

82556 ANTHONY CREEK

OREGON FARM & HOME BROKERS



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AGENT INFORMATION



PAUL TERJESON

pterjy@kw.com

503-999-6777

2125 Pacific Blvd. Albany 97321

1121 NW 9th Ave Corvallis 97330



PROPERTY DETAILS



- 3 Bedrooms
 - 3 Bathrooms
 - 112 Acres
 - 37.45 Acres of Water Rights
 - \$999,000
 - Long Driveway
 - Cross Fenced Pasture
 - Pond and Creek
 - Covered Carport w/ Concrete & Power
 - Detached 3 Car Garage
- *Outbuildings Not Included

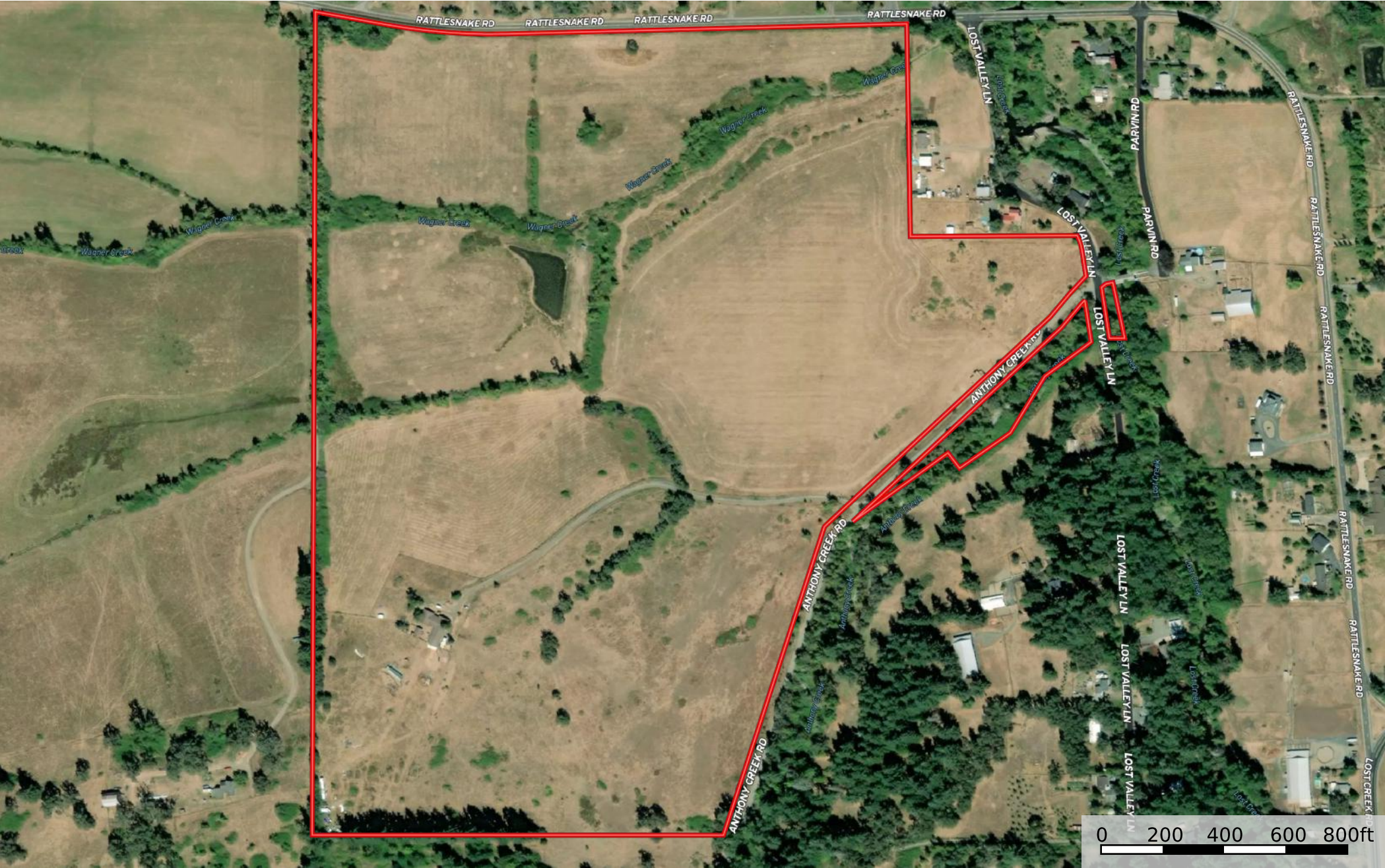


PARCEL MAP



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82556 Anthony Creek + Share Link
Oregon, AC +/-



Boundary

LIST PACK



**Parcel Information**

Parcel #:	0820199
Tax Lot:	1901200002202
Site Address:	82556 Anthony Creek Rd
	Dexter OR 97431 - 9745
Owner:	Miller-Loy, Cheryl
Owner2:	
Owner Address:	PO Box 608
	Pine Bush NY 12566
Twn/Range/Section:	19S / 01W / 20
Parcel Size:	107.53 Acres (4,684,007 SqFt)
Plat/Subdivision:	
Lot:	TL 02202
Block:	
Census Tract/Block:	001700 / 4030
Waterfront:	

Assessment Information

Market Land Value:	\$421,708.00
Market Impr Value:	\$0.00
Market Total Value:	\$421,708.00
Assessed Total Value:	\$175,277.00

Tax Information

Levy Code Area:	00103
Levy Rate:	9.6442
Tax Year:	2020
Annual Tax:	\$1,925.26

Legal

Map Lot: 1901200002202, TRS: T19 R01 S20 Q00, Lot: TL 02202

Land

County Land Use:	551 - FARM, EFU, IMPROVED	Std Land Use:	AFAR - Farms And Crops
Zoning:	County-E40 - Exclusive Farm Use (40 Acre Minimum)	School District:	1 - Pleasant Hill School District
Building Type:		Building Use:	
Neighborhood:	104502	Recreation:	
Alt Neighborhood:		Primary School:	Pleasant Hill Elementary School
Middle School:	Pleasant Hill High School	High School:	Pleasant Hill High School

Improvement

Year Built:		Eff Year Built:		Bedrooms:	
Total Area:		Floor 1:		Floor 2:	
Bathrooms:		Full Bath:		Half Bath:	
Basement Fin:		Basement Unfin:		Patio:	
Attic Fin:		Attic Unfin:		Ext Wall Dsc:	
Garage:		Carport:		Heat:	
Roof Covering:		Roof Type:		% Complete:	
Stories:					

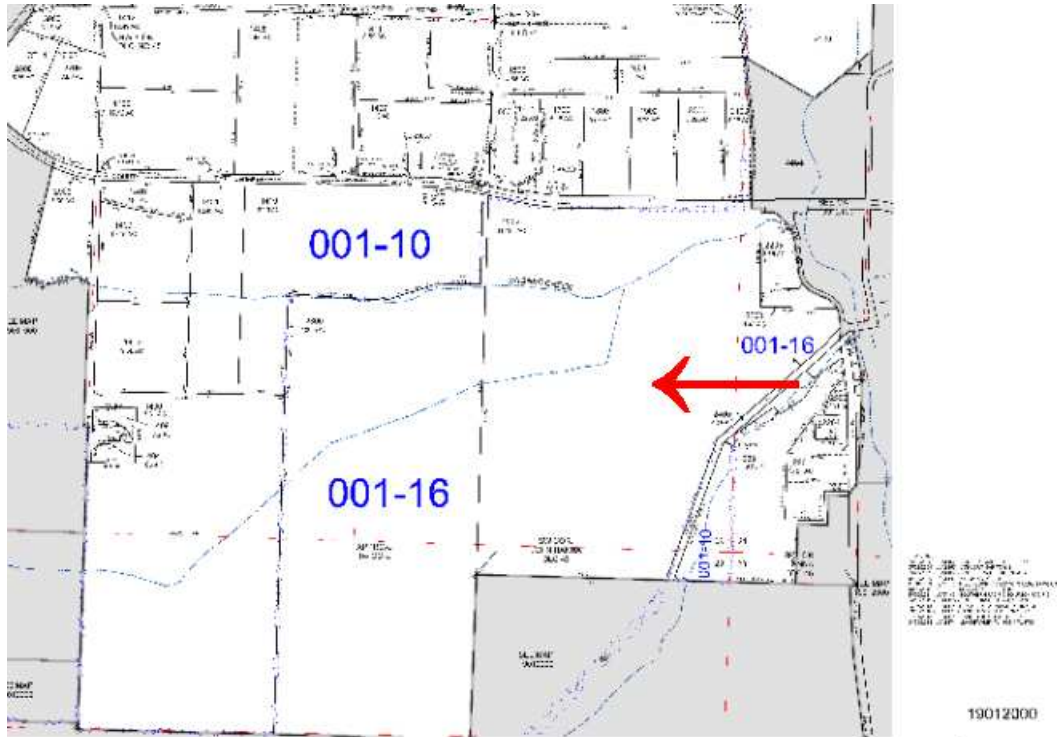
Transfer Information

Loan Date:	02/26/2013	Loan Amt:	\$100,000.00	Doc Num:	10902	Doc Type:	Deed Of Trust
Loan Type:		Finance Type:	Conventional	Lender:	WELLS FARGO BK NA		

Rec. Date:	06/12/2001	Sale Price:		Doc Num:	35507	Doc Type:	Deed
Owner:	Cheryl Miller-Loy			Grantor:	MILLER WILLIAM A & VALERE		
Orig. Loan Amt:				Title Co:			
Finance Type:		Loan Type:		Lender:			

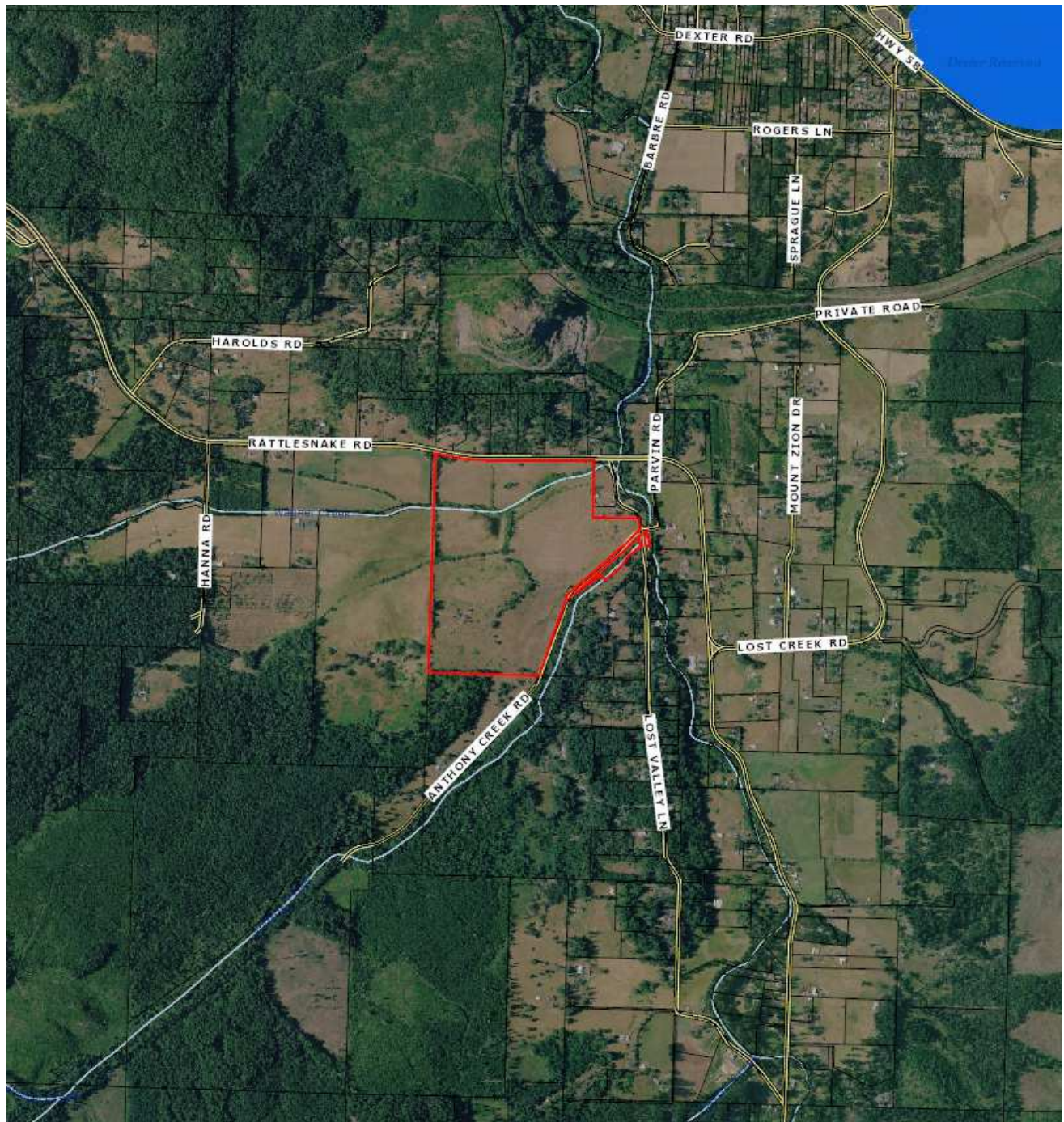
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Parcel #	0820199	Owner	Miller-Loy, Cheryl
Ref Parcel	1901200002202	Owner Address	PO Box 608 Pine Bush NY 12566
Site Address	82556 Anthony Creek Rd Dexter OR 97431	Market Total Value	\$421,708.00
Lot Size	107.53 Acres (4,684,007 SqFt)	Assessed Total Value	\$175,277.00
Building Area	0 SqFt	Year Built	
School District	Pleasant Hill School District	Sale Date	06/12/2001
Zoning	County-E40 Exclusive Farm Use (40 Acre Minimum)	Sale Price	
Bedrooms		Subdivision	
Bathrooms		Land Use	551 - FARM, EFU, IMPROVED
Legal	Map Lot: 1901200002202, TRS: T19 R01 S20 Q00, Lot: TL 02202		



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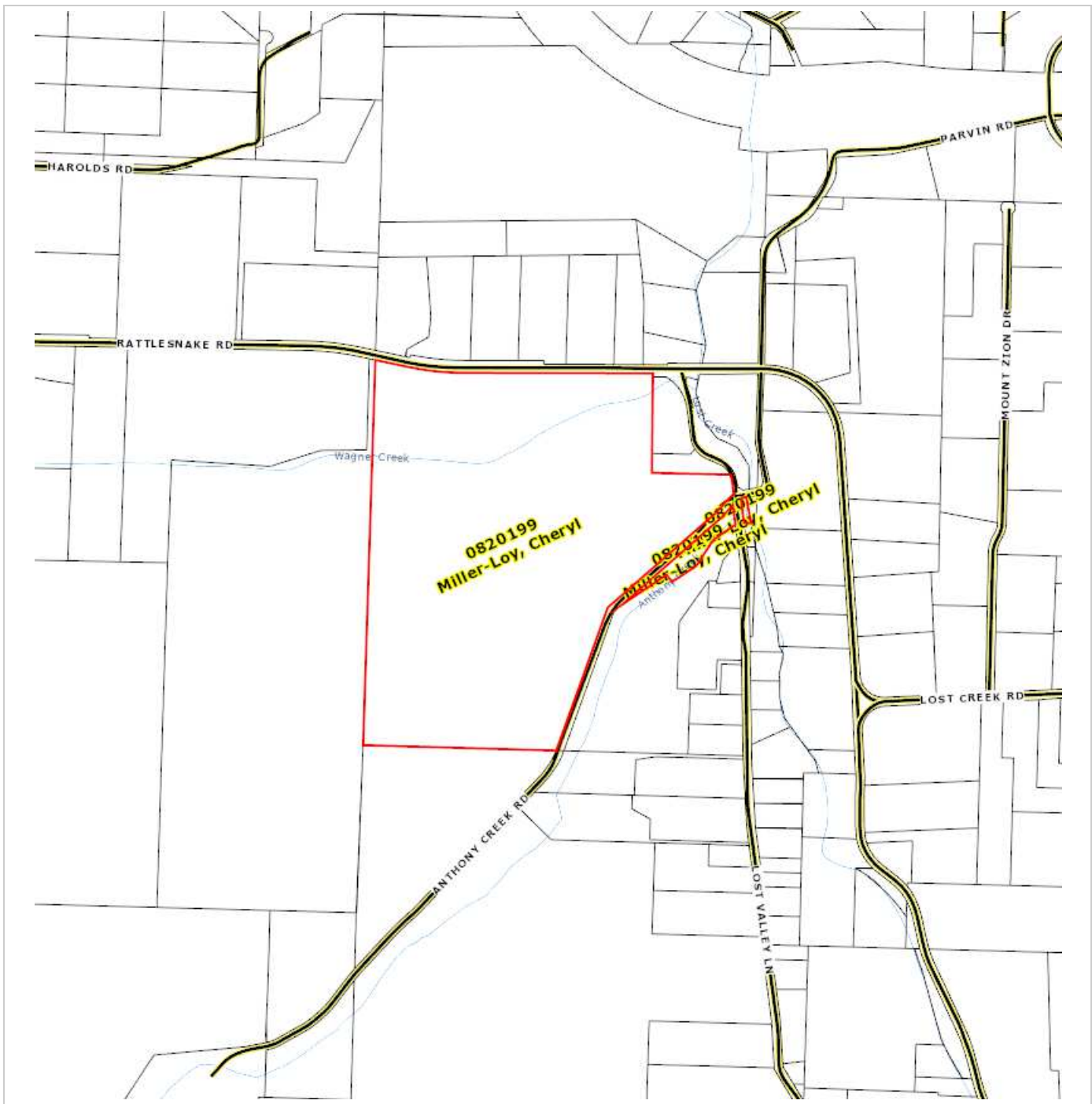
Aerial Map



Parcel ID: 0820199

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Owner & ParcelID Map

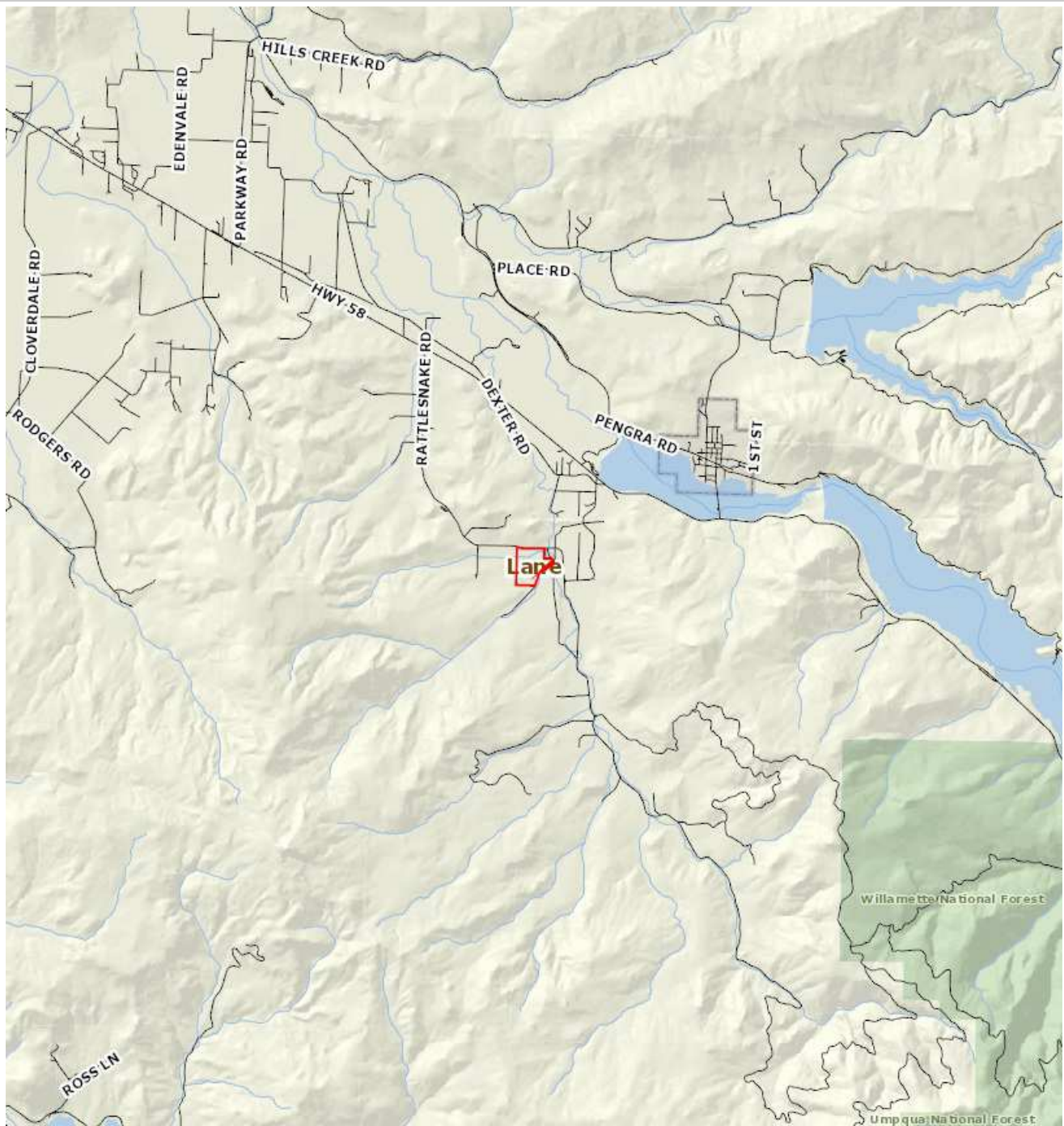


Fidelity National Title

Parcel ID: 0820199

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Flood Map



Fidelity National Title

Parcel ID: 0820199

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Comparable Report Subject Parcel Profile


Fidelity National Title

Parcel Information

County	Lane
Parcel #	1703600
Tax Account Number	1901200002202
Site Address	82556 Anthony Creek Rd Dexter OR 97431
Owner	Miller-Loy, Cheryl PO Box 608 Pine Bush NY 12566
Parcel Size	5.00 Acres (217,800 SqFt)
Town / Range / Section / Quarter	19S / 01W / 20
Subdivision / Plat	
Condo Name	
Legal Lot / Block	TL 02202
Census Tract / Block	001700 / 4030
Jurisdiction Name	Dexter

Assessment & Tax Information

Market Total Value	\$435,453.00 (2020)
Assessed Total Value	\$352,465.00 (2020)
Levy Code (Tax Code Area)	00116
2020 Taxes	\$4,073.79
Tax Exempt Amount	

Legal

Map Lot: 1901200002202, TRS: T19 R01 S20 Q00, Lot: TL 02202

Land

Land Use	551 - FARM, EFU, IMPROVED
Neighborhood	104502
Waterfront	
School District	1 - Pleasant Hill School District

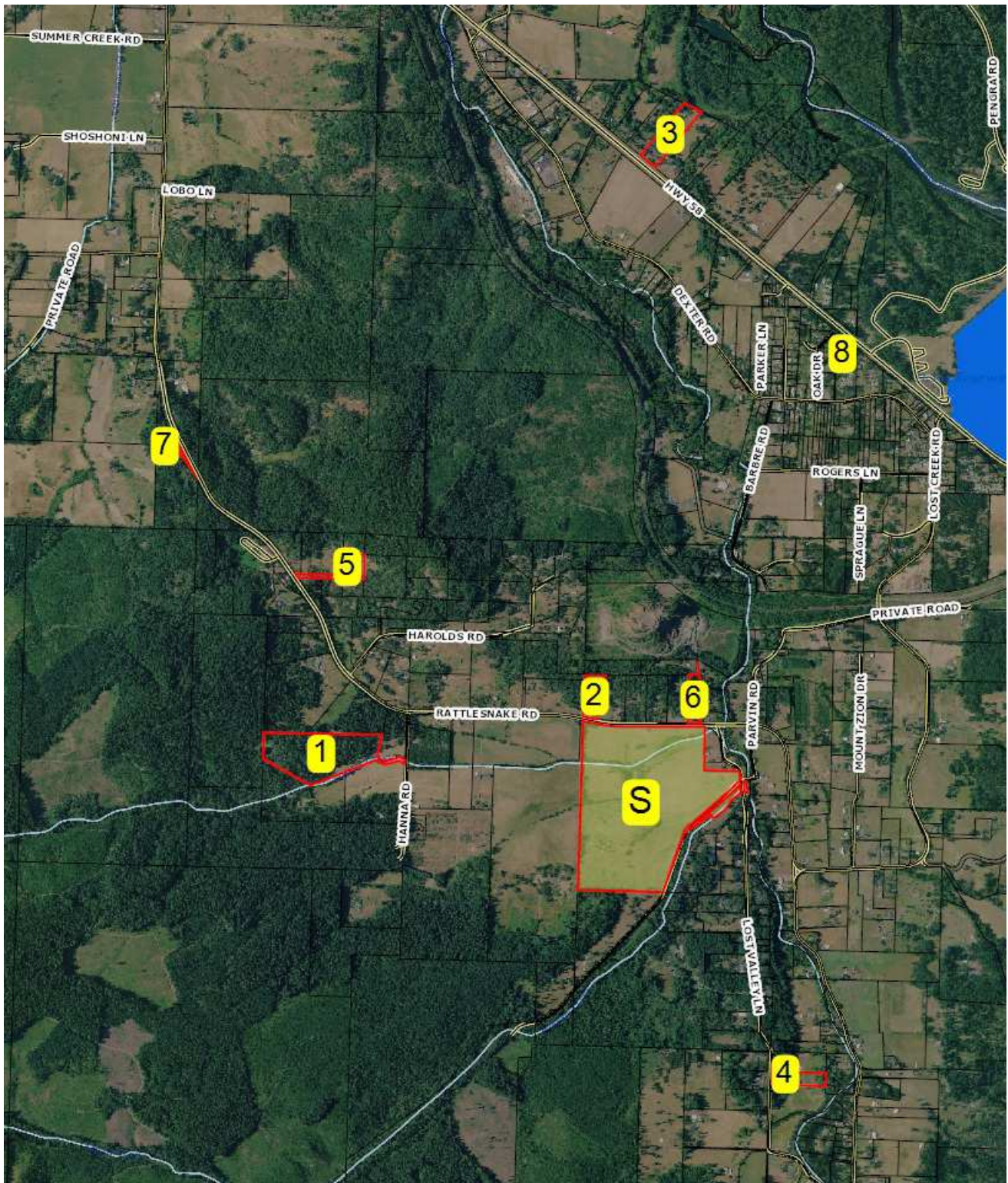
Land Use Std	RSFR - Single Family Residence
Zoning	County-E40 - Exclusive Farm Use (40 Acre Minimum)
Recreation	
Watershed	1709000107 - Lookout Point Reservoir-Middle Fork Willamette River

Improvement

Year Built	1970	Exterior Walls	T 111 plywood	# Stories	1
Construction Type		Air Conditioning		Building SqFt	3,273 SqFt
Garage SqFt	992 SqFt	Heating	Forced hot air	Finished Total SqFt	3,273 SqFt
Garage Type	Detached	Building Use			

Transfer Information

Comparables Identification Map



Comparables Search Criteria

Query Distance 1.00 miles
Sale Past Days 365
Match Land Use Yes
Year Built Difference 10

Quick Comp Weighted Values

Weighted Distance 70 / 20%
Weighted Sale Date 100 / 28.57%
Weighted Acreage 50 / 14.29%
Weighted Bldg SqFt 40 / 11.43%
Weighted Finished SqFt 40 / 11.43%
Weighted Year Built 30 / 8.57%
Weighted Bedrooms 10 / 2.86%
Weighted Bathrooms 10 / 2.86%

Averages

Sale Price \$541,000.00
Loan Amt \$415,583.29
Total SqFt 2,565 SqFt
Fin SqFt 2,280 SqFt
Assessed Total Value \$335,403.63
Market Total Value \$458,574.25
Price/SqFt \$227.93

□

Comp #	1	Dist From Subject	0.53 Miles
Parcel #	1284445	Tax Account	1901190001308
Site Address	82254 Hanna Rd Dexter OR 97431	Acres	5.00 Acres
Year Built	1980	Assessed Total Value	\$255,259.00
Rec. Date	09/22/2020	Market Total Value	\$334,226.00
Bedrooms	2	Sale Price	\$575,000.00
Total Rooms		Bathrooms	2.5
Owner	Aguayo, Oscar	Total SqFt	2,572 SqFt
		Fin SqFt	2,572 SqFt



Comp #	2	Dist From Subject	0.01 Miles
Parcel #	1201522	Tax Account	1901200001601
Site Address	OR 97431	Acres	5.00 Acres
Year Built	1977	Assessed Total Value	\$615,239.00
Rec. Date	11/18/2020	Market Total Value	\$776,068.00
Bedrooms	6	Sale Price	\$635,000.00
Total Rooms		Bathrooms	4
Owner	Mendoza, Ruben Louis	Total SqFt	4,886 SqFt
		Fin SqFt	4,886 SqFt



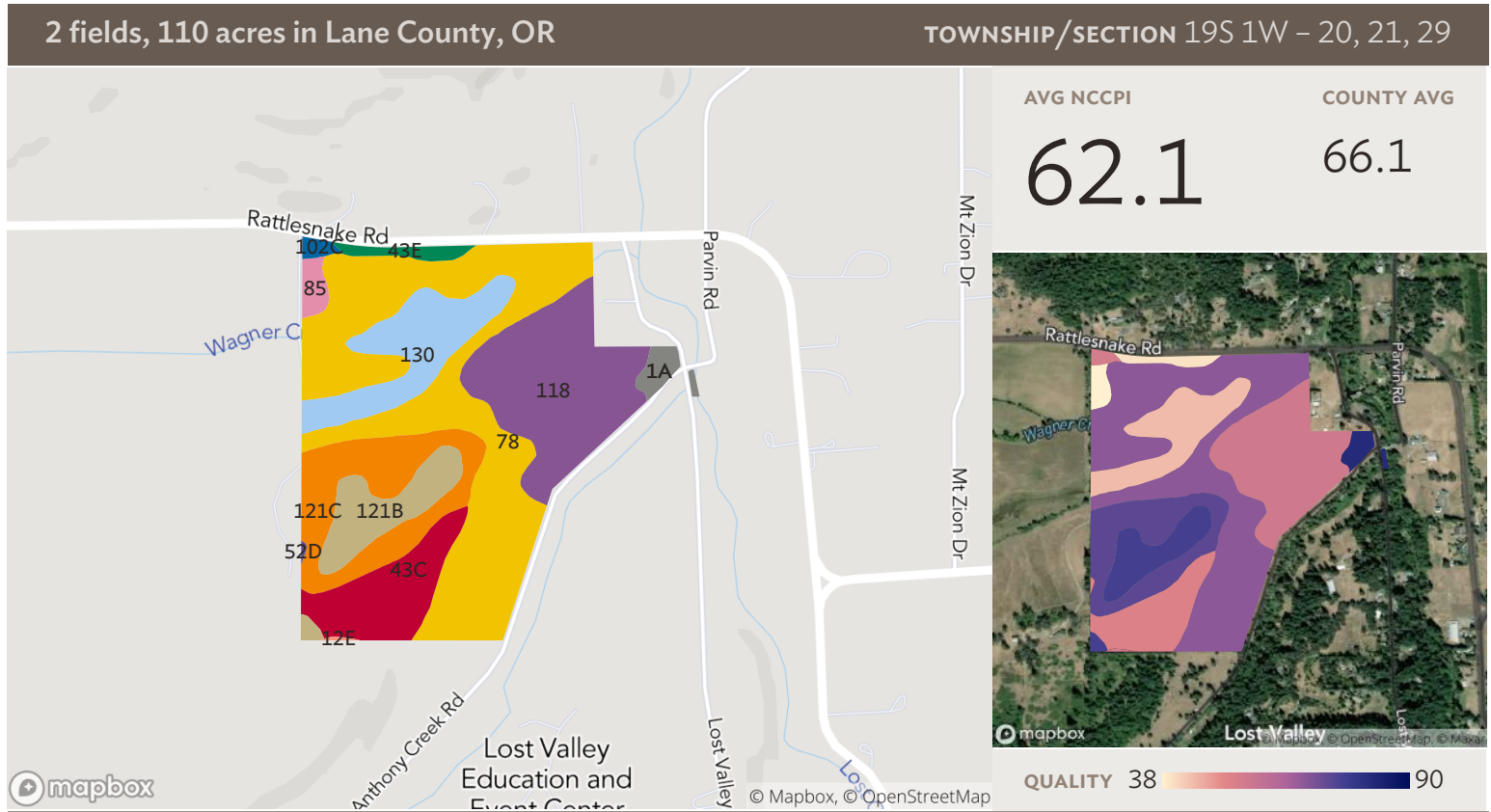
Comp #	3	Dist From Subject	1.66 Miles
Parcel #	1180692	Tax Account	1901080003504
Site Address	38647 Hwy 58 Dexter OR 97431	Acres	7.68 Acres
Year Built	1969	Assessed Total Value	\$539,828.00
Rec. Date	12/15/2020	Market Total Value	\$702,996.00
Bedrooms	4	Sale Price	\$763,000.00
Total Rooms		Bathrooms	3
Owner	Taylor Living Trust	Total SqFt	3,216 SqFt
		Fin SqFt	3,216 SqFt

□	Comp #	4	Dist From Subject	0.61 Miles
	Parcel #	1881166	Tax Account	1901280002305
	Site Address	81777 Lost Valley Ln Dexter OR 97431	Acres	5.04 Acres
	Year Built	1974	Assessed Total Value	\$292,021.00
	Rec. Date	06/04/2020	Market Total Value	\$439,145.00
	Bedrooms	3	Sale Price	\$400,000.00
	Total Rooms		Bathrooms	2
	Owner	Matsuda, Meia	Total SqFt	2,620 SqFt
			Fin SqFt	1,720 SqFt
□	Comp #	5	Dist From Subject	0.78 Miles
	Parcel #	1059755	Tax Account	1901190000101
	Site Address	82545 Rattlesnake Rd Dexter OR 97431	Acres	3.93 Acres
	Year Built	1973	Assessed Total Value	\$338,920.00
	Rec. Date	06/15/2021	Market Total Value	\$421,324.00
	Bedrooms	3	Sale Price	\$660,000.00
	Total Rooms		Bathrooms	2
	Owner	Nelson, Derek H	Total SqFt	2,128 SqFt
			Fin SqFt	1,400 SqFt
□	Comp #	6	Dist From Subject	0.01 Miles
	Parcel #	0820157	Tax Account	1901200002100
	Site Address	82277 Rattlesnake Rd Dexter OR 97431	Acres	2.51 Acres
	Year Built	1968	Assessed Total Value	\$243,131.00
	Rec. Date	10/20/2020	Market Total Value	\$340,198.00
	Bedrooms	3	Sale Price	\$440,000.00
	Total Rooms		Bathrooms	1.5
	Owner	Hart, Wrango	Total SqFt	1,989 SqFt
			Fin SqFt	1,340 SqFt
□	Comp #	7	Dist From Subject	1.39 Miles
	Parcel #	0819563	Tax Account	1901180001301
	Site Address	82730 Rattlesnake Rd Dexter OR 97431	Acres	1.73 Acres
	Year Built	1966	Assessed Total Value	\$184,795.00
	Rec. Date	07/28/2020	Market Total Value	\$363,299.00
	Bedrooms	3	Sale Price	\$495,000.00
	Total Rooms		Bathrooms	1.5
	Owner	Chaney, Walter	Total SqFt	1,591 SqFt
			Fin SqFt	1,591 SqFt
□	Comp #	8	Dist From Subject	1.15 Miles
	Parcel #	0818318	Tax Account	1901162003500
	Site Address	38970 Hwy 58 Dexter OR 97431	Acres	1.52 Acres
	Year Built	1954	Assessed Total Value	\$214,036.00
	Rec. Date	10/14/2020	Market Total Value	\$291,338.00
	Bedrooms	2	Sale Price	\$360,000.00
	Total Rooms		Bathrooms	1
	Owner	Wills, Kelley S	Total SqFt	1,516 SqFt
			Fin SqFt	1,516 SqFt

SOIL REPORT



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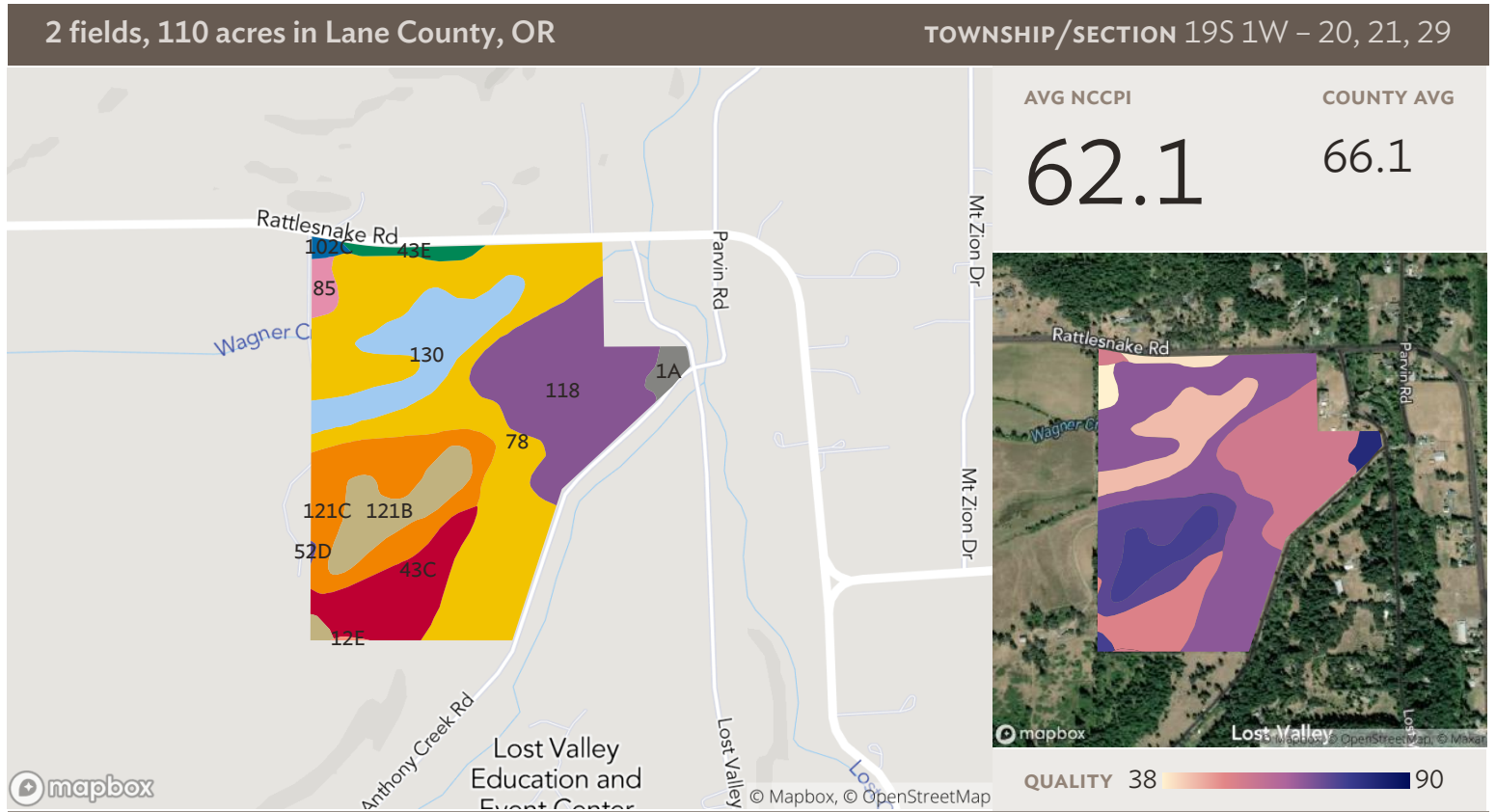
Source: NRCS Soil Survey

All fields

110 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
78	McAlpin silty clay loam	41.49	37.8%	2	67.7
118	Salem gravelly silt loam	21.27	19.4%	2	55.6
121C	Salkum silty clay loam, 8 to 16 percent slopes	13.57	12.4%	3	73.3
130	Waldo silty clay loam	11.37	10.3%	3	44.5
43C	Dixonville-Philomath-Hazelair complex, 3 to 12 percent slopes	9.53	8.7%	6	52.3
121B	Salkum silty clay loam, 2 to 8 percent slopes	7.51	6.8%	2	75.9
1A	Abiqua silty clay loam, 0 to 3 percent slopes	1.61	1.5%	1	81.9
43E	Dixonville-Philomath-Hazelair complex, 12 to 35 percent slopes	1.45	1.3%	4	39.8
85	Natroy silty clay loam	1.34	1.2%	4	26.7

2 fields, 110 acres in Lane County, OR			TOWNSHIP/SECTION 19S 1W – 20, 21, 29			
■ 102C	Panther silty clay loam, 2 to 12 percent slopes	0.59	0.5%	6	54.2	
■ 12E	Bellpine cobbly silty clay loam, 2 to 30 percent slopes	0.09	0.1%	4	54.3	
■ 52D	Hazelair silty clay loam, 7 to 20 percent slopes	0.08	0.1%	4	51.5	
		109.91				62.1



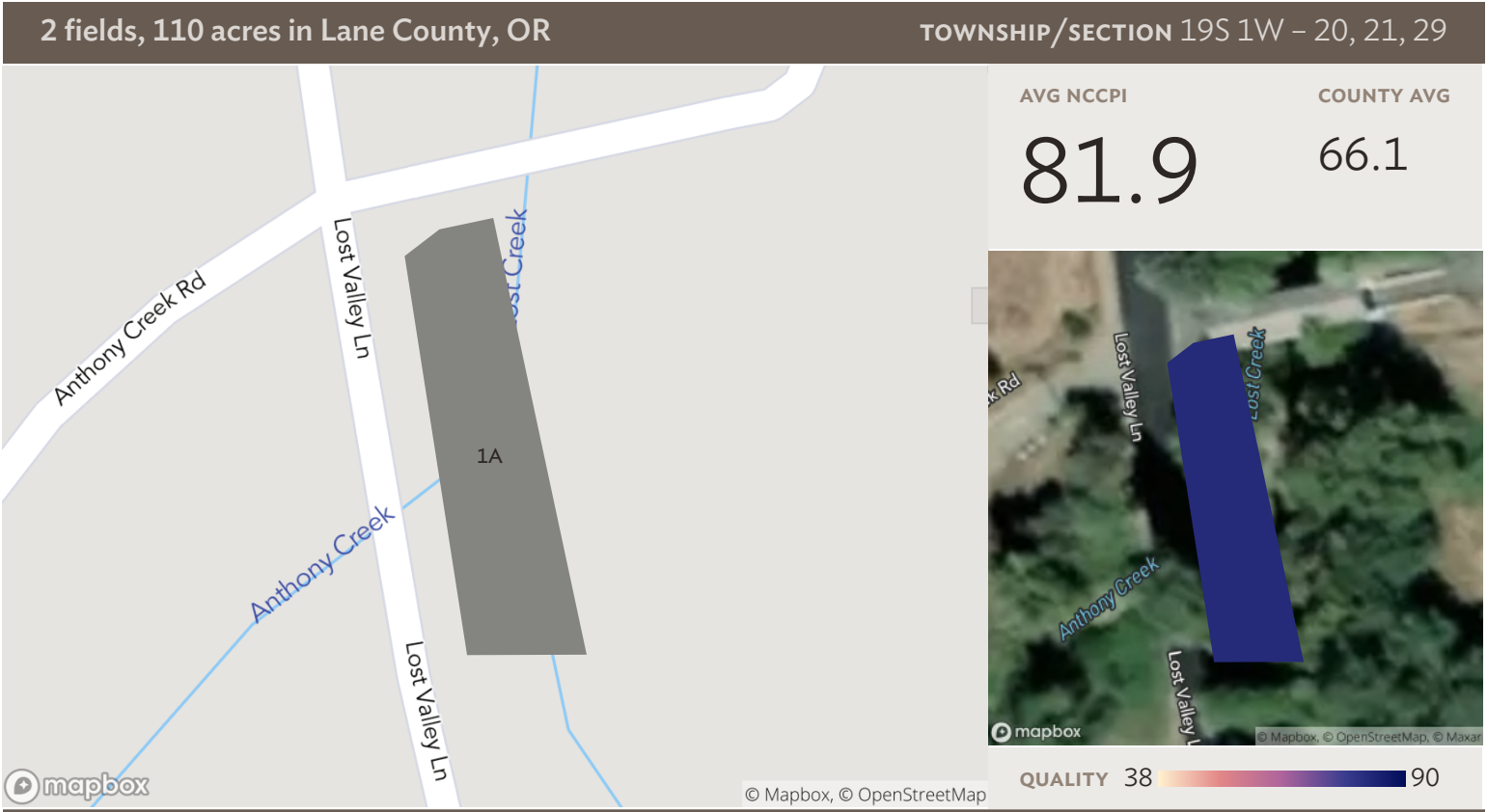
Field 1

Source: NRCS Soil Survey

110 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
78	McAlpin silty clay loam	41.49	37.8%	2	67.7
118	Salem gravelly silt loam	21.27	19.4%	2	55.6
121C	Salkum silty clay loam, 8 to 16 percent slopes	13.57	12.4%	3	73.3
130	Waldo silty clay loam	11.37	10.4%	3	44.5
43C	Dixonville-Philomath-Hazelair complex, 3 to 12 percent slopes	9.53	8.7%	6	52.3
121B	Salkum silty clay loam, 2 to 8 percent slopes	7.51	6.8%	2	75.9
43E	Dixonville-Philomath-Hazelair complex, 12 to 35 percent slopes	1.45	1.3%	4	39.8
1A	Abiqua silty clay loam, 0 to 3 percent slopes	1.43	1.3%	1	81.9
85	Natroy silty clay loam	1.34	1.2%	4	26.7

2 fields, 110 acres in Lane County, OR			TOWNSHIP/SECTION 19S 1W – 20, 21, 29			
■	102C	Panther silty clay loam, 2 to 12 percent slopes	0.59	0.5%	6	54.2
■	12E	Bellpine cobbly silty clay loam, 2 to 30 percent slopes	0.09	0.1%	4	54.3
■	52D	Hazelair silty clay loam, 7 to 20 percent slopes	0.08	0.1%	4	51.5
			109.73			
						62.1



Field 2

Source: NRCS Soil Survey

0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ 1A	Abiqua silty clay loam, 0 to 3 percent slopes	0.18	100.0%	1	81.9
		0.18			81.9

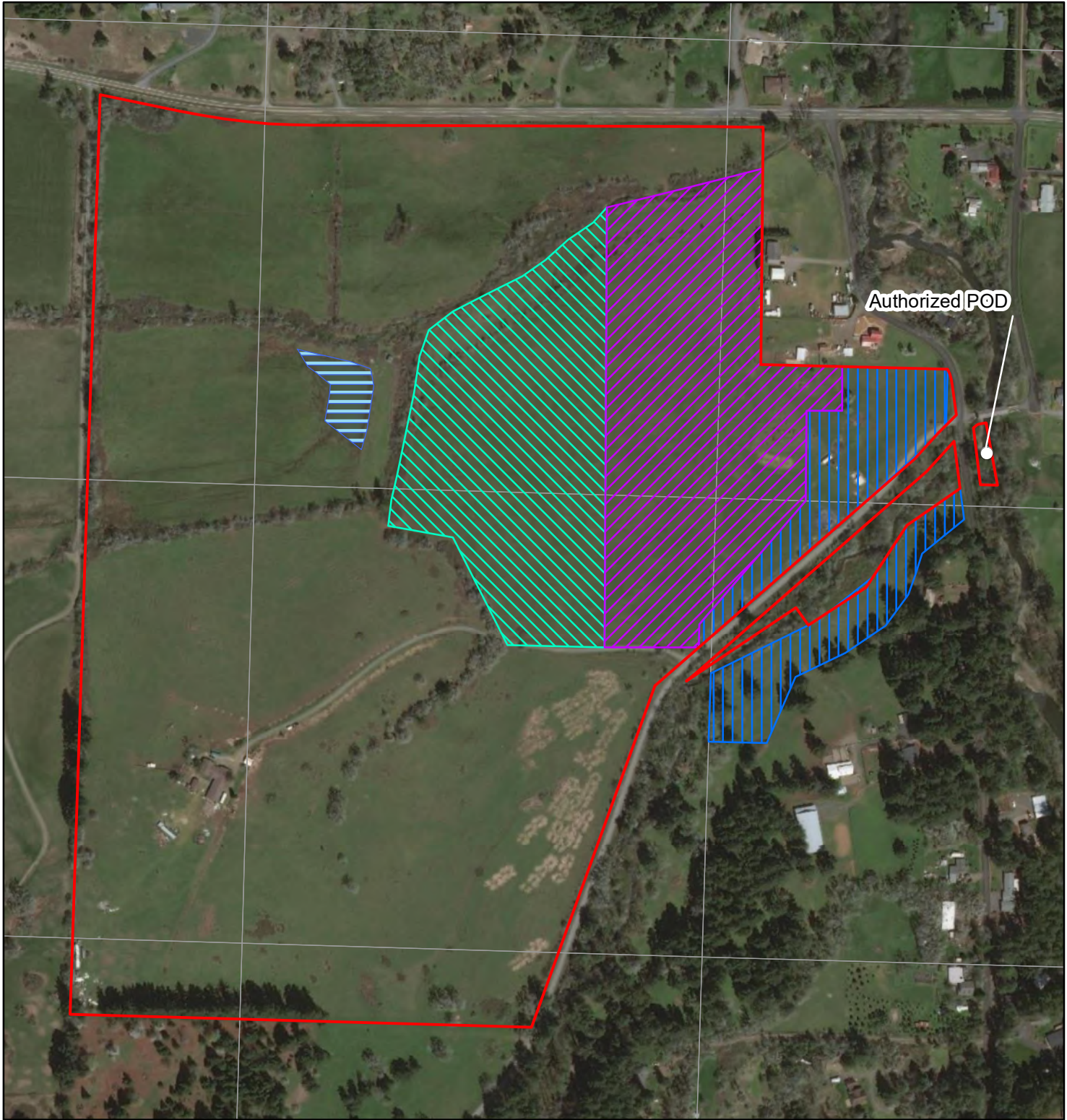
WATER RIGHTS



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Anthony Creek Property Water Right Report






Township 19S, Range 1W,
Section 20/21, W.M.



Legend

1 inch = 400 feet



 Tax Lot 2202  Cert. 62240  Cert. 49985  Cert. 62241  Cert. 29385

Water Right Report

Situs Address:

82556 Anthony Creek Rd.

Dexter, OR 97431

On November 9, 2021, you requested that we compile a water right report for the following property:

Map Tax Lot No.	Account No.	Acreage
1901200002202	1703600	112.53

The water right assets that pertain to the subject property are as follows:

Document No.	Source	Use	Priority Date	Acreage or Volume
P-82805	Run-off	Storage for Livestock	1/30/1997	N/A
Cert. 62240	Unnamed Stream	Storage for Stock Water	4/4/1978	3.6 acre-feet
Cert. 29385	Lost Creek	Irrigation	3/3/1959	4.5 ac. on, 9.2 ac. total
Cert. 49985	Lost Creek	Irrigation	8/5/1974	13.65 ac.
Cert. 62241	Lost Creek	Irrigation	5/11/1981	10.1 ac.

1. If property is sold, an ownership update should be done on the four certificates on this property. This is a no-cost, one-page application sent to Oregon Water Resources Department (OWRD).
2. The P-82805 water right is an exempt pond application. In the late 90s, OWRD allowed existing ponds to apply for an exemption instead of requiring permits. This application owner has the same name as the 1978 certificate 62240 for storage of stock water. The assumption is that this exempt pond is also on the property, but based on aerial photo the only pond visible is Cert. 62240. Information on the location of pond P-82805 is not readily available. More research could be done to determine if this is the same pond as Cert. 62240, a different pond on the property, or not on the subject property.

3. The existing Cert. 62240 for the reservoir allows 3.6 acre-feet of storage. The surface area measures approximately 0.7 acres. By this calculation, the average depth of the pond should be approximately 5.1 feet.
4. The allowed irrigation season in this area is March 1 – October 31.
5. 28.25 acres of irrigation between Certificates 29385, 49985, and 62241 are on the property. See map for authorized place of use. This leaves much of the property uncovered.
6. All three irrigation water rights share an authorized point of diversion (POD) on Lost Creek. The POD is on the same tax lot, but across the intersection of Anthony Creek Rd. and Lost Valley Ln. from the authorized place of use. Confirming access to this POD and a system to deliver the water would be recommended.
7. All authorized rates are standard for irrigation. The three irrigation rights combined on the property total 0.35 cfs (159 gpm).
8. A 4.7-acre portion of Cert. 29385 is off the subject property, but authorized from the same POD. If the POD is shared to deliver water to this neighboring property, confirming an agreement is in place would be recommended.
9. Additional surface water will not be available outside of December and January in this area. Storage during those two months may be possible.
10. Livestock use from surface water is exempt from a permit. Water must be diverted from the source to a tank or trough.
11. Additional water from a well (groundwater) will face similar seasonal challenges due to the close vicinity to surface water sources. Interference with surface water would likely be assumed holding groundwater appropriations to the same allowable season, Dec. – Jan. If the applied on well is outside 1/4-mile from any surface water, it is possible other months may be authorized at a severely reduced rate.
12. If a well exists on the property, there are some allowed uses that are exempt from the permit. These include domestic use, irrigation of 0.5-acres of non-commercial lawn or garden, and 5,000 gallons per day for one commercial use (not irrigation).
13. If additional irrigation coverage is required, the most ideal option would be to transfer an existing water right of the same source. If a willing party upstream from the subject property could be found, transferring additional water rights to this POD would be possible. Transferring from downstream to this POD could work, but is a less likely approval and more dependent on the assessment of injury to other water users.
14. If an efficient system for irrigation has been installed recently or will be installed in the future, the allocation of conserved water program could achieve additional water right acreage. A portion of the water conserved by the new system can be spread out to new

acres in exchange for transferring a portion of it instream. More information on this program can be provided if it is applicable to the development of this property.

15. It is recommended to check with the local watermaster on historical regulation of Lost Creek as the existing source of water for this property. Some streams will get regulated off during irrigation season if minimum streamflow criteria are not met.
16. If any portion of the existing certificates has had a five-year period of non-use within the last 15 years, it may be subject to forfeiture. If property is sold, it would be recommended to get a statement from the seller confirming evidence of use. Evidence of use within the last five years would be required to execute any transfers or the allocation of conserved water application on any of these water right certificates.

This report is based on OWRD records and our best knowledge of the subject property without being onsite. Let us know if you have any questions.

A handwritten signature in cursive script that reads "William E. McGill".

William E. McGill, CWRE

STATE OF OREGON
COUNTY OF LANE
CERTIFICATE OF WATER RIGHT

This Is to Certify, That A. F. HARRSCH

of **Dexter**, State of **Oregon**, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of **Lost Creek**

a tributary of **Willamette River** for the purpose of irrigation of **9.2 acres**

under Permit No. **26025** of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from **March 3, 1959**

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed **0.12 cubic foot per second**

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the **NW $\frac{1}{4}$ SW $\frac{1}{4}$** , as projected within **Hanna DIC 46**, **Section 21, T. 19 S., R. 1 W., W. M.**

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to **one-eightieth** of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed **2 $\frac{1}{2}$ acre feet** per acre for each acre irrigated during the irrigation season of each year,

and shall

conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

0.1 acre **SE $\frac{1}{4}$ SE $\frac{1}{4}$**
as projected within **J. Hanna DIC 46**
Section 20
3.5 acres **NW $\frac{1}{4}$ SW $\frac{1}{4}$**
5.6 acres **SW $\frac{1}{4}$ SW $\frac{1}{4}$**
both as projected within **J. Hanna DIC 46**
Section 21
T. 19 S., R. 1 W., W. M.

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the State Engineer, affixed

this date. **FEBRUARY 16 1962**

LEWIS A. STANLEY

State Engineer

STATE OF OREGON
COUNTY OF LANE
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

WILLIAM A. MILLER
82556 ANTHONY CREEK ROAD
DEXTER, OREGON 97431

confirms the right to use the waters of LOST CREEK, a tributary of WILLAMETTE RIVER, for the purpose of IRRIGATING 10.1 ACRES.

The right has been perfected under Permit 45740. The date of priority is MAY 11, 1981. The right is limited to not more than 0.13 CUBIC FOOT PER SECOND or its equivalent in case of rotation, measured at the point of diversion from the source.

The point of diversion is located as follows:

NW 1/4 SW 1/4, AS PROJECTED WITHIN DLC 46, SECTION 21, T 19 S, R 1 W, W.M.; 3700 FEET SOUTH AND 780 FEET EAST FROM NW CORNER SECTION 21.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to ONE-EIGHTIETH of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year.

The right shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right, and to which such right is appurtenant, is as follows:

NE 1/4 SE 1/4 6.0 ACRES
SE 1/4 SE 1/4 4.1 ACRES
BOTH AS PROJECTED WITHIN DLC 46
SECTION 20
TOWNSHIP 19 SOUTH, RANGE 1 WEST, W.M.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described. The right is subject to minimum flows established by the Water Resources Commission with an effective date prior to this right.

WITNESS the signature of the Water Resources Director, affixed this date AUGUST 31, 1989.

/s/ WILLIAM E. YOUNG

Water Resources Director

Recorded in State Record of Water Right Certificates numbered 62241

61651.SB

STATE OF OREGON

COUNTY OF

LANE

CERTIFICATE OF WATER RIGHT

This Is to Certify, That WILLIAM A. MILLER

of Star Route 2, Box 365, Dexter, State of Oregon, 97431, has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of Lost Creek

a tributary of Willamette River for the purpose of irrigation of 13.65 acres

under Permit No. 39333 and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from August 5, 1974

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.17 cubic foot per second

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the NW $\frac{1}{4}$ SW $\frac{1}{4}$, as projected within Hanna DLC 46, Section 21, T19S, R1W, WM; 3700 feet South and 790 feet East from NW corner, Section 21.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-eightieth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2 $\frac{1}{2}$ acre feet per acre for each acre irrigated during the irrigation season of each year,

and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right hereby confirmed and to which such right is appurtenant, is as follows:

5.15 acres NE $\frac{1}{4}$ SE $\frac{1}{4}$
2.9 acres SE $\frac{1}{4}$ SE $\frac{1}{4}$
both as projected within Hanna DLC 46
Section 20

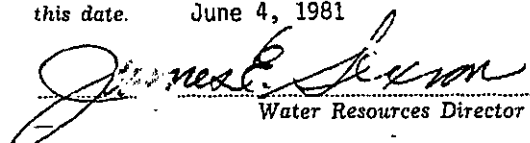
4.6 acres NW $\frac{1}{4}$ SW $\frac{1}{4}$
1.0 acre SW $\frac{1}{4}$ SW $\frac{1}{4}$
both as projected within Hanna DLC 46
Section 21

Township 19 South, Range 1 West, WM

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described and is subject to the existing minimum flow policies established by the Water Policy Review Board.

WITNESS the signature of the Water Resources Director, affixed

this date. June 4, 1981


Water Resources Director

STATE OF OREGON
COUNTY OF LANE
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

WILLIAM A. AND VALERIE A. MILLER
82556 ANTHONY CREEK ROAD
DEXTER, OREGON 97431

confirms the right to store the waters of AN UNNAMED STREAM, a tributary of LOST CREEK, for the purpose of STOCK WATER.

The right to store these waters has been perfected under Reservoir Permit R-7511. The date of priority is APRIL 4, 1978. The amount of water entitled to be stored each year under such right is not more than 3.6 ACRE-FEET.

The reservoir is located as follows:

NE 1/4 SE 1/4
AS PROJECTED WITHIN DLC 46
SECTION 20
TOWNSHIP 19 SOUTH, RANGE 1 WEST, W.M.

The right to store and use the water for the above purpose is restricted to beneficial use at the place of use described.

WITNESS the signature of the Water Resources Director, affixed this date AUGUST 31, 1989.

/s/ WILLIAM H. YOUNG

Water Resources Director

Recorded in State Record of Water Right Certificates numbered 62240

R-57248.ZFS

WELL REPORT



NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. 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
Water Supply Well Report

(as required by ORS 537.765)

Instructions for completing this report are on the last page of this form.

LANE 59656

LANE

Received Date: 06-06-2001

Well ID Tag # L 47837

Start Card # 140455

(1) Owner

Well Number: 1

Name: JAMES LOY

Street: 392 BRUYN TPKE.

City: WALLKILL State: NY Zip Code: 12589

(2) Type of Work

- ☒ New ☐ Alter (Recondition) ☐ Alter (Repair)
☐ Deepening ☐ Abandonment

(3) Drill Method

- ☒ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger
Other:

(4) Proposed Use

- ☒ Domestic ☐ Community ☐ Industrial ☐ Irrigation ☐ Injection
☐ Livestock ☐ Thermal Other:

(5) Bore Hole Construction

- ☐ Special Standards: Depth of completed well: 85.00 ft.
☐ Explosives Used: Amount: Type:

Hole			Seal			
Diameter	From	To	Mtrl	From	To	Sacks/lbs
10	0	39	CE	0	39	12
6	39	85				

How was seal placed? C Other:

Back fill placed from:

Material:

Filter pack from:

Size:

(6) Casing / Liner

Csng/ Liner	Diameter	From	To	Gauge	Mtrl	Weld	Thrd	Shoe at	Shoe used
C	6	1	39	250	S	X			

(7) Perforation / Screens

Perforations: Mtrl From To Width Height #Slots Dia. t/pSize Csng/
Lnr Method

Screens:

Mtrl From To S Size #Slots Dia. t/pSize Type Gauge

(8) Well Tests (Minimum testing time is one hour)

Type	Yield	Units	Drawdown	Stem at	Duration
A	0.00	G	0	85	1.00

Temperature of Water: 0.00 F

Was water analysis done? ☐ Depth of artesian flow:
by whom?

Did any strata contain water unsuitable for use? ☐ Too Little ☐ Salty

☐ Muddy ☐ Odor ☐ Colored other:

Depth of strata:

(9) Location of Hole by legal description

County: LANE Latitude: Longitude:

Township: 19.00 S Range: 1.00 W

Section: 20 SESE Lot: Block:

Tax Lot: 2202 Subdivision:

Street Address of Well (or nearest address):

82556 ANTHONY CREEK RD. DEXTER, OR

MAP, with location identified, must be attached.

(10) Static Water Level

Feet below land surface: 0.00 Date: 06 / 01 / 2001

Artesian Pressure: Date:

(11) Water Bearing Zones

Depth at which water was first found: 0.00 ft.

From To est Flow swl

(12) Well Log

Ground Elevation:

Material	From	To	swl
TOP SOIL	0	1	
BROWN CLAY	1	23	
BLUE/GRAY CLAY STONE (SOFT)	23	85	

Date Started: 05 / 31 / 2001

Date Completed: 06 / 01 / 2001

(unbonded) Water Well Constructor Certification:

I certify that the work I perform on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to the best knowledge and belief.

Signed by: GEORGE K TURNEY III

WWC #: 1722

(bonded) Water Well Constructor Certification:

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.

Signed by: CASEY JONES JR

WWC #: 1541

CASEY JONES WELL DRILLING

Phone: 541-747-2806