence North 10.38 chains to the tract of land conveyed to C.A. Cobine; thence West 21.32 chains; thence South 10.38 chains; thence East 21.32 chains to the place of beginning.

**EXCEPTING** that parcel of land described as follows: Beginning at a point which is 56.70 chains East and 25.12 chains South of the Northeast corner of the Donation Land Claim of Alexander V. McCarthy and 5.30 chains West of the section line dividing Sections 13 and 14 in Township 9 South, Range 4 West of the Willamette Meridian; and running thence West along the South line of the land heretofore conveyed by the grantors, Warren K. McGowan, et al, to C.A. Cobine, 2.90 chains; thence South 10.38 chains; thence East 2.90 chains; and thence North 10.38 chains to the place of beginning.

Together with the following described easement for Road and Utility purposes; Beginning at an iron pipe which is 1023.87 feet South 00° 40' 50" East and 541.55 feet South 89° 43' 00" West and South 00° 39' 00" East 257.75 feet of the quarter section corner between section 13 and 14 in Township 9 South, Range 4 West of the Willamette Meridian in Polk County, Oregon said point being North 00° 39' 00" West 30.00 feet of the center line of the old county road; Thence North 89° 33' 45" East parallel with the center line of the old county road to the intersection with the West line of Wells Landing Road; Thence South 33° 32' 00" West along the Westerly line of Wells Landing Road to the center line of the old county road; Thence South 89° 33' 45" West 220.31 feet along the center line of the old county road; Thence North 00° 39' 00" West 287.75 feet to a point on the South line of the second described parcel, described on the document recorded at BOR 2003-010647 Polk County Records; Thence along the South line North 89° 41' 36" East 30.00 feet more or less to the Southwest corner of property described in Volume 139 Page 369 Polk County Deed Records; Thence South 00° 39' 00" East 257.75 feet to the point of beginning.

Note: This legal description was created prior to January 1, 2008.

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JL 900

TICOR TITLE

471809-5012

RECORDING REQUESTED BY:  
GRANTOR'S NAME:  
Michele Multanen

GRANTEE'S NAME:  
Ronald S. DesRoche

SEND TAX STATEMENTS TO:  
Ronald S. DesRoche  
10255 Wells Landing Rd  
Independence, OR 97351

AFTER RECORDING RETURN TO:  
Ronald S. DesRoche  
10255 Wells Landing Rd  
Independence, OR 97351-9798

Escrow No: 471809005012-TTMDWIL20

RECORDED IN POLK COUNTY  
Valerie Unger, County Clerk

2009-014654



\$51.00

00224184200900146540020020

12/29/2009 09:51:01 AM

REC-88 Cnt=1 Stn=1 K. WILLIAMS  
\$10.00 \$10.00 \$11.00 \$15.00 \$5.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**BARGAIN AND SALE DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Michele Multanen, Grantor, conveys to

Ronald S. DesRoche, Grantee, the following described real property, situated in the County of Polk, State of Oregon,

The attached legal description Exhibit 'A' is made a part hereof by this reference

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 30.830, 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.

The true consideration for this conveyance is none. (See ORS 93.030).

Dated: December 28, 2009

*Michele Multanen*  
Michele Multanen

State of OREGON

COUNTY of Manion

This instrument was acknowledged before me on December 28, 2009 by Michele Multanen

*Debbie King*  
Notary Public - State of Oregon

My commission expires: 2-28-2011

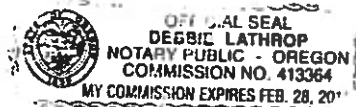


EXHIBIT 'A'

Beginning at an iron rod on the Northerly side of a County Road at a point which is 31.02 chains East and 9.70 chains North 61° 12' East and 0.378 chains North 13° 51' West from the Southwest corner of the Robert McLaughlin Donation Land Claim in Township 9 South, Range 4 West of the Willamette Meridian, Polk County, Oregon; thence North 13° 51' West 13.972 chains, more or less, to the North line of a tract of land conveyed to John Lindow, by deed recorded in Volume 09, Page 416, Deed Records for Polk County, Oregon; thence East along the North line of said tract 26.10 chains, more or less, to the East line of Section 14, in said Township and Range; thence South 0.97 chains to the meander line on the West bank of the Willamette River; thence South 28° 30' West 2.00 chains; thence south 24° West 1.50 chains; thence South 30° West 0.54 chains; thence West 18.17 chains; thence South 9.190 chains, more or less, to the center of said County Road; thence South 61° 12' West along the center of said County road 2.603 chains, more or less, to a point which is South 13° 51' East from the place of beginning; thence North 13° 51' West 0.378 chains to the place of beginning.

SAVE AND EXCEPT that parcel of land conveyed to Polk County, a political subdivision of the State of Oregon, in Book 186 Page 446, described as follows: Beginning at Engineers Station 59+16.66 P.S., of County Road No. 945 said station being in the center of the original Browns Ferry-Buena Vista Road at a point 85.08 feet West and 625.30 feet South from the quarter section corner of the East line of Section 14, in Township 9 South, Range 4 West of the Willamette Meridian; and running thence in a Southerly direction along the arc of a 200 foot spiral curve to the right (a=3.0 and the long chord bears South 7° 07' West 199.90 feet) to Station 61+16.66 P.S.C.; thence along the arc of a 6° curve to the right (the long chord of which bears South 20° 18' West 304.80 feet) a distance of 306.11 feet to Station 64+22.77 P.S.C.; thence along the arc of a 200 foot spiral curve to the right (a=3.0 and the long chord bears South 33° 29' West 199.90 feet) to Station 66+22.77 P.T.; thence South 35° 29' West 75.84 feet to Station 66+09.61 P.S.

FURTHER SAVE AND EXCEPT those portions of the above described parcel conveyed to Marc A. McGowen by deeds Recorded May 17, 1983, in Book 170, Page 2181 and February 6, 1986, in Book 192, Page 540, Book of Records, Polk County, Oregon.

FURTHER SAVE AND EXCEPT that portion conveyed by deed recorded April 10, 1980, in Book of Record 148, Page 343, Deed Records of Polk County, Oregon.

TOGETHER WITH roadway easements as reserved in instruments recorded May 17, 1983 in Book 170, page 2181 and recorded February 6, 1986 in Book 192, page 540, Deed Records of Polk County, Oregon.

Reserving the following described easement for Road and Utility purposes; Beginning at an iron pipe which is 1023.87 feet South 00° 40' 50" East and 541.55 feet South 89° 43' 00" West and South 00° 39' 00" East 257.75 of the quarter section corner between section 13 and 14 in Township 9 South, Range 4 West of the Willamette Meriden in Polk County, Oregon said point being North 00° 39' 00" West 30.00 feet of the center line of the old county road; Thence North 89° 33' 45" East parallel with the center line of the old county road to the intersection with the West line of Wells Landing Road; Thence South 33° 32' 00" West along the Westerly line of Wells Landing road to the center line of the old county road; Thence South 89° 33' 45" West 220.31 feet along the center line of the old county road; Thence North 00° 39' 00" West 287.75 feet to a point on the South line of the second described parcel, described on the document recorded at BOR 2003-010647 Polk County Records; Thence along said South line North 89° 41' 36" East 30.00 feet more or less to the Southwest corner of property described in Volume 139 Page 369 Polk County Deed Records; Thence South 00° 39' 00" East 257.75 feet to the point of beginning.

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Oregon Water Resources Department  
Groundwater Application

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Today's Date: Tuesday, November 24, 2020

Base Application Fee.		\$1,340.00
Number of proposed cubic feet per second (cfs) to be appropriated. (1 cfs = 448.83 gallons per minute)	00.33	\$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 groundwater points of appropriation. (i.e. number of wells) (include all injection wells, if applicable) **	1	
Subtotal:		\$1,690.00
Permit Recording Fee. ***		\$520.00
* the 1st Water Use is included in the base cost. ** the 1st groundwater point of appropriation is included in the base cost. *** the Permit Recording Fee is not required when the application is submitted but, must be paid before a permit will be issued. It is fully refundable if a permit is not issued. If the recording fee is not paid prior to issuance of the Final Order, permit issuance will be delayed.	<input type="button" value="Recalculate"/>	
Estimated cost of Permit Application		\$2,210.00

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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.

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

#### 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: \$ 2,210 ~  
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)