



NEXT TO 11050 ELKINS ROAD

MONMOUTH, OR



PROPERTY SYNOPSIS

LOCATION

LOCATED OUTSIDE OF MONMOUTH, CLOSE TO HWY 99, DOWN A LONG GRAVEL DRIVEWAY, NEAR THE LUCKIAMUTE RIVER

PROPERTY DETAILS

- 152.65 ACRES
 - TWO PARCELS
 - PARCEL 1 IS 133.96 ACRES
 - PARCEL 2 IS 18.65 ACRES
- ZONED EFU
- WALDO SILT CLAY LOAM AND WOODBURN SILT CLAY LOAM
- SLOUGH AREA WITH RESERVOIR
- NOT LEASED BUT CURRENTLY IS USED FOR RUNNING CATTLE AND DUCK CLUB
- WELL ON PROPERTY
- PENDING WATER RIGHTS PLEASE REACH OUT TO OWRD FOR MORE INFORMATION.
 - PERMIT FOR A MULTIPURPOSE RESERVOIR. 19.46 ACRE-FEET BETWEEN DECEMBER AND MARCH FOR STORAGE. THIS WAS JUST ISSUED IN DECEMBER 2023 THE DEVELOPMENT OF THE POND IS APPROXIMATELY 12/29/2028.
 - OWRD LINK : [HTTPS://APPS.WRD.STATE.OR.US/APPS/WR/WRINFO/WR_DETAILS.ASPX?SNP_ID=224277](https://apps.wrd.state.or.us/apps/wr/wrinfo/wr_details.aspx?SNP_ID=224277)

The information contained in this brochure is from reliable sources and is believed to be correct but it is not guaranteed.



**Oregon
Farm & Home**
★ BROKERS ★





MAPS

PROVIDED BY LAND.COM

*SCAN HERE FOR
INTERACTIVE MAP*



INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.





LUCKIAMUTE RIVER

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COUNTY INFORMATION

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS

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POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **218726**
 Tax Lot: **951200 501**
 Owner: W-96 LLC
 CoOwner:
 Site:
 OR 97361
 Mail: PO Box 397
 Dallas OR 97338
 Zoning: County-EFU - Exclusive Farm Use Zone
 Std Land
 Use: AMSC - Agricultural Misc
 Legal:
 TwN/Rng/Sec: T:09S R:05W S:12 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$100,190.00**
 Market Land: **\$100,190.00**
 Market Impr:
 Assessment Year: **2024**
 Assessed Total: **\$12,277.00**
 Exemption:
 Taxes: **\$167.06**
 Levy Code: 1308
 Levy Rate: 14.0171

SALE & LOAN INFORMATION

Sale Date: 11/18/2022
 Sale Amount: \$850,000.00
 Document #: 12237
 Deed Type: Deed
 Loan
 Amount: \$402,615.00
 Lender: PRIVATE INDIVIDUAL
 Loan Type: Private Party Lender
 Interest
 Type:
 Title Co: FIRST AMERICAN

PROPERTY CHARACTERISTICS

Year Built:
 Eff Year Built:
 Bedrooms:
 Bathrooms:
 # of Stories:
 Total SqFt:
 Floor 1 SqFt:
 Floor 2 SqFt:
 Basement SqFt:
 Lot size: 18.65 Acres (812,394 SqFt)
 Garage SqFt:
 Garage Type:
 AC:
 Pool:
 Heat Source:
 Fireplace:
 Bldg Condition:
 Neighborhood:
 Lot:
 Block:
 Plat/Subdiv:
 School Dist: 13J - Central
 Census: 1035 - 020306
 Recreation:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Assessor Map



Fidelity National Title

Parcel ID: 218726

Site Address:

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Aerial Map

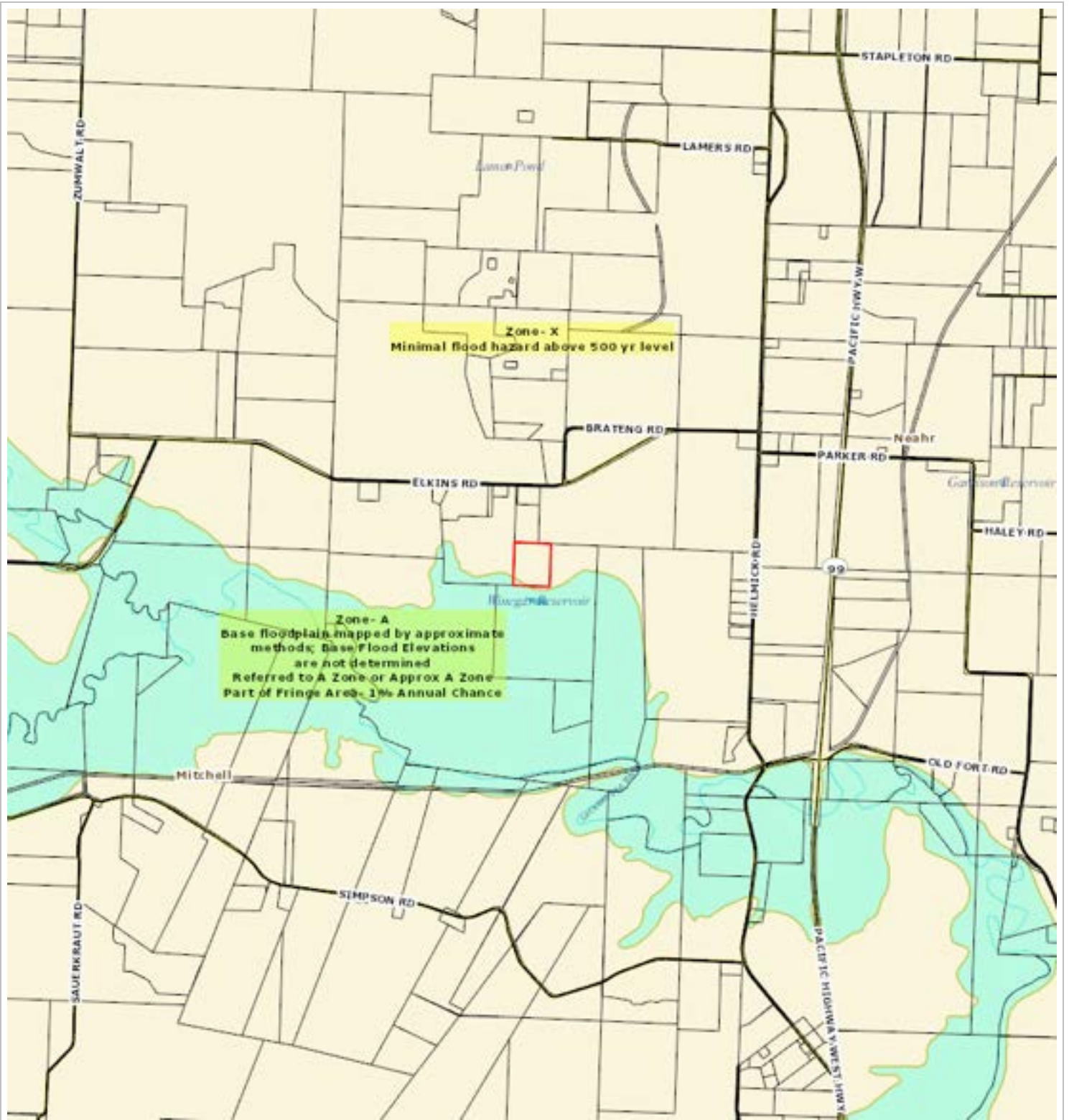


Fidelity National Title

Parcel ID: 218726

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Flood Map



Fidelity National Title

Parcel ID: 218726

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Polk County
2024 Real Property Assessment Report
 Account 218726
 NOT OFFICIAL VALUE

Map 09512-00-00501
Code - Tax ID 1308 - 218726

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing W-96 LLC
 PO BOX 397
 DALLAS OR 97338

Deed Reference # 2022-12237
Sales Date/Price 11-17-2022 / \$850,000
Appraiser HEATER, RANDY

Property Class 550 **MA SA NH**
RMV Class 500 05 26 000

Site Situs Address	City
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Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
1308	Land	100,190		Land	0
	Impr	0		Impr	0
Code Area Total		100,190	53,870	12,277	0
Grand Total		100,190	53,870	12,277	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
1308	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	6.00 AC	H3	006*	42,000
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	12.65 AC	H4	006*	58,190
Code Area Total							18.65 AC			100,190

Improvement Breakdown										
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV		

Exemptions / Special Assessments / Notations
<p>Notations</p> <ul style="list-style-type: none"> ■ FARM POT'L ADD'L TAX LIABILITY ■ 100 YEAR FLOOD PLAIN

Contig Accts 218867

Comments 2016 - Re-app, could not access RH 5/16

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

25-Apr-2024

W-96 LLC
 PO BOX 397
 DALLAS OR 97338

Tax Account #	218726	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1308
Situs Address		Interest To	Apr 25, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$167.06	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$146.66	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$145.60	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$141.46	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$137.31	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$132.24	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$132.47	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$137.14	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$130.35	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$127.50	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$117.44	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$114.74	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$111.02	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$107.01	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$108.28	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$105.26	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$107.10	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$98.75	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$101.22	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$95.27	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$95.74	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$89.36	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$87.13	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$74.27	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$79.42	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$67.27	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$66.39	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$69.19	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$64.75	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$73.30	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$72.81	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$80.89	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$82.57	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$101.22	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$93.76	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$82.28	Nov 15, 1988
Total		\$0.00	\$0.00	\$0.00	\$0.00		

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

25-Apr-2024

W-96 LLC
PO BOX 397
DALLAS OR 97338

Tax Account #	218726	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1308
Situs Address		Interest To	Apr 25, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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FIRST AMERICAN 4011353

After recording return to:
W-96 LLC
PO Box 397
Dallas, OR 97338

Until a change is requested all tax
statements shall be sent to the
following address:
W-96 LLC
PO Box 397
Dallas, OR 97338

File No.: 7081-4011353 (BO)
Date: November 16, 2022

THIS SPACE RESERVED FOR RECORDER'S USE	
RECORDED IN POLK COUNTY Valerie Unger, County Clerk	2022-012237 11/18/2022 09:51:02 AM
REC-WD Cnt=1 Stn=7 V. UNGER \$15.00 \$11.00 \$10.00 \$60.00 \$5.00	\$101.00

STATUTORY WARRANTY DEED

Luckiamute Land Company, an Oregon Corporation, Grantor, conveys and warrants to **W-96 LLC, an Oregon 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 **\$850,000.00**. (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 195.336 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.

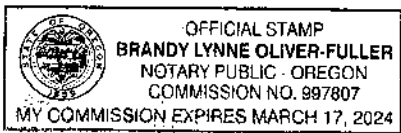
Dated this 17 day of Nov., 2022.

Luckiamute Land Company, an Oregon corporation

By: [Signature]
Name: Richard A. Kreitzberg
Title: President

STATE OF Oregon)
County of Polk Marion)ss.

This instrument was acknowledged before me on this 17 day of Nov., 2022 by Richard A. Kreitzberg as President of Luckiamute Land Company, on behalf of the corporation.



[Signature]
Notary Public for Oregon
My commission expires: 3/17/24

EXHIBIT A

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

PARCEL I:

BEGINNING AT THE NORTHWEST CORNER OF THE HENRY HELMICK DONATION LAND CLAIM NO. 41 IN TOWNSHIP 9 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, IN POLK COUNTY, OREGON; THENCE NORTH 4.35 CHAINS; THENCE WEST 16.54 CHAINS; THENCE SOUTH 14.91 CHAINS; THENCE WEST 18.43 CHAINS; THENCE SOUTH 31.21 CHAINS TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO HAROLD E. MCKAY, ET UX, BY DEED RECORDED JULY 31, 1959, IN DEED BOOK 171, PAGE 417, RECORDS OF POLK COUNTY, OREGON, SAID POINT ALSO BEING ON THE NORTH LINE OF THAT TRACT OF LAND CONVEYED TO HAROLD E. MCKAY, ET UX, AS PARCEL FOUR BY DEED RECORDED OCTOBER 9, 1953, IN DEED BOOK 152, PAGE 77, RECORDS OF POLK COUNTY, OREGON; THENCE EAST ALONG SAID NORTH LINE OF MCKAY TRACT 34.74 CHAINS TO THE WEST LINE OF SAID HELMICK DONATION LAND CLAIM; THENCE NORTH ALONG SAID WEST LINE 41.73 CHAINS TO THE PLACE OF BEGINNING.

PARCEL II:

BEGINNING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF THE JAMES E. ELKINS DONATION LAND CLAIM NO. 44 IN TOWNSHIP 9 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN IN POLK COUNTY, OREGON; THENCE SOUTH 0° 30' WEST 14.91 CHAINS; THENCE SOUTH 89° 30' WEST 12.51 CHAINS; THENCE NORTH 14.91 CHAINS TO A POINT WEST OF THE PLACE OF BEGINNING; THENCE EAST 12.51 CHAINS TO THE PLACE OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS ACROSS THAT CERTAIN REAL PROPERTY MORE PARTICULARLY DESCRIBED IN BOOK 133 PAGE 78, BOOK OF RECORDS, POLK COUNTY, OREGON.

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



POLK COUNTY PROPERTY PROFILE INFORMATION

<p>Parcel #: 218867</p> <p>Tax Lot: 951400 100</p> <p>Owner: W-96 LLC</p> <p>CoOwner:</p> <p>Site:</p> <p style="padding-left: 40px;">OR 97361</p> <p>Mail: PO Box 397</p> <p style="padding-left: 40px;">Dallas OR 97338</p> <p>Zoning: County-EFU - Exclusive Farm Use</p> <p>Std Land Use: AFAR - Farms And Crops</p> <p>Legal:</p> <p>Twn/Rng/Sec: T:09S R:05W S:14 Q: QQ:</p>	
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ASSESSMENT & TAX INFORMATION

<p>Market Total: \$981,510.00</p> <p>Market Land: \$979,900.00</p> <p>Market Impr: \$1,610.00</p> <p>Assessment Year: 2024</p> <p>Assessed Total: \$120,700.00</p> <p>Exemption:</p> <p style="padding-left: 40px;">Taxes: \$1,642.69</p> <p>Levy Code: 1308</p> <p>Levy Rate: 14.0171</p>
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PROPERTY CHARACTERISTICS

<p>Year Built: 1953</p> <p>Eff Year Built:</p> <p>Bedrooms:</p> <p>Bathrooms:</p> <p># of Stories:</p> <p>Total SqFt: 1,400 SqFt</p> <p>Floor 1 SqFt:</p> <p>Floor 2 SqFt:</p> <p>Basement SqFt:</p> <p style="padding-left: 40px;">Lot size: 133.96 Acres (5,835,298 SqFt)</p> <p>Garage SqFt:</p> <p>Garage Type:</p> <p style="padding-left: 40px;">AC:</p> <p style="padding-left: 40px;">Pool:</p> <p>Heat Source:</p> <p>Fireplace:</p> <p>Bldg Condition:</p> <p>Neighborhood:</p> <p style="padding-left: 40px;">Lot:</p> <p style="padding-left: 40px;">Block:</p> <p>Plat/Subdiv:</p> <p>School Dist: 13J - Central</p> <p style="padding-left: 40px;">Census: 1035 - 020306</p> <p>Recreation:</p>

SALE & LOAN INFORMATION

<p>Sale Date:</p> <p>Sale Amount:</p> <p>Document #:</p> <p>Deed Type:</p> <p style="padding-left: 40px;">Loan</p> <p>Amount:</p> <p>Lender:</p> <p>Loan Type:</p> <p style="padding-left: 40px;">Interest</p> <p style="padding-left: 40px;">Type:</p> <p>Title Co:</p>
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Assessor Map



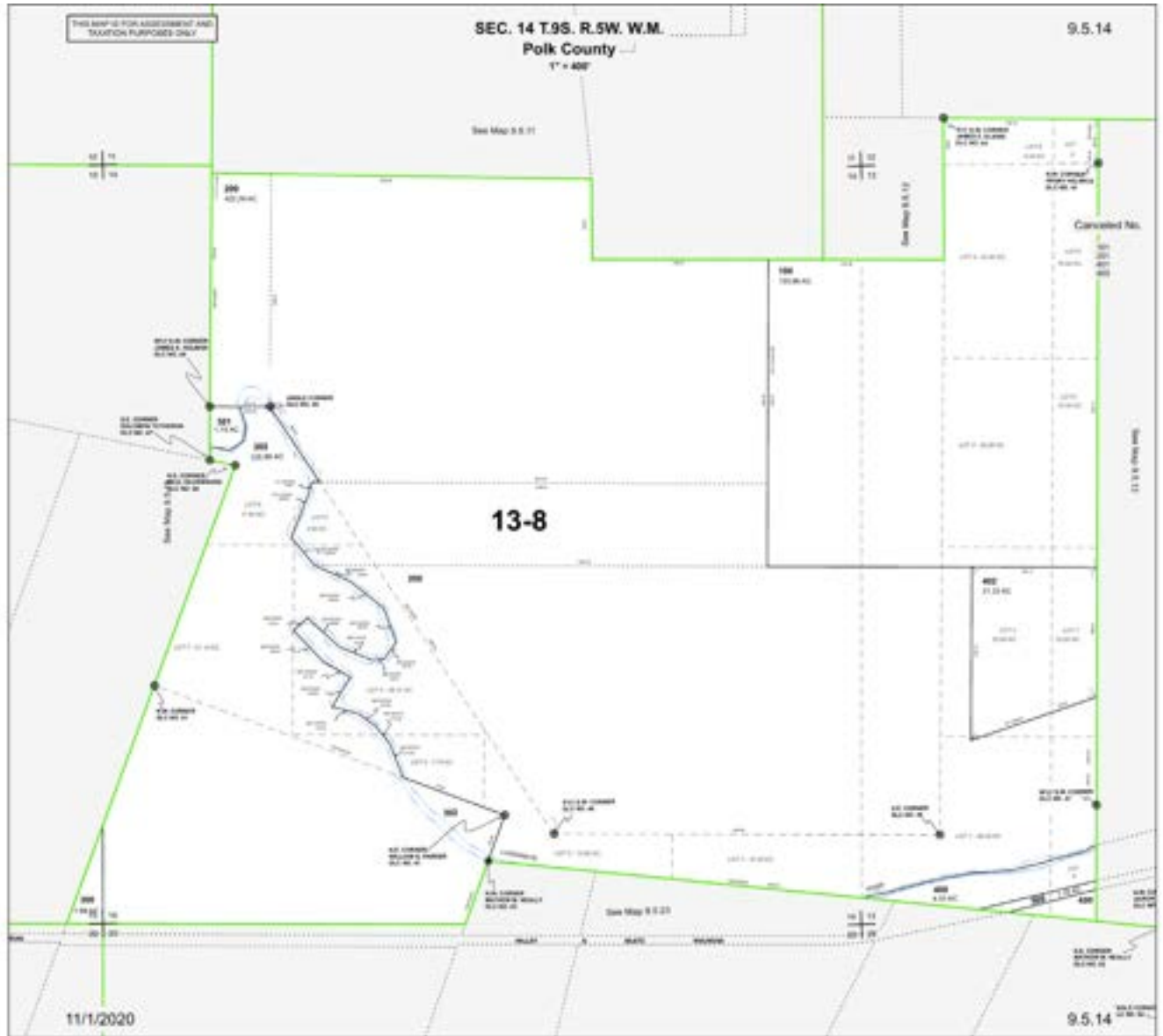
Fidelity National Title

Parcel ID: 218867

Site Address:

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Full Assessor Map



Parcel ID: 218867

Site Address:

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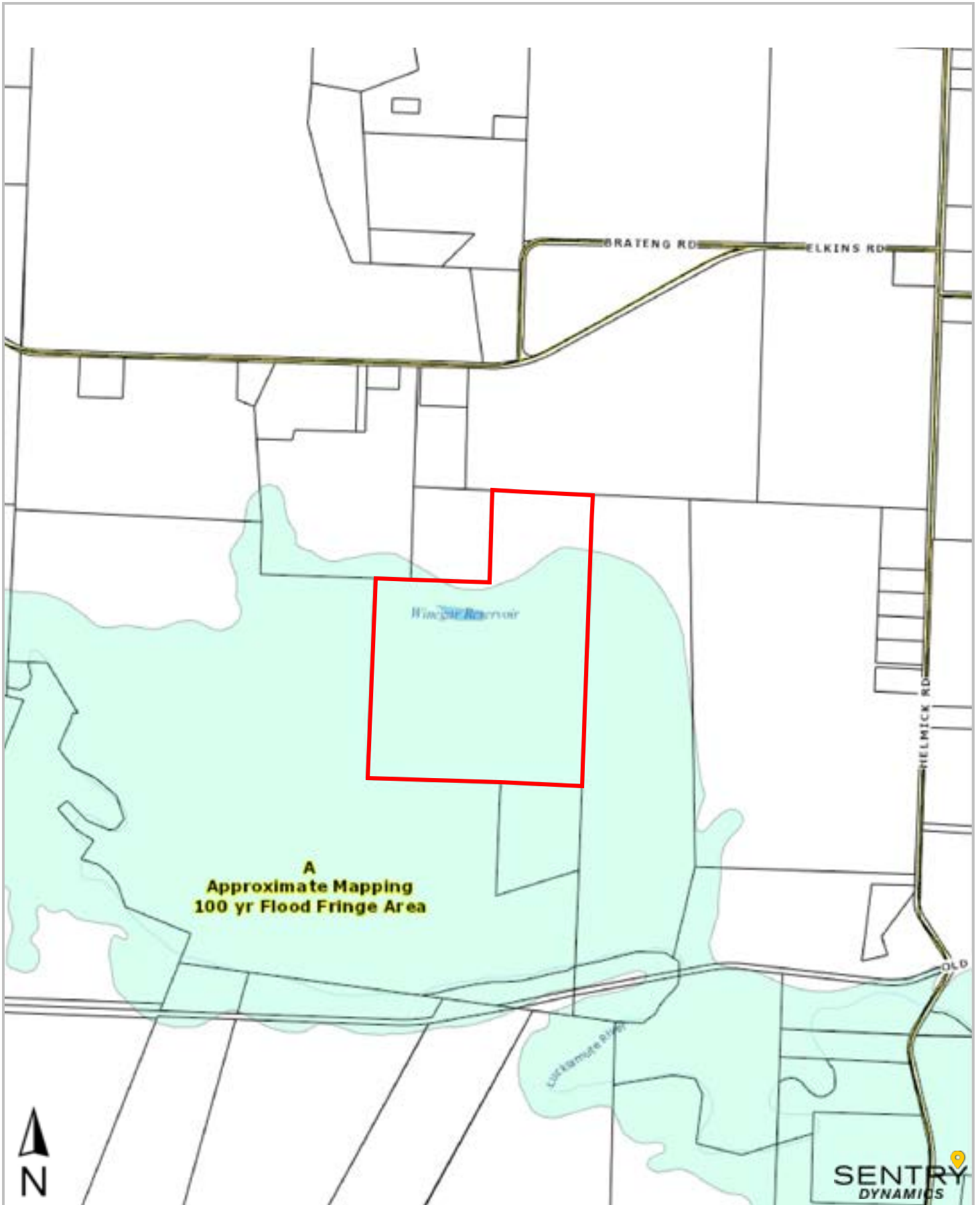
Aerial Map



Fidelity National Title

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A
Approximate Mapping
100 yr Flood Fringe Area



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, it covers the conveyed interest, dimensions, distances, location

Polk County
2024 Real Property Assessment Report
 Account 218867
 NOT OFFICIAL VALUE

Map 09514-00-00100
Code - Tax ID 1308 - 218867

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing W-96 LLC
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Deed Reference # 2022-12237
Sales Date/Price 11-17-2022 / \$850,000
Appraiser HEATER, RANDY

Property Class 551 **MA SA NH**
RMV Class 501 05 26 000

Site Situs Address	City
---------------------------	-------------

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
1308	Land 979,900		Land	0	
	Impr 1,610		Impr	0	
Code Area Total	981,510	291,570	120,700	0	
Grand Total	981,510	291,570	120,700	0	

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
1308	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	51.00 AC	B3	006*	413,100
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	24.50 AC	B4	006*	139,650
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	2.46 AC	B7	006*	3,200
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	13.50 AC	H3	006*	94,500
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	16.00 AC	H4	006*	73,600
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	20.50 AC	K2	006*	215,250
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	1.00 AC	K3	006*	8,700
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	5.00 AC	K4	006*	28,500
	0	<input checked="" type="checkbox"/>		EFU	Pond C - Resource	100	0.00 AC	PONDC	006*	3,400
Code Area Total							133.96 AC			979,900

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
1308	1		302	LEAN-TO	100	700			280
	2		300	GP BUILDING	100	1,400			1,330
Code Area Total						2,100			1,610

Exemptions / Special Assessments / Notations
Notations
<ul style="list-style-type: none"> ■ FARM POT'L ADD'L TAX LIABILITY ■ 100 YEAR FLOOD PLAIN

Contig Accts 218726
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2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,441.98	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,431.91	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,391.40	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,351.01	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,300.34	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,301.72	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,346.59	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,280.53	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,249.88	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,149.74	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,123.55	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,087.85	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,050.10	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,063.26	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,033.92	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,049.97	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$968.40	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$992.83	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$934.68	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$944.44	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$881.41	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$862.73	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$736.47	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$786.85	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$662.82	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$657.83	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$683.67	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$646.42	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$761.61	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$759.92	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$845.41	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$874.11	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,072.80	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$974.27	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$777.54	Nov 15, 1988
Total		\$0.00	\$0.00	\$0.00	\$0.00		

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

26-Apr-2024

W-96 LLC
PO BOX 397
DALLAS OR 97338

Tax Account #	218867	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1308
Situs Address		Interest To	Apr 26, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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FIRST AMERICAN 4011353

After recording return to:
W-96 LLC
PO Box 397
Dallas, OR 97338

Until a change is requested all tax
statements shall be sent to the
following address:
W-96 LLC
PO Box 397
Dallas, OR 97338

File No.: 7081-4011353 (BO)
Date: November 16, 2022

THIS SPACE RESERVED FOR RECORDER'S USE	
RECORDED IN POLK COUNTY Valerie Unger, County Clerk	2022-012237 11/18/2022 09:51:02 AM
REC-WD Cnt=1 Stn=7 V. UNGER \$15.00 \$11.00 \$10.00 \$60.00 \$5.00	\$101.00

STATUTORY WARRANTY DEED

Luckiamute Land Company, an Oregon Corporation, Grantor, conveys and warrants to **W-96 LLC, an Oregon 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 **\$850,000.00**. (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 195.336 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.

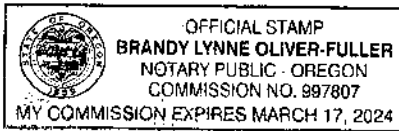
Dated this 17 day of Nov., 2022.

Luckiamute Land Company, an Oregon corporation

By: [Signature]
Name: Richard A. Kreitzberg
Title: President

STATE OF Oregon)
County of Polk Marion)ss.

This instrument was acknowledged before me on this 17 day of Nov., 2022 by Richard A. Kreitzberg as President of Luckiamute Land Company, on behalf of the corporation.



[Signature]
Notary Public for Oregon
My commission expires: 3/17/24

EXHIBIT A

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

PARCEL I:

BEGINNING AT THE NORTHWEST CORNER OF THE HENRY HELMICK DONATION LAND CLAIM NO. 41 IN TOWNSHIP 9 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, IN POLK COUNTY, OREGON; THENCE NORTH 4.35 CHAINS; THENCE WEST 16.54 CHAINS; THENCE SOUTH 14.91 CHAINS; THENCE WEST 18.43 CHAINS; THENCE SOUTH 31.21 CHAINS TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO HAROLD E. MCKAY, ET UX, BY DEED RECORDED JULY 31, 1959, IN DEED BOOK 171, PAGE 417, RECORDS OF POLK COUNTY, OREGON, SAID POINT ALSO BEING ON THE NORTH LINE OF THAT TRACT OF LAND CONVEYED TO HAROLD E. MCKAY, ET UX, AS PARCEL FOUR BY DEED RECORDED OCTOBER 9, 1953, IN DEED BOOK 152, PAGE 77, RECORDS OF POLK COUNTY, OREGON; THENCE EAST ALONG SAID NORTH LINE OF MCKAY TRACT 34.74 CHAINS TO THE WEST LINE OF SAID HELMICK DONATION LAND CLAIM; THENCE NORTH ALONG SAID WEST LINE 41.73 CHAINS TO THE PLACE OF BEGINNING.

PARCEL II:

BEGINNING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF THE JAMES E. ELKINS DONATION LAND CLAIM NO. 44 IN TOWNSHIP 9 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN IN POLK COUNTY, OREGON; THENCE SOUTH 0° 30' WEST 14.91 CHAINS; THENCE SOUTH 89° 30' WEST 12.51 CHAINS; THENCE NORTH 14.91 CHAINS TO A POINT WEST OF THE PLACE OF BEGINNING; THENCE EAST 12.51 CHAINS TO THE PLACE OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS ACROSS THAT CERTAIN REAL PROPERTY MORE PARTICULARLY DESCRIBED IN BOOK 133 PAGE 78, BOOK OF RECORDS, POLK COUNTY, OREGON.

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

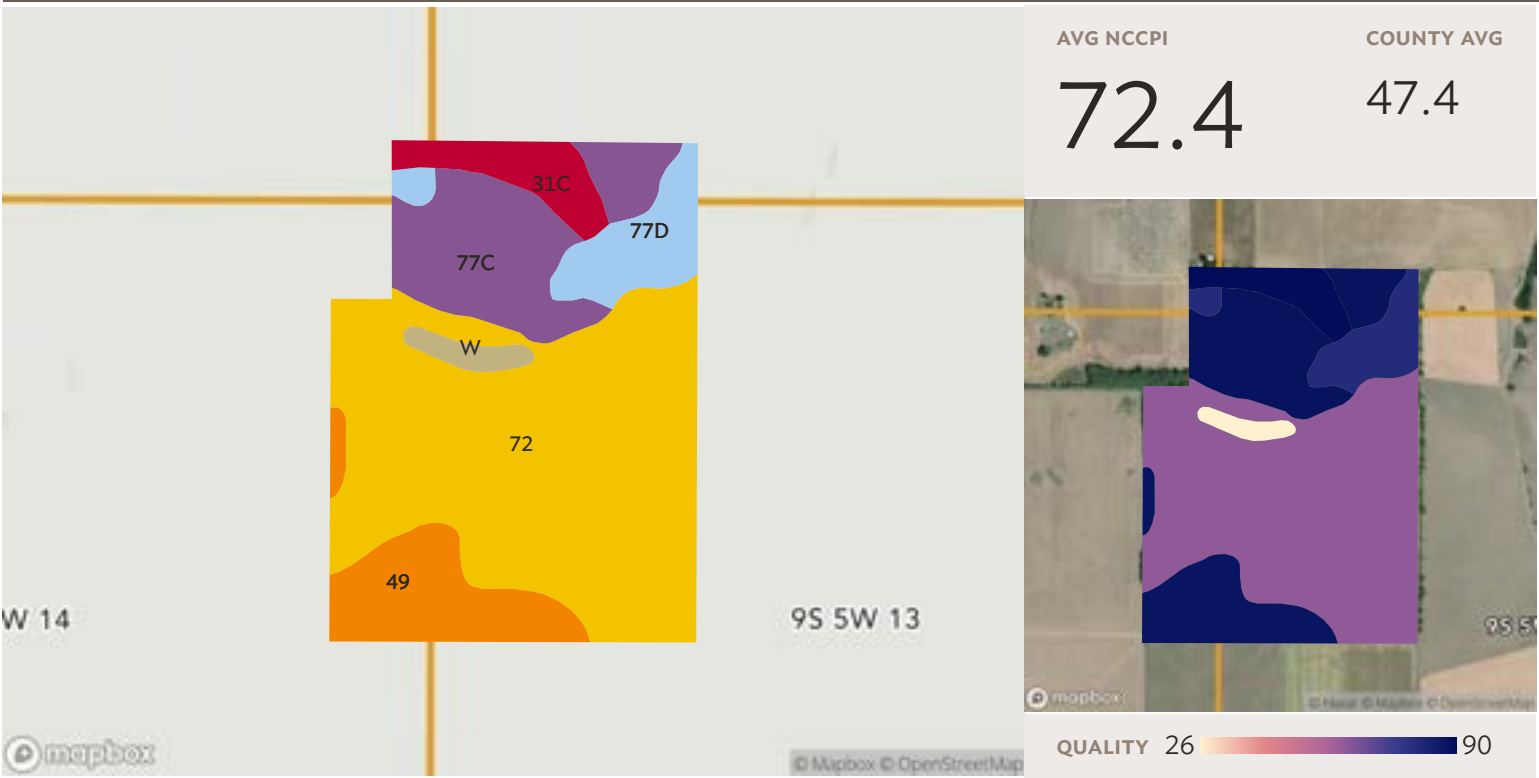
SOIL REPORT

PROVIDED BY ACREVALUE

INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.



2 fields, 156 acres in Polk County, OR TOWNSHIP/SECTION 9S 5W - 11, 12, 13, 14



All fields

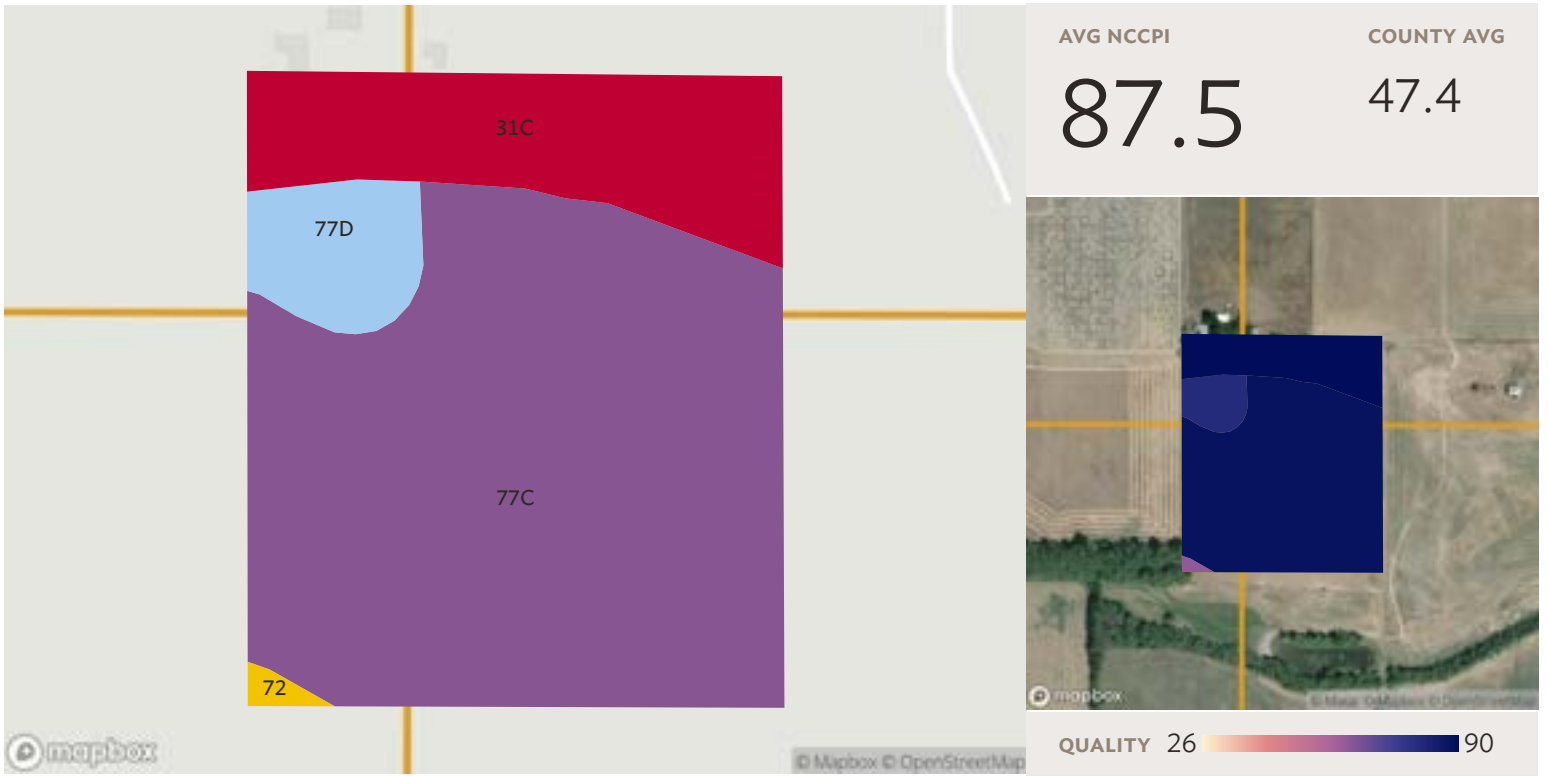
Source: NRCS Soil Survey

156 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
72	Waldo silty clay loam	88.50	56.7%	3	62.1
77C	Woodburn silt loam, 3 to 12 percent slopes	26.11	16.7%	2	87.8
49	McBee silty clay loam	18.16	11.6%	3	87.3
77D	Woodburn silt loam, 12 to 20 percent slopes	12.17	7.8%	3	79.9
31C	Helvetia silt loam, 0 to 12 percent slopes	8.50	5.4%	2	89.7
W	Water	2.74	1.8%	8	N/A
		153.43	98.2%		72.4

2 fields, 156 acres in Polk County, OR

TOWNSHIP/SECTION 9S 5W - 11, 12, 13, 14



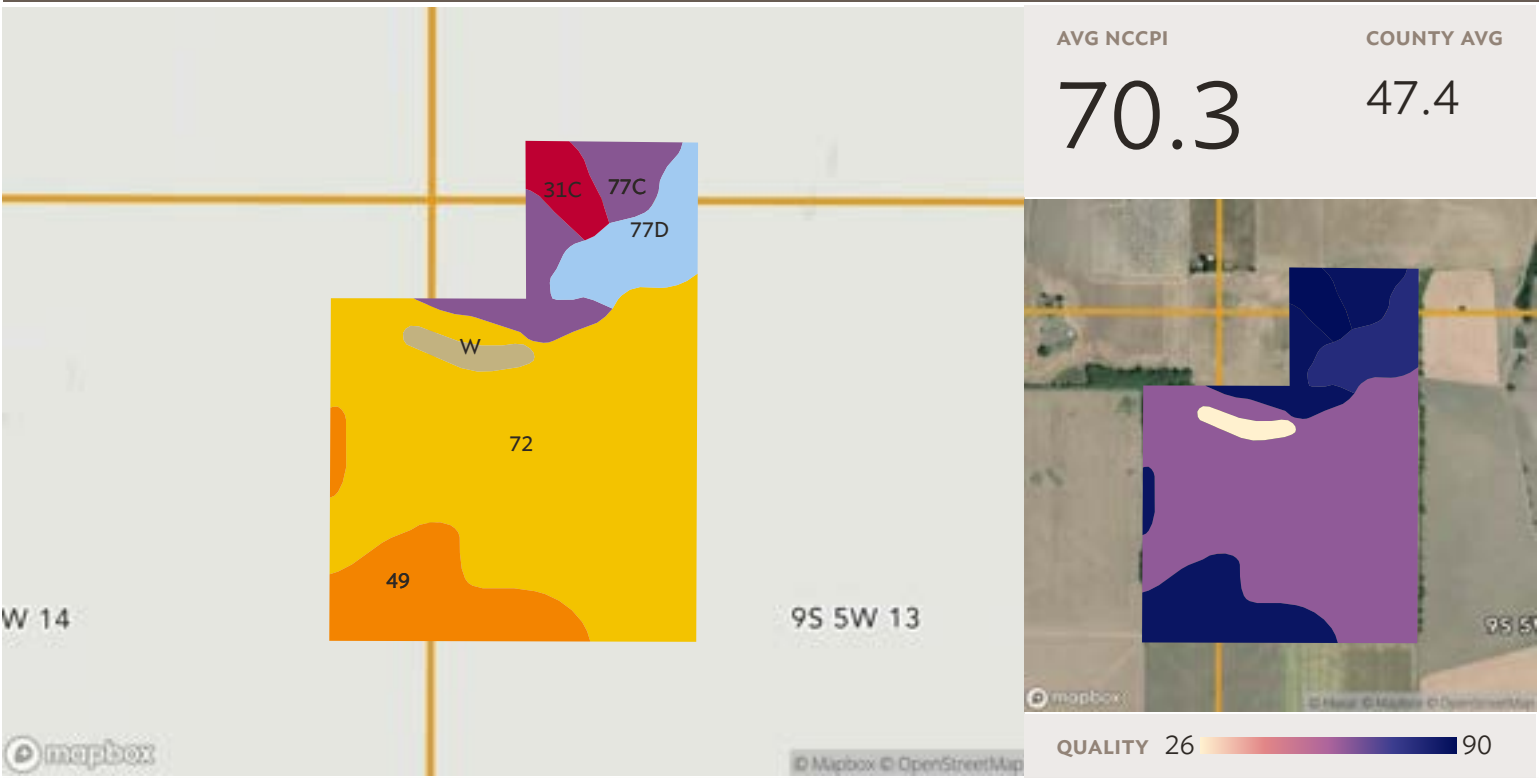
Field 1

Source: NRCS Soil Survey

19 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI	
77C	Woodburn silt loam, 3 to 12 percent slopes	13.73	72.1%	2	87.8	
31C	Helvetia silt loam, 0 to 12 percent slopes	3.89	20.4%	2	89.7	
77D	Woodburn silt loam, 12 to 20 percent slopes	1.31	6.9%	3	79.9	
72	Waldo silty clay loam	0.12	0.6%	3	62.1	
					19.05	87.5

2 fields, 156 acres in Polk County, OR TOWNSHIP/SECTION 9S 5W – 11, 12, 13, 14



AVG NCCPI **70.3** COUNTY AVG 47.4

Field 2

137 ac.

Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
72	Waldo silty clay loam	88.38	64.5%	3	62.1
49	McBee silty clay loam	18.16	13.2%	3	87.3
77C	Woodburn silt loam, 3 to 12 percent slopes	12.38	9.0%	2	87.8
77D	Woodburn silt loam, 12 to 20 percent slopes	10.86	7.9%	3	79.9
31C	Helvetia silt loam, 0 to 12 percent slopes	4.61	3.4%	2	89.7
W	Water	2.74	2.0%	8	N/A
		134.39	98.0%		70.3

WATER RIGHTS

PROVIDED BY OWRD, PENDING COMPLETION

INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.



STATE OF OREGON

COUNTY OF POLK

PERMIT TO STORE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO

W-96, LLC
CHARLES E. WYANT III
PO BOX 397
DALLAS OR 97338

The specific limits and conditions of the use are listed below.

APPLICATION FILE NUMBER: R-89390

SOURCE OF WATER: RUNOFF, TRIBUTARY TO AN UNNAMED STREAM, AND AN UNNAMED STREAM,
TRIBUTARY TO LUCKIAMUTE RIVER

STORAGE FACILITY: UNNAMED RESERVOIR

MAXIMUM DAM HEIGHT: 6.0 FEET

MAXIMUM VOLUME: 19.46 ACRE-FEET

PURPOSE OR USE OF THE STORED WATER: MULTIPURPOSE USE

WATER MAY BE APPROPRIATED FOR STORAGE DURING THE PERIOD: DECEMBER 1 THROUGH MARCH
31

DATE OF PRIORITY: AUGUST 7, 2023

DAM LOCATION:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
9 S	5 W	WM	13	NW NW	1000 FEET SOUTH AND 546 FEET EAST FROM NW CORNER, SECTION 13

POINT OF DIVERSION:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
9 S	5 W	WM	13	NW NW	1000 FEET SOUTH AND 546 FEET EAST FROM NW CORNER, SECTION 13

THE AREA TO BE SUBMERGED BY THE RESERVOIR:

Twp	Rng	Mer	Sec	Q-Q
9 S	5 W	WM	13	NW NW

PERMIT SPECIFIC CONDITIONS

1. Failure to comply with any of the provisions of this permit may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the permit.
2. **Water Use Measurement, Recording, and Reporting:**
 - A. Before water use may begin under this permit, the permittee shall install a totalizing flow meter, or other suitable measuring device as determined by the watermaster, at each point of diversion. The permittee shall maintain the device in good working order.
 - B. The permittee shall allow the watermaster access to the device; provided however, where any device is located within a private structure, the watermaster shall request access upon reasonable notice.
 - C. The Director may require the permittee to keep and maintain a record of the volume of water diverted, and may require the permittee to report water-use on a periodic schedule as established by the Director. In addition, the Director may require the permittee to report general water-use information, the periods of water use and the place and nature of use of water under the permit.
 - D. The Director may provide an opportunity for the permittee to submit alternative measuring and reporting procedures for review and approval.

3. **Agricultural Water Quality Management Area Rules:**

The permittee shall comply with basin-specific Agricultural Water Quality Management Area Rules described in Oregon Administrative Rule Chapter 603-095. The permittee shall protect riparian areas, allowing site capable vegetation to establish and grow along streams, while providing the following functions: shade (on perennial and some intermittent streams), bank stability, and infiltration or filtration of overland runoff.

4. **Fish Egress:**

Native migratory fish may become trapped or entrained in the reservoir(s) during or after flooding events. Therefore, the permittee shall work with ODFW and obtain, in writing, an ODFW-approved fish passage plan to address egress from the reservoir(s) or other approved methods to keep fish out of the reservoir(s) during flood events (e.g. berm construction around the reservoirs). Approval of the proposed fish passage plan shall be obtained prior to diversion of water. The permittee shall submit proof to ODFW that fish passage (egress) has been implemented per the approved plan prior to diversion of water.

5. Fish Screen and By-Pass Device:

The permittee shall install, maintain, and operate fish screening and by-pass devices consistent with current Oregon Department of Fish and Wildlife (ODFW) standards. Fish screening is to prevent fish from entering the proposed diversion while by-pass devices provide adequate upstream and downstream passage for fish. The required screen and by-pass devices are to be in place and functional, and approved in writing by ODFW prior to diversion of any water. The permittee may submit evidence in writing that ODFW has determined screens and/or by-pass devices are not necessary.

6. Fish Stocking:

Per ORS 498.222 and OAR 635-007-0600, all persons transporting live fish in Oregon shall have a Fish Transport Permit (FTP) issued by the Oregon Department of Fish and Wildlife (ODFW). The permittee shall not stock fish in the reservoir without an FTP approved by ODFW. As part of the FTP permitting process, the permittee may be required to screen the inlet and outlet of the reservoir to ensure that fish cannot escape into public waters and/or to keep wild fish from entering the reservoir.

7. In-Water Work:

Any in-water work related to construction, development, or maintenance of the proposed use shall be conducted during the preferred work period of July 1 through October 31, unless an alternate time period is approved by Oregon Department of Fish and Wildlife.

8. Live Flow:

Once the allocated volume has been stored, permittee shall pass all live flow downstream at a rate equal to inflow, using methods that protect instream water quality.

9. Maintain Passage:

The permittee shall maintain adequate passage of native migratory fish at all times (ORS 509.610) and shall not construct, operate, or maintain any dam or artificial obstruction to fish passage across any waters of the state that are inhabited, or were historically inhabited, by native migratory fish (ORS 509.585).

10. Off-Channel Stored Water Releases:

The permittee shall not release polluted water from this off-channel reservoir into waters of the state except when the release is directed by the State Engineer to prevent dam failure.

11. Riparian Area Restoration:

If the riparian area is disturbed in the process of developing a point of diversion, the permittee shall be responsible for restoration and enhancement of such riparian area in accordance with ODFW's

Fish and Wildlife Habitat Mitigation Policy OAR 635-415. For purposes of mitigation, the ODFW Fish and Wildlife Habitat Mitigation Goals and Standards, OAR 635-415, shall be followed.

12. Water Quality:

All water use under this permit shall comply with state and federal water quality laws. The permittee shall not violate any state and federal water quality standards, shall not cause pollution of any waters of the state, and shall not place or cause to be placed any wastes in a location where such wastes are likely to escape or be carried into the waters of the state by any means. The use may be restricted if the quality of source stream or downstream waters decrease to the point that those waters no longer meet existing state or federal water quality standards.

13. The storage of water allowed herein is subject to the installation and maintenance of an outlet pipe (with a minimum diameter of 8" for any in-channel reservoir). This requirement may be waived if the Department determines other means have been provided to evacuate water when necessary.
14. The permittee shall pass all live flow outside the storage season described above.
15. The permittee shall not construct, operate or maintain any dam or artificial obstruction to fish passage in the channel of the subject stream without providing a fishway to ensure adequate upstream and downstream passage for fish, unless the permittee has requested and been granted a fish passage waiver by the Oregon Fish and Wildlife Commission. The permittee is hereby directed to contact an Oregon Department of Fish and Wildlife Fish Passage Coordinator, before beginning construction of any in-channel obstruction.
16. This permit allows an annual appropriation (not to exceed the specified volume). This permit does not provide for the appropriation of water for out-of-reservoir uses, the maintenance of the water level or maintaining a suitable freshwater condition. If any water is to be used for out-of-reservoir purposes, a secondary water right is required. If any additional live flow is to be appropriated to maintain either the water level or a suitable freshwater condition, an additional water right is required.

STANDARD CONDITIONS

1. This permit is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.
2. By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.
3. The use of water allowed herein may be made only at times when sufficient water is available to satisfy all prior rights, including prior rights for maintaining instream flows.

DEVELOPMENT AND COMPLETION TIMELINE REQUIREMENTS

1. Construction of the water system shall begin within five years of the date of permit issuance. The deadline to begin construction may not be extended. This permit is subject to cancellation proceedings if the begin construction deadline is missed.
2. The permitted volume of water shall be stored within five years of the date of permit issuance. If additional time is needed, the permittee may submit an application for extension of time, which may be approved based upon the merit of the application.
3. Within one year after storage of water, the permittee shall submit a claim of beneficial use to the Oregon Water Resources Department.
4. The claim of beneficial use shall be prepared by a Certified Water Right Examiner in conformance with the requirements of OAR 690-014 if an associated secondary permit exists for the use of stored water under this permit, or if the reservoir capacity is equal to or greater than 9.2 acre-feet.
5. If no secondary permit exists and the reservoir capacity is less than 9.2 acre-feet of water, the claim of beneficial use need not be prepared by a Certified Water Right Examiner. The information submitted to the Oregon Water Resources Department shall include:
 - a. the dimensions of the reservoir;
 - b. the maximum capacity of the reservoir in acre-feet; and
 - c. a map identifying the location of the reservoir prepared in compliance with Water Resources Department standards.

ISSUED DEC 29 2023





Katherine Ratcliffe

Katherine Ratcliffe
Water Rights Section Manager, for
Douglas E. Woodcock, Acting Director
Oregon Water Resources Department

E-RECEIVED
NOV 30 2023
OWRD

NWNW CORNER
OF 9.5. 13 $\frac{11}{14} \frac{12}{13}$



-  RESERVOIR
-  TAX LOT 100 BOUNDARY
-  DAM POINT OF DIVERSION/
COLVERT/OUTLET
LOCATED 1000 FT SOUTH
546 FT EAST
FROM NWNW CORNER
OF 9S5W SECTION 13
-  PUMP LOCATED ON DAM -
INTAKE MAY BE UP TO 10 FEET
SOUTH

600 FT SCALE

NOV 30 2023

NWNW CORNER
OF 9.5. 13

11 | 12
14 | 13



- RESERVOIR
- TAX LOT 100 BOUNDARY
- POINT OF DIVERSION/
DAM CONDUIT/OUTLET
- LOCATED 1000 FT SOUTH
546 FT EAST
FROM NWNW CORNER
OF 9S5W SECTION 13

RECEIVED
AUG 07 2023
OWRD



PAUL TERJESON

PTERJY@KW.COM
503-999-6777



SCAN ABOVE TO LEARN MORE
ABOUT THE TEAM!



STEVE HELMS

STEVHELMS@KW.COM
541-979-0118

