

Application for a Permit to Use
Surface Water

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

SECTION 1: APPLICANT INFORMATION AND SIGNATURE

Applicant

NAME KAREN GAY VOLK			PHONE (HM)	RECEIVED
PHONE (WK)	CELL (541) 637-6363		FAX	DEC 14 2020
ADDRESS 448 SE CHADWICK STREET				OWRD
CITY ROSEBURG	STATE OR	ZIP 97470	E-MAIL * FRONTDESK@KARENVOLKREALTY.COM	

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		PHONE	FAX
ADDRESS			CELL
CITY	STATE	ZIP	E-MAIL *


Note: Attach multiple copies as needed

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

By my signature below I confirm that I understand:

- I am asking to use water specifically as described in this application.
- Evaluation of this application will be based on information provided in the application.
- I cannot legally use water until the Water Resources Department issues a permit.
- The Department encourages all applicants to wait for a permit to be issued before beginning construction of any proposed diversion. Acceptance of this application does not guarantee a permit will be issued.
- If I begin construction prior to the issuance of a permit, I assume all risks associated with my actions.
- If I receive a permit, I must not waste water.
- If development of the water use is not according to the terms of the permit, the permit can be cancelled.
- The water use must be compatible with local comprehensive land use plans.
- Even if the Department issues a permit, I may have to stop using water to allow senior water right holders to receive water to which they are entitled.

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

	_____	_____
Applicant Signature	Print Name and Title if applicable	Date 10/20/20
_____	_____	_____
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: SOURCE OF WATER

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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 Section 23 NWNW	
Source 2:	Tributary to:
TRSQQ of POD:	

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

B. Applications to Use Stored Water

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

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

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

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

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

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

This information must be provided for your application to be accepted as complete. The Water Resources Department will determine whether the proposed use will impair or be detrimental to the public interest with regard to sensitive, threatened or endangered fish species.

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

For more detailed information, click on the following link and enter the T,R,S,QQ or the Lat/Long of a POD and click on "Submit" to retrieve a report that will show which section, if any, of the rules apply:
https://apps.wrd.state.or.us/apps/misc/lkp_trsqq_features/

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

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

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

Yes No

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

If yes,

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

- I understand that the Oregon Department of Environmental Quality will review my application to determine if the proposed use complies with existing state and federal water quality standards.
- I understand that I will install and maintain water use measurement and recording devices as required by the Water Resources Department, and comply with recording and reporting permit condition requirements.

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

Is the POD located in an area where the Lower Columbia rules apply?

Yes No

If yes, you are notified that that the Water Resources Department will determine, by reviewing recovery plans, the Columbia River Basin Fish and Wildlife Program, and regional restoration programs applicable to threatened or endangered fish species, in coordination with state and federal agencies, as appropriate, whether the proposed use is detrimental to the protection or recovery of a threatened or endangered fish species and whether the use can be conditioned or mitigated to avoid the detriment.

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

If yes, provide the following information (the information must be provided with the application to be considered complete).

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

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

Statewide - OAR 690-033-0330 thru -0340

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

Yes No

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

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SECTION 5: WATER USE

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

SOURCE	USE	PERIOD OF USE	AMOUNT
North Umpqua River	Domestic Expanded	Year Round (0.01)cfs	<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: 1
- If the use is **mining**, describe what is being mined and the method(s) of extraction: _____

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SECTION 6: WATER MANAGEMENT

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A. Diversion and Conveyance

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

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- Pump (give horsepower and type): 3 horse power, electric, submersible.
- 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.

Water will be pumped from the North Umpqua River to residence for domestic purposes and irrigation of up to 1/2 acre noncommercial lawn or garden area.

B. Application Method

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

Household plumbing and lawn/garden sprinkler system.

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.

Best residential management will be used to prevent runn off and erosion.

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 screen will be installed on pump, prior to the 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: Non 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.

SECTION 8: PROJECT SCHEDULE

- a) Date construction will begin: Upon issue of Permit
- b) Date construction will be completed: Oct 1, 2021
- c) Date beneficial water use will begin: Oct 1, 2022

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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).*

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

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Applicant(s): Karen Volk

Mailing Address: 448 SW Chadwick Street

City: Roseburg

State: OR

Zip Code: 97470

Daytime Phone: (541) 637-6363

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>T.26S</u>	<u>R.6W</u>	<u>23</u>	<u>NWNW</u>	<u>2500</u>	_____	<input checked="" type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	_____
<u>T.26S</u>	<u>R.6W</u>	<u>23</u>	<u>NENW</u>	<u>2500</u>	_____	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	_____
<u>T.26S</u>	<u>R.6W</u>	<u>23</u>	<u>NWNW</u> <u>NENW</u>	<u>2501</u>	_____	<input type="checkbox"/> Diverted	<input 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: 0.01 cubic feet per second
 gallons per minute
 acre-feet

Intended use of water: Irrigation
 Commercial
 Industrial
 Domestic for 1 household(s)
 Municipal
 Quasi-Municipal
 Instream
 Other Domestic Expanded for one household

Briefly describe:

Water is needed for Domestic Expanded purposes to include 1/2 acre non commercial lawn or garden area.

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

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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): UDO Section 3.3.050
- 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.

2606W-23B-2500
R17964
Rural-Residential (RR)

**DOUGLAS COUNTY PLANNING DEPARTMENT
ROOM 100, JUSTICE BUILDING
DOUGLAS COUNTY COURTHOUSE
ROSEBURG, OR 97430**

Name: Sean Vermilya Title: Planning Technician
 Signature: Sean Vermilya Phone: 541-440-4299 Date: 10/20/2020
 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: _____



Douglas County

Planning and Sanitation Pre-Application Worksheet

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OTHER ACTION

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Worksheet Number <h2 style="margin: 0;">WS20-0950</h2>	Applicant VOLK, KAREN 448 SE CHADWICK ROSEBURG, OR 97471 (541) 637-6363	Owner VOLK, KAREN 448 SE CHADWICK ROSEBURG, OR 97471
---	--	--

SITE INFORMATION

Site Address 0 RIVER BEND RD ROSEBURG, OR 97471	MTL 26-06W-23B-02500	Property ID Number (Primary) R17964	Size (Acres) 0.52
Improvement LUCS FOR OWRD		Proposed Use Land Use Compatibility Statement	
Existing Structures (Number and Type) NONE		Distance of Building Site from River, Creek, or Stream Bank >50 FT	
Directions GARDEN VALLEY BLVD WEST, RIGHT ON FISHER RD, LEFT ON RIVER BEND RD, PROPERTY ON THE RIGHT			

As, for, or on behalf of, all property owners:

APPLICANT SIGNATURE: *Karen Volk* DATE: 10/20/20

PLANNING DEPARTMENT INFORMATION

Zoning RR	Overlays FP		
SETBACKS (Rural Residential - 2 Acre)			
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 NONE	Riparian Setback 50 FEET	
Parking Spaces Required NONE	Building Height 45 Feet	Flood Plain Yes	Floor Height Above Ground N/A

Conditions of Approval
LUCS FOR OREGON WATER RESOURCES DEPARTMENT (WRD) FOR A DOMESTIC WATER IMPOUNDMENT; NO STRUCTURAL DEVELOPMENT AUTHORIZED THROUGH THIS LUCS; MUST MEET ALL REQ AND PERMITTING FROM ALL APPLICABLE AGENCIES; FP OVERLAY NOT APPLICABLE.

Sanitation N/A	Sanitary District	Water N/A	Access Permit Required? NOT REQ'D
Report Codes NONSTRUCTURAL N/A N/A COUNTY ACCESS WATER RIGHTS			
Refer To NONE			
Approved By: SPV	Date: 10/20/2020	Receipt #: P37677	Amount: \$ 165.00
		Expiration Date: 10/19/2021	

SANITATION INFORMATION

SE#	STP#	Existing System	System: Approved <input type="checkbox"/> Denied <input type="checkbox"/>
Remarks			
By:	Date:	CSC Date:	



DOUGLAS COUNTY PLANNING & BUILDING

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

Date Printed
10/20/2020
3:04 pm

Permit Number: WS20-0950
Job Address: 0 RIVER BEND RD, ROSEBURG

Receipt: P37677

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

Date Paid: 10/20/2020
Paid By: VOLK, KAREN
Pay Method: CHECK 3951
Received By: TERI L HAMMONS

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After recording return to:
Karen Gay Volk
448 SE Chadwick
Roseburg OR 97470

Until a change is requested all tax
statements shall be sent to the
following address:
Karen Gay Volk
448 SE Chadwick
Roseburg OR 97470

File No.: 7391-3552848 (jt)
Date: September 17, 2020

THIS SPACE RESERVED FOR RECORDER'S USE

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STATUTORY BARGAIN AND SALE DEED

Karen Gay Volk and Hap Volk, Grantor, conveys to **Karen Gay Volk**, Grantee, the following described real property:

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

The true consideration for this conveyance is **BLA M20-022**. (Here comply with requirements of ORS 93.030)

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 day of Sept., 2020.

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APN: R17972

Bargain and Sale Deed
- continued

File No.: 7391-3552848 (jt)
Date: 09/17/2020

Karen Gay Volk
Karen Gay Volk

Hap Volk
Hap Volk

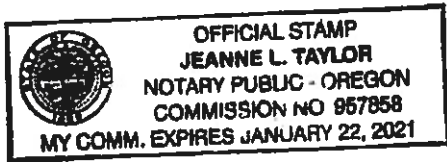
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STATE OF Oregon)
County of Douglas)ss.

This instrument was acknowledged before me on this 18 day of sept, 2020
by **Karen Gay Volk and Hap Volk.**



Jeanne Taylor
Notary Public for Oregon
My commission expires: 1-22-21

APN: R17972

Bargain and Sale Deed
- continued

File No.: 7391-3552848 (jt)
Date: 09/17/2020

EXHIBIT A

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

All that portion of Lot 10, RIVER BEND ACRES, Douglas County, Oregon, which lies Southwesterly of a line parallel to and 50 feet Southwesterly of the Northeasterly boundary of said Lot 10.

EXCEPTING the Southwesterly 3.50 feet thereof.

This legal description is created pursuant to Douglas County Planning Department File No. M20-022.

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Douglas County Official Records Patricia K. Hitt, County Clerk	2016-007199
	04/28/2016 01:38:33 PM
DEED-WD Cnt=1 Str=1 CAROL	
\$10.00 \$11.00 \$10.00 \$20.00	\$51.00

TJR

DOUGLAS COUNTY CLERK

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CERTIFICATE PAGE

WESTERN TITLE & ESCROW COMPANY 11678663D

DO NOT REMOVE THIS PAGE FROM ORIGINAL
DOCUMENT

THIS PAGE MUST BE INCLUDED IF DOCUMENT IS RE-RECORDED

Western Title & Escrow
 2345 NW Kline Street, Suite 101, Roseburg, OR 97471
 Order Number: 116786-LKC

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Grantor Mariys Powell, Successor Trustee Tipton Family Trust 22421 100th Avenue SE Kent, WA 98031
Grantee Karen Volk 448 SE Chadwick Roseburg, OR 97471
Until a change is requested, all tax statements shall be sent to the following address: Karen Volk 448 SE Chadwick Roseburg, OR 97471

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Mariys J. Powell, Successor Trustee of the Tipton Family Trust, Grantor, conveys and warrants to Karen Volk, Grantee, the following described real property free of encumbrances except as specifically set forth herein: R17964 26-06W-23B-02500

All that portion of Lot 10, RIVER BEND ACRES, Douglas County, Oregon, which lies Northeastery of a line parallel to and 50 feet Southwesterly of the Northeastary boundary of said Lot 10.

Account: R17964
 Map & Tax Lot: 26-06W-23B-02500

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$30,000.00. (Here comply with requirements of ORS 93.030.)

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 195.338 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.

Executed this 26 day of April, 2016

Tipton Family Trust
Mariys J. Powell S.T.
 By: Mariys J. Powell
 Its Successor Trustee

State of Washington County of Winnemucca) ss.

This instrument was acknowledged before me on this 26 day of April, 2016 by Mariys J. Powell, as Successor Trustee of Tipton Family Trust

Christiane S Pieper
 Notary Public for the State of Washington
 My commission expires: 03-02-2019

Notary Public
 State of Washington
 CHRISTIANE S PIEPER
 My Appointment Expires Mar 2, 2019

Property Details for Property ID: R17972

Owner Information :

Owner Name: VOLK, KAREN GAY & HAP
Owner Address #1: 448 SE CHADWICK ST
Owner Address #2:
Owner Address # 3: Alternate Account #: 43539.01
Owner City/State/Zip: ROSEBURG, OR 97470 Account Status: A

Property Information :

Township: 26 Situs Address: 0 RIVER BEND RD
ROSEBURG, OR 97471
Range: 06W Map ID: 280623B02501
Section: 23 County Property Class: 410
Quarter: B Legal Acreage: 0.52
Sixteenth: Code Area: 00402
Maintenance Area: 5 Neighborhood Code: KHR
Year Built: Living Area:
Bedrooms: Baths:
Exemption Code: Exemption Desc.:
MFD Home ID:

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Value Information : 2020-2021 Certified Values and Tax Information

Improvement Appr. Value: \$0.00 Total Appr. Value: \$5,000.00
Land Appr. Value: \$5,000.00 Exemption Value: \$0.00
Land Market Value: \$5,000.00 Total Assessed Value: \$5,000.00
Total Real Market Value: \$5,000.00 Taxes Imposed: \$48.56

OWRD

Sales Information :

Deed No: 2020-12991
Sale Price: \$0.00 Sale Date: 7/28/2020

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.

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Property Details for Property ID: R17964

Owner Information :

Owner Name: VOLK, KAREN
Owner Address #1: 448 SE CHADWICK
Owner Address #2:
Owner Address # 3: Alternate Account #: 43539.00
Owner City/State/Zip: ROSEBURG, OR 97471 Account Status: A

Property Information :

Township: 26 Situs Address: 0 RIVER BEND RD
ROSEBURG, OR 97471
Range: 06W Map ID: 260623B02500
Section: 23 County Property Class: 410
Quarter: B Legal Acreage: 0.52
Sixteenth: Code Area: 00402
Maintenance Area: 5 Neighborhood Code: KHR
Year Built: Living Area:
Bedrooms: Baths:
Exemption Code: Exemption Desc.:
MFD Home ID:

Value Information : 2020-2021 Certified Values and Tax Information

Improvement Appr. Value: \$0.00 Total Appr. Value: \$70,000.00
Land Appr. Value: \$70,000.00 Exemption Value: \$0.00
Land Market Value: \$70,000.00 Total Assessed Value: \$5,967.00
Total Real Market Value: \$70,000.00 Taxes Imposed: \$58.06

Sales Information :

Deed No: 2016-7199
Sale Price: \$30,000.00 Sale Date: 4/26/2016

DISCLAIMER

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Oregon Water Resources Department
Surface Water Application

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Today's Date: Monday, October 19, 2020

Base Application Fee.		\$930.00
Number of proposed cubic feet per second (cfs) to be diverted. (1 cfs = 448.83 gallons per minute)	0.01	\$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. **	1	
Number of Acre Feet to be diverted from Stored Water. (if the application is appropriating water from a pond/reservoir)	0	
Subtotal:		\$1,280.00
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. If the recording fee is not paid prior to issuance of the Final Order, permit issuance will be delayed.	Recalculate	
Estimated cost of Permit Application		\$1,800.00

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