29250 SW BRUCK LANE

WILLSONVILLE, OR









AGENT INFORMATION



PAUL TERJESON

PTERJY@KW.COM 503-999-6777

Paul Terjeson is the Principal Broker/Owner of Oregon Farm Brokers, the Willamette Valleys leading Farm, Ranch, and Land experts. For over 25 years, Paul and his team have been representing Sellers and Buyers and are experts in the purchase or sale of: High Value Farm Ground, Ranch Land, Development Property, Luxury, Small and Large Acreage, Residential, and Multifamily. Oregon Farm Brokers diverse background includes 5th generation farmer, nursery and dairy manager, land developers, and economist. Paul and his team have the combination of skills, experience, and service to understand the layers of complexity and fluency with local zoning, water rights, soils, and construction standards in Oregon. We are here to assist you in building your Real Estate Portfolio. Paul brings a high degree of professionalism to help you sell your property for the highest possible value, find the next perfect property and protect you and your interests throughout the transaction.



SCAN FOR MORE PHOTOS





Home Details

3,872 SqFt

- 5 Bedrooms, 4 Bathrooms
 - Primary Bedroom
 - Attached to a Sun Room
 - Private Deck Access
 - Step In Tile Shower
 - Soaking Tub
 - Fully Finished Daylight Basement
 - Patio Access
 - Kitchenette
 - Family Room with Wood Fireplace
- Open Concept Kitchen and Living Area with Oversized Windows
- Cooktop, Oven, Dishwasher Included
- Mudroom with Step In Shower
- Immaculately Landscaped with Designated Garden Beds and Fruit Trees
- Multi-Tiered Patio System with Built In Fire Pit
- Covered Front Porch

Land Details

41 Acres

- 18 +/- Hazelnuts
- 3.5 +/- Nursery Stock
 - *Not Included in Sale*
- Canyon Land
- Water Rights
 - See Below
 - *Water Rights Transfer to Being Upon Accepted Offers*
- RV Parking and Hookups
- Private Extended Driveway
- Fenced and Cross Fenced



Outbuilding Details

Red Barn

- 3,440 SqFt
- 220 Power
- Cold Storage
- Chemical Room
- Concrete Floors
- Lean To Off Side

4 Greenhouses

- New Coverings in 2022
- 1st Greenhouse
 - Power, Underground Heating, Concrete Floors
- 2nd Greenhouse
 - Set Up for Grafting, Possible Electricity
- 3rd Greenhouse
 - Gravel with Plastic Flooring
- 4th Greenhouse
 - Concrete Flooring

3 Bay Open Shed

Woodshed

Fenced and Paved Poultry Coop

Misc Small Sheds and Storage

Maps





KWMID-WILLAMETTE LAND

KELLERWILLIAMS

KELLERWILLIAMS

INTERNATIONAL











KWMID-WILLAMETTE LAND

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County Information

List Packet (s) Provided Through County Records



KW MID-WILLAMETTE LAND
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KELLERWILLIAMS
KELLERWILLIAMS



Property Information Report

29250 SW BRUCK LN WILSONVILLE, OR 97070-6797

Ownership Information

Owner Name: VERNON E BRUCK

PENNY L BRUCK

Mailing Address: PO BOX 2837 WILSONVILLE, OR 97070-2837

Property Description

County: Clackamas **Map / Tax Lot:** 31E17 /00801

Account Num:01649513Owner Occ.:NoLand Use:Rural/Agricultural ResidenceCensus:0227.02

Subdivision:

Legal Description: SECTION 17 TOWNSHIP 3S RANGE 1E TAX LOT 00801

Property Characteristics

Property Type: RURAL RESIDENCE Building SF: 3,872 Heat: FORCED AIR UNIT

House Style: 2 STORY WITH Living Area SF: 3,872 Cooling:

BASEMENT

Year Built:1997Square Feet:3,872Foundation:ConcreteBedrooms:51st Floor SF:3,872Exterior:OTHER

Bathrooms: 4.00 2nd Floor SF:

Lot Size: 1,785,960 3rd Floor SF: Roof Cover: CONCRETE

Acres: 41 Attic SF: Fireplaces:

Garage Type: Bsmnt SF: Bsmnt Type: FINISHED BASEMENT

Roof Style:

Garage SF: Fin Bsmt SF:

Assessment Information

Real Market Value: **Land Value:** \$ 1,457,112 \$ 593,450 \$ 2,050,562 Imp. Value: **Total Assessed Value:** \$ 511,233 Levy Code: 003-005 M-5 Rate: 17.4310 \$ 8,382.08 Tax Year: 2022 Assessed Year: 2022 Taxes:

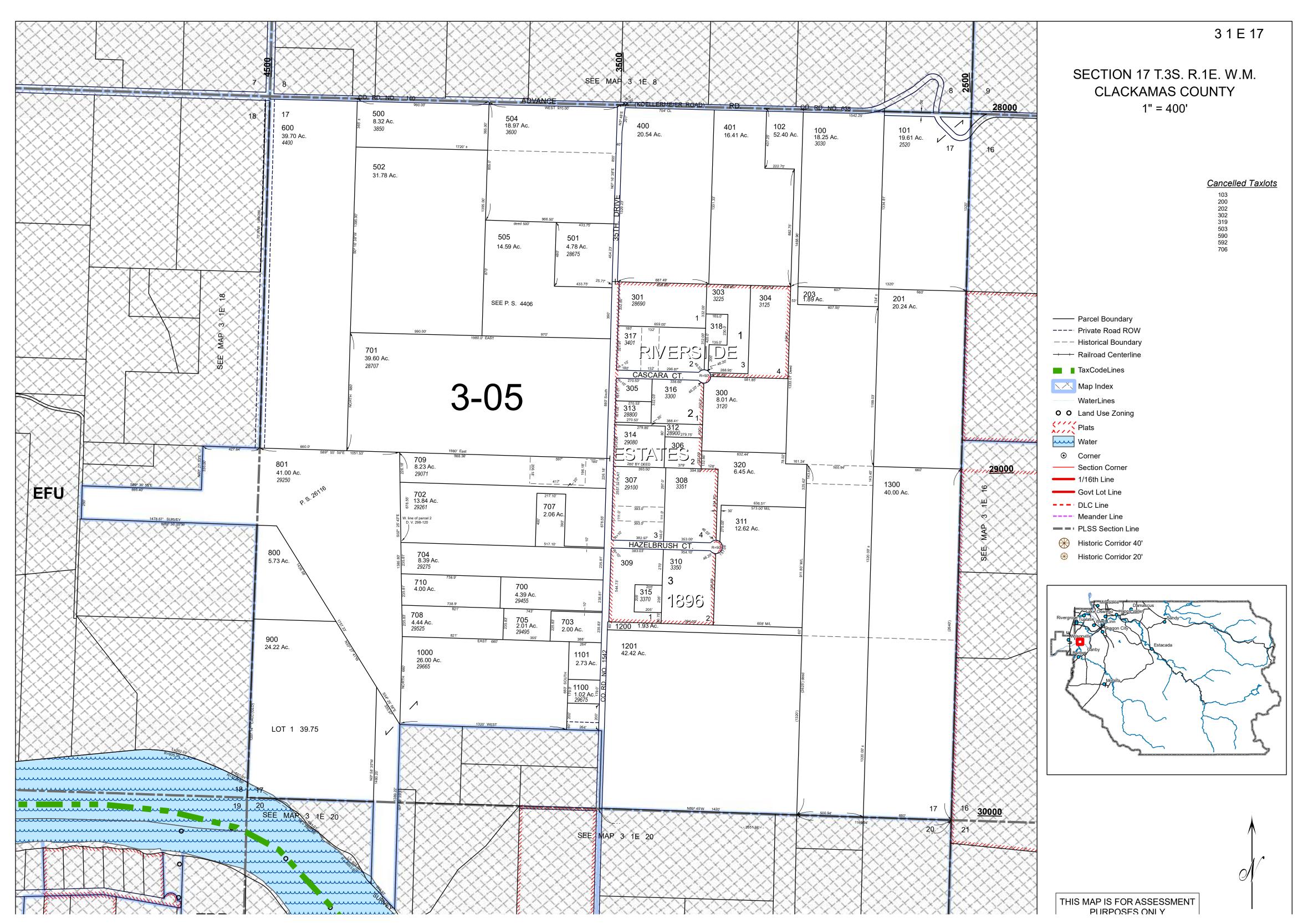
Previous Sale Information

Sale Amount: Sale Date: Document Num:

Transaction H	istory				
		HPI	Document	Reception	
Sale Date	Sale Amount	Sale Amount	Туре	Num	Book/Page
3/16/1998	\$ 0		It	98-052587	1



29250 Sw Bruck Ln, Wilsonville, OR



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, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Property Account Summary

No Parents Found



Account Number		01649513			Property Address	2	9250 SW BRUCK LN	, WILSONVILLE, OR 9	97070	
General Informa	tion									
Alternate Property #			31E17 00801							
Property Description			Section 17 Township 3S Range 1E TAX LOT 00801							
Last Sale Price										
Last Sale Date										
Last Sale Excise Number										
Property Category			Land &/or Buildi	ngs						
Status			Active, Locally A	ssessed,	Use Assessed					
Tax Code Area			003-005							
Remarks										
Tax Rate			T							
Description			Rate							
Total Rate			16.614							
Property Charact	eristi	cs								
Property Tax Defer			Potential Add	itional T	ax Liability					
Neighborhood			15774: West	Linn/W	ilsonville rural all o	her				
Land Class Catego	y		681: Forest 8	ι Farm Ι	and Improved					
Building Class Cate	gory		15: Single fai	mily res	, class 5					
Year Built			1997							
Acreage			41.0							
Change property ra	atio		6XX							
Parties										
Role			Percent N	Name			Address			
Taxpayer			100 E	BRUCK \	/ERNON E & PENN)	' L	PO BOX 2837,	WILSONVILLE, OR 970	070	
Owner			100 E	BRUCK \	/ERNON E & PENN\	' L	PO BOX 2837,	WILSONVILLE, OR 970	070	
Property Values										
			Та	x Year	Tax Ye	ar	Tax Year	Tax Year	Tax Year	
Value Type				2022	20	21	2020	2019	2018	
AVR Total			\$5	11,233	\$496,4	77	\$482,133	\$468,216	\$454,717	
Exempt										
TVR Total			\$5	11,233	\$496,4	77	\$482,133	\$468,216	\$454,717	
Real Mkt Land				57,112			\$1,177,519	\$1,145,258	\$1,112,998	
Real Mkt Bldg				93,450		10	\$484,460	\$469,550	\$445,880	
Real Mkt Total				50,562			\$1,661,979	\$1,614,808	\$1,558,878	
M5 Mkt Land				34,216			\$27,651	\$26,893	\$26,136	
M5 Mkt Bldg				93,450			\$484,460	\$469,550	\$445,880	
M5 SAV				95,219			\$95,755	\$95,228	\$91,068	
SAVL (MAV Use Po				38,342			\$36,387	\$35,452	\$34,558	
MAV (Market Portion	n)		\$4	72,891	\$459,1	18	\$445,746	\$432,764	\$420,159	
Mkt Exception										
AV Exception										
Parents										

Children					
Parcel No.	Seg/Merge No.	Status	From Date	To Date	Document Number
No Children Found					

Active Exemptions

No Exemptions Found

Events			
Effective Date	Entry Date-Time	Туре	Remarks
07/01/1999	07/01/1999 12:00:00	Ownership at Conversion	Paid Up: 98-52587, 3/1/98, \$ 0

Tax Balance

No Charges are currently due. If you believe this is incorrect, please contact the Assessor's Office.

Total Due only includes the current 2022 taxes. Please select View Detailed Statement for a full payoff.

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): 2022

Receipts **Amount Applied to Total Amount** Receipt Date Receipt No. Change **Parcel** Due Total 5372640 (ReceiptDetail.aspx? 05/01/2023 00:00:00 \$2,794.03 \$2,794.03 \$2,794.03 \$0.00 receiptnumber=5372640) 5359817 (ReceiptDetail.aspx? \$0.00 02/02/2023 00:00:00 \$2,794.03 \$5,588.06 \$2,794.03 receiptnumber=5359817) 5327454 (ReceiptDetail.aspx? 11/17/2022 00:00:00 \$2,794.02 \$8,382.08 \$2,794.02 \$0.00 receiptnumber=5327454) 5022446 (ReceiptDetail.aspx? 11/01/2021 00:00:00 \$7,553.52 \$7,553.52 \$7,326.91 \$0.00 receiptnumber=5022446) 4843340 (ReceiptDetail.aspx? 11/05/2020 00:00:00 \$7,644.47 \$7,644.47 \$7,415.14 \$0.00 receiptnumber=4843340) 4652413 (ReceiptDetail.aspx? 11/06/2019 00:00:00 \$7,235.09 \$7,235.09 \$7,018.04 \$0.00 receiptnumber=4652413) 4459321 (ReceiptDetail.aspx? 11/06/2018 00:00:00 \$6,916.13 \$6,916.13 \$6,708.65 \$0.00 receiptnumber=4459321)

Sales I	History								
Sale Date	Entry Date	Recording Date	Recording Number	Excise Number	Deed Type	Transfer Type	Grantor(Seller)	Grantee(Buyer)	Other Parcels
No Sale	s History F	ound							

Property Details							
Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
3872	0 X 0	1997	52	1.0	5	4	0

Detailed Statement

Parcel Number	01649513	Property Address	29250 SW BRUCK LN , WILSONVILLE,
			OR 97070

As Of Date: 5/17/2023

Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
1995	Property Tax Principal	003-005	\$217.83	\$0.00	\$0.00	11/15/1995
1996	Property Tax Principal	003-005	\$296.87	\$0.00	\$0.00	11/15/1996
1997	Property Tax Principal	003-005	\$3,283.78	\$0.00	\$0.00	11/15/1997
1998	Property Tax Principal	003-005	\$3,749.55	\$0.00	\$0.00	11/15/1998
1999	Property Tax Principal	003-005	\$3,464.69	\$0.00	\$0.00	11/15/1999
2000	Property Tax Principal	003-005	\$4,183.39	\$0.00	\$0.00	11/15/2000
2001	Property Tax Principal	003-005	\$4,279.66	\$0.00	\$0.00	11/15/2001
2002	Property Tax Principal	003-005	\$4,520.37	\$0.00	\$0.00	11/15/2002
2003	Property Tax Principal	003-005	\$4,640.07	\$0.00	\$0.00	11/15/2003
2004	Property Tax Principal	003-005	\$4,879.20	\$0.00	\$0.00	11/15/2004
2005	Property Tax Principal	003-005	\$4,913.01	\$0.00	\$0.00	11/15/2005
2006	Property Tax Principal	003-005	\$5,188.10	\$0.00	\$0.00	11/15/2006
2007	Property Tax Principal	003-005	\$5,426.63	\$0.00	\$0.00	11/15/2007
2008	Property Tax Principal	003-005	\$5,515.22	\$0.00	\$0.00	11/15/2008
2009	Property Tax Principal	003-005	\$5,917.81	\$0.00	\$0.00	11/15/2009
2010	Property Tax Principal	003-005	\$5,804.84	\$0.00	\$0.00	11/15/2010
2011	Property Tax Principal	003-005	\$5,684.67	\$0.00	\$0.00	11/15/2011
2012	Property Tax Principal	003-005	\$5,707.92	\$0.00	\$0.00	11/15/2012
2013	Property Tax Principal	003-005	\$5,571.18	\$0.00	\$0.00	11/15/2013
2014	Property Tax Principal	003-005	\$5,865.59	\$0.00	\$0.00	11/15/2014
2015	Property Tax Principal	003-005	\$6,232.37	\$0.00	\$0.00	11/15/2015
2016	Property Tax Principal	003-005	\$6,384.15	\$0.00	\$0.00	11/15/2016
2017	Property Tax Principal	003-005	\$6,525.14	\$0.00	\$0.00	11/15/2017
2018	Property Tax Principal	003-005	\$6,916.13	\$0.00	\$0.00	11/15/2018
2019	Property Tax Principal	003-005	\$7,235.09	\$0.00	\$0.00	11/15/2019
2020	Property Tax Principal	003-005	\$7,644.47	\$0.00	\$0.00	11/15/2020
2021	Property Tax Principal	003-005	\$7,553.52	\$0.00	\$0.00	11/15/2021
2022	Property Tax Principal	003-005	\$8,382.08	\$0.00	\$0.00	11/15/2022
TOTAL Due as 05/17/2023	of				\$0.00	

AFTER RECORDING RETURN TO: Reif, Reif & Thalhofer, Attorneys P. O. Box 729 Canby, OR 97013-0729

UNTIL OTHERWISE REQUESTED, SEND TAX STATEMENTS TO: Vernon Bruck P O Box 2837 Wilsonville OR 97070 Clackamas County Official Records Sherry Hall, County Clerk

s 2008-003361

01/16/2008 09:18:33 AM

01179583200800033610030035

\$41.00

D-D Cnt=1 Stn=9 DIANNAW \$15.00 \$16.00 \$10.00

BARGAIN AND SALE DEED (Deed of Gift)

RECITALS:

- 1. VERNON BRUCK and PENNY BRUCK are husband and wife.
- 2. EARL R. BRUCK and LOUISE I. BRUCK are husband and wife.
- 3. **VERNON BRUCK** and **PENNY BRUCK** own an undivided one-third (1/3) interest in the real property described in the attached Exhibit A.
- 4. **EARL R. BRUCK** is Trustee of the **EARL R. BRUCK REVOCABLE LIVING TRUST** dated July 3, 1991, as amended and restated May 15, 1992, and is also the Trustee of the **LOUISE I. BRUCK REVOCABLE LIVING TRUST** dated July 3, 1991, as amended and restated May 15, 1992, as to an undivided two-thirds (2/3) interest.
- 5. It is the intent of this deed for **EARL R. BRUCK**, Individually and as the Trustee of the Trust described in Recital 4 above and **LOUISE I. BRUCK**, Individually, to transfer as a gift the real property described in Exhibit A to **VERNON BRUCK** and **PENNY BRUCK**.

NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS, that **EARL R. BRUCK**, Trustee of the EARL R. BRUCK REVOCABLE LIVING TRUST dated July 3, 1991, as amended and restated May 15, 1992, **EARL R. BRUCK**, Trustee of the LOUISE I. BRUCK REVOCABLE TRUST, dated July 3, 1991, as amended and restated May 15, 1992, and **EARL R. BRUCK** and **LOUISE I. BRUCK**, husband and wife, as individuals, hereinafter collectively called GRANTOR, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **VERNON BRUCK** and **PENNY BRUCK**, husband and wife, hereinafter called GRANTEE, and unto GRANTEE'S heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Clackamas, State of Oregon, described as follows, to wit:

SEE EXHIBIT A.

TO HAVE AND TO HOLD the same unto the said GRANTEE and GRANTEE'S heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$NIL. This is a Deed of Gift for which the fair market value is \$700,000.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)).

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 2008. East R-Brue Earl R. Bruck, Trustee of the Earl R. Bruck Earl R. Bruck, Trustee of the Louise I. Revocable Living Trust - Grantor Bruck Revocable Living Trust - Grantor Lark. Bruck Earl R. Bruck, Individually Louise I. Bruck, Individually STATE OF OREGON SS. County of Clackamas Before me personally appeared the above named EARL R. BRUCK, Individually, and as Trustee of the EARL R. BRUCK REVOCABLE LIVING TRUST and as Trustee of the LOUISE I. BRUCK REVOCABLE LIVING TRUST and acknowledged the foregoing instrument to be his voluntary act and deed. OFFICIAL SEAL DIANE R WEIRICH NOTARY PUBLIC-OREGON Notary Public for Oregon My Commission Expires: Library 2 2010 COMMISSION NO. 402153 MY COMMISSION EXPIRES FEBRUARY 2, 2010 STATE OF OREGON County of Clackamas Before me personally appeared the above named LOUISE I. BRUCK, Individually, and acknowledged the foregoing instrument to be her voluntary act and deed. OFFICIAL SEAL DIANE R WEIRICH Notary Public for Oregon
My Commission Expires: Lilmany 2, 2010 NOTARY PUBLIC-OREGON COMMISSION NO. 402153 MY COMMISSION EXPIRES FEBRUARY 2, 2010

Exhibit "A"

Real property in the County of Clackamas, State of Oregon, described as follows:

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER AND LOT 1 OF SECTION 18, AND IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER AND LOT 4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER SECTION CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN; THENCE SOUTH 00° 30' 00" WEST, 2310 FEET TO AN IRON PIPE IN THE CENTER OF HOMER KRUSE ROAD; THENCE EAST, 1346.53 FEET TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF DEED AS FEE NO. 99-064550; THENCE ALONG THE EAST LINE OF SAID DEED FEE, SOUTH 00° 29' 00" EAST, 897.78 FEET TO THE TRUE POINT-OF-BEGINNING; THENCE NORTH 89° 24' 22" EAST, 1478.67 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319"; THENCE SOUTH 34º 25' 56" EAST, 1426.58 FEET-TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING"; THENCE SOUTH 00° 58' 35" EAST, 1480.25 FEET TO THE WILLAMETTE RIVER; THENCE ALONG SAID RIVER THE FOLLOWING COURSES: 602.55 FEET ALONG THE ARC OF A 6652.64 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05° 11' 22" (THE CHORD OF WHICH BEARS NORTH 49º 16' 44" WEST, 602.34 FEET); 601.01 FEET ALONG THE ARC OF A 3225.60 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10° 40' 32" (THE CHORD OF WHICH BEARS NORTH 57º 12' 41" WEST, 600.14 FEET); 542.75 FEET ALONG THE ARC OF A 2239.10 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13° 53' 18" (THE CHORD OF WHICH BEARS NORTH 69° 29' 36" WEST, 541.42 FEET); 352.01 FEET ALONG THE ARC OF A 935.36 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21° 33' 45" (THE CHORD OF WHICH BEARS NORTH 87º 13' 08" WEST, 349.94 FEET); THENCE NORTH 00º 29' 00" WEST, 424.47 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319"; THENCE NORTH 40° 34' 34" WEST, 742.65 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING" ON THE EAST LINE OF DEED AS FEE NO. 99-064550; THENCE ALONG SAID EAST LINE, NORTH 00° 29' 00" WEST, 728.24 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES OVER THAT TRACT OF LAND DESCRIBED IN BOOK 109, PAGES 286 AND 287, DEED RECORDS OF CLACKAMAS COUNTY, OREGON.

Tax Parcel Number: 00767646

Soil Report





KELLERWILLIAMS
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KELLERWILLIAMS
KELLERWILLIAMS
KELLERWILLIAMS
KELLERWILLIAMS

Oregon, AC +/-



Boundary Boundary

| Boundary 40.93 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
91B	Woodburn silt loam, 3 to 8 percent slopes	26.71	65.27	0	88	2e
92F	Xerochrepts and Haploxerolls, very steep	5.94	14.52	0	18	6e
86A	Willamette silt loam, 0 to 3 percent slopes	4.16	10.17	0	96	1
1A	Aloha silt loam, 0 to 3 percent slopes	2.96	7.23	0	90	2w
91C	Woodburn silt loam, 8 to 15 percent slopes	1.16	2.83	0	83	2e
TOTALS		40.93(*)	100%	1	78.68	2.48

^(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Water Rights

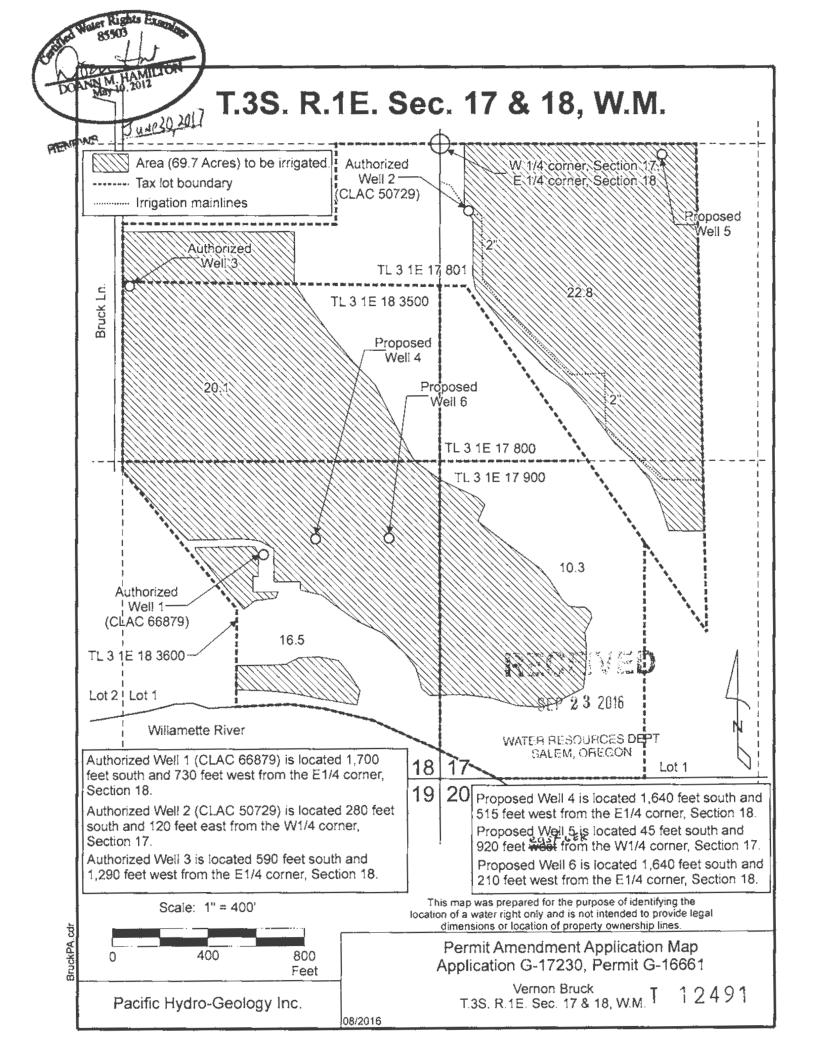
Documents Provided Through OWRD



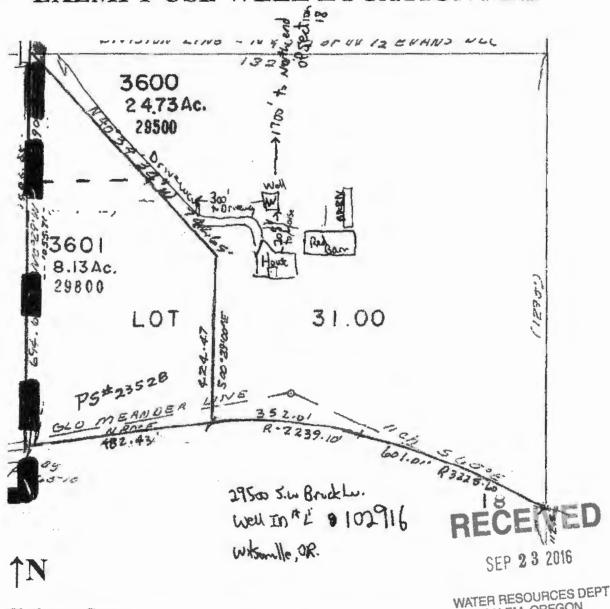








EXEMPT USE WELL LOCATION MAP



Clackamas County

SALEM, OREGON Assessor Map Reference Number: 3S 1E 18 SENW; Tax Lot 3600. Street Address of Well, if Available: 29500 Bruck Lane, Wilsonville, OR. Well Log #: CLAC 66879. Well Label (ID Tag) #: L 102916. (Please Locate Well and Indicate distance From Property or Survey Corner, See Attached Sample Well Location Map.) You may also locate your well using our exempt use well mapping tool on our website at www.wrd.state.or.us/OWRD/exempt use 788 info.shtml or by contacting the Exempt Use Well Program Coordinator at 503 986-0861.

MAP NOT TO SCALE

RECEIVED

JUN 2 2 2010

STATE OF OREGON

COUNTY OF CLACKAMAS

PERMIT TO APPROPRIATE THE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO:

VERNON BRUCK PO BOX 2837 WILSONVILLE, OR 97070

	The state of the s	to describe an amendment for additional points of
appropriatio	n and a change in po	oint of appropriation proposed under Permit
Amendment	Application T-12491	and approved by Special Order Vol. 107, Page 627,
entered	FEB 0.6 2018	and to describe an extension of time for complete
application of	of water approved De	ecember 19, 2014. This permit supersedes Permit
G-16661.		

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

APPLICATION FILE NUMBER: G-17230

SOURCE OF WATER: WELLS 2, 3, 4, 5, AND 6 IN NEWLAND CREEK BASIN

PURPOSE OR USE: NURSERY USE ON 69.7 ACRES

MAXIMUM RATE: 0.87 CUBIC FOOT PER SECOND

PERIOD OF USE: YEAR-ROUND

DATE OF PRIORITY: JUNE 3, 2009

WELL LOCATIONS:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	17	NWSW	WELL 2 – 280 FEET SOUTH AND 120 FEET EAST FROM THE W¼ CORNER OF SECTION 17
3 S	1 E	WM	18	NE SE	WELL 3 – 590 FEET SOUTH AND 1290 FEET WEST FROM THE E¼ CORNER OF SECTION 18
3 S	1 E	WM	18	SE SE	WELL 4 – 1640 FEET SOUTH AND 515 FEET WEST FROM THE E½ CORNER OF SECTION 18
3 S	1 E	WM	17	NW SW	WELL 5 – 45 FEET SOUTH AND 920 FEET EAST FROM THE W1/4 CORNER OF SECTION 17
3 S	1 E	WM	18	SE SE	WELL 6 – 1640 FEET SOUTH AND 210 FEET WEST FROM THE E½ CORNER OF SECTION 18

The amount of water used for nursery use under this right, together with the amount secured under any other right existing for the same lands, is limited to a maximum of 5.0 acre feet per acre and a diversion of 0.15 cubic foot per second per acre. For irrigation of containerized nursery plants, the amount of water diverted is limited to one fortieth of one cubic foot per second and 5.0 acre feet per acre per year. For irrigation of in-ground nursery plants, the amount of water diverted is limited to one eightieth of one cubic foot per second and 2.5 acre feet per year. The use of water for nursery use may be made at any time, during the period of allowed use specified above, that the use is beneficial. For irrigation of any other crop, the amount of water diverted is limited to one eightieth of one cubic foot per second and 2.5 acre feet per acre during the irrigation season of each year.

Authorized Place of Use:

Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1.E	WM	17	NW SW	22.8
3 S	1 E	WM	17	SW SW	10.3
3 S	1.E	WM	18	NE SE	20.1
3 S	1 E	WM	18	SE SE	16.5
	777			Total	69.7

Permit Amendment T-12491 Conditions:

The quantity of water diverted at the new points of appropriation, Wells 4, 5, and 6, shall not exceed the quantity of water lawfully available at the original point of appropriation, Well 1.

The combined quantity of water diverted at the new additional points of appropriation, Wells 4, 5, and 6, together with that diverted at the old points of appropriation, Wells 2 and 3, shall not exceed the quantity of water lawfully available at the original points of appropriation, Wells 2 and 3.

Water shall be acquired from the same aquifer as the original points of appropriation.

Extension of Time Conditions:

Checkpoint Condition

The permit holder must submit a completed Progress Report Form to the Department by October 1, 2018 and 2023.

a. At each checkpoint, the permit holder shall submit and the Department shall review evidence of the permit holder's diligence towards completion of the project and compliance with terms and conditions of the permit and extension. If, after this review, the Department determines the permit holder has not been diligent in developing and perfecting the water use permit, or complied with all terms and conditions, the Department shall modify or further condition the permit or extension to ensure future compliance, or begin cancellation proceedings on the undeveloped portion of the permit pursuant to ORS 537.260 or 537.410, or require submission of a final proof survey pursuant to ORS 537.250; b. The Department shall provide notice of receipt of progress reports in its weekly notice and shall allow a 30 day comment period for each report. The Department shall provide notice of its determination to anyone who submitted comments.

Existing Permit Conditions:

Measurement, recording and reporting conditions:

- A. Before water use may begin under this permit, the permittee shall install a totalizing flow meter or other suitable measuring device as approved by the Director at each point of appropriation. The permittee shall maintain the meter or measuring device in good working order.
- B. The permittee shall keep a complete record of the amount of water used each month, and shall submit a report which includes the recorded water use measurements to the Department annually or more frequently as may be required by the Director. Further, the Director may require the permittee to report general water-use information, including the place and nature of use of water under the permit.
- C. The permittee shall allow the watermaster access to the meter; provided however, where any meter is located within a private structure, the watermaster shall request access upon reasonable notice.
- D. The Director may provide an opportunity for the permittee to submit alternative measuring and reporting procedures for review and approval.

The well shall produce ground water only from the alluvial ground water reservoir.

To monitor the effect of water use from the well(s) authorized under this permit, the Department requires the water user to obtain from a qualified individual (see below), and report annual static water level measurements. The static water level shall be measured in the month of March. Reports shall be submitted to the Department within 30 days of measurement.

Measurements must be made according to the following schedule:

Before Use of Water Takes Place

Initial and Annual Measurements

The Department requires the permittee to report an initial water level measurement in the month specified above once well construction is complete and annually thereafter until use of water begins; and

After Use of Water has Begun

Seven Consecutive Annual Measurements

Following the first year of water use, the user shall report seven consecutive annual static water level measurements. The first of these seven annual measurements will establish the

reference level against which future annual measurements will be compared. Based on an analysis of the data collected, the Director may require the user to obtain and report annual static water level measurements beyond the seven year minimum reporting period. additional measurements may be required in a different month. If the measurement requirement is stopped, the Director may restart it at any time.

All measurements shall be made by a certified water rights examiner, registered professional geologist, registered professional engineer, licensed well constructor or pump installer licensed by the Construction Contractors Board and be submitted to the Department on forms provided by the Department. The Department requires the individual performing the measurement to:

- A. Identify each well with its associated measurement; and
- Measure and report water levels to the nearest tenth of a foot as depth-to-water below ground surface; and
- C. Specify the method used to obtain each well measurement; and
- Certify the accuracy of all measurements and calculations submitted to the Department.

The water use shall discontinue use of, or reduce the rate or volume of withdrawal from, the well(s) if any of the following events occur:

- A. Annual water level measurement reveal an average water level decline of three or more feet per year for five consecutive years; or
- Annual water level measurements reveal a water level decline of 15 or more feet in fewer than five consecutive years; or
- C. Annual water level measurements reveal a water level decline of 25 or more feet; or
- Hydraulic interference leading to a decline of 25 or more feet in any neighboring well with senior priority.

The period of non-use or restricted use shall continue until the water level rises above the decline level which triggered the action or until the Department determines, based on the permittee's and/or the Department's data and analysis, that no action is necessary because the aquifer in question can sustain the observed declines without adversely impacting the resource or senior water rights. The water user shall in no instance allow excessive decline, as defined in Commission rules, to occur within the aquifer as a result of use under this permit. If more than one well is involved, the water user may submit an alternative measurement and reporting plan for review and approval by the Department.

Prior to using water from any well listed in this permit, the permittee shall ensure that the well has been assigned an OWRD Well Identification Number (Well ID tag), which shall be permanently attached to the well. The Well ID shall be used as a reference in any correspondence regarding the well, including any reports of water use, water level or pump test data.

STANDARD CONDITIONS

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.

If the number, location, source, or construction of any well deviates from that proposed in the permit application or required by permit conditions, this permit may be subject to cancellation, unless the Department authorizes the change in writing.

If substantial interference with a senior water right occurs due to withdrawal of water from any well listed on this permit, then use of water from the well(s) shall be discontinued or reduced and/or the schedule of withdrawal shall be regulated until or unless the Department approves or implements an alternative administrative action to mitigate the interference. The Department encourages junior and senior appropriators to jointly develop plans to mitigate interferences.

The well(s) shall be constructed in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon. The works shall be equipped with a usable access port, and may also include an air line and pressure gauge adequate to determine water level elevation in the well at all times.

If the riparian area is disturbed in the process of developing a point of appropriation, 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.

The use may be restricted if the quality of downstream waters decreases to the point that those waters no longer meet state or federal water quality standards due to reduced flows.

Where two or more water users agree among themselves as to the manner of rotation in the use of water and such agreement is placed in writing and filed by such water users with the watermaster, and such rotation system does not infringe upon such prior rights of any water user not a party to such rotation plan, the watermaster shall distribute the water according to such agreement.

Prior to receiving a certificate of water right, the permit holder shall submit to the Water Resources Department the results of a pump test meeting the Department's standards for each point of appropriation (well), unless an exemption has been obtained in writing under OAR 690-217. The Director may require water-level or pump-test data every ten years thereafter.

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

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.

The original permit was issued March 11, 2010. Completion of construction and application of the water to the use was to be made on or before March 11, 2015. By Extension of Time dated December 19, 2014, the deadline for complete application of water was extended to October 1, 2024.

Within one year after complete application of water to the proposed use, the permittee shall submit a claim of beneficial use, which includes a map and report, prepared by a Certified Water Rights Examiner.

Issued FEB 0 6 2018

Dwight French, Water Right Services Administrator, for

Thomas M. Byler, Director

Oregon Water Resources Department

Property Record Cards

Record Cards Provided by County Department of Assessment and Taxation





KWMID-WILLAMETTE LAND

KELLERWILLIAMS

WWW.
INTERNATIONAL

BRUCK VERNON E & PENNY L

PO BOX 2837

BRUCK VERNON E & PENNY L

WILSONVILLE, OR 97070

29250 SW BRUCK LN

Printed 05/30/2023 Card No. 1

of 1

681

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 01649513

Parent Parcel Number

Property Address 29250 SW BRUCK LN

Neighborhood

15774 WEST LINN/WLSNVL RURAL 400-641

681 Forest & Farm Improved

TAXING DISTRICT INFORMATION

Jurisdiction Area 001

Tax ID 31E17 00801

TRANSFER OF OWNERSHIP

Doc #: 98-52587

\$0 \$0

03/01/1998 07/01/1995

Doc #: 95-43942

AGRICULTURAL

Section 17 Township 3S Range 1E TAX LOT 00801

VALUATION RECORD

01/01/2019 01/01/2019 01/01/2020 01/01/2020 01/01/2021 01/01/2022 Assessment Year Worksheet Reason for Change Reval Reval Reval Reval Reval Reval VALUATION 1112998 1145258 1177519 1177519 1236665 1457112 1457112 Market В 459010 469550 484460 484460 504710 593450 586680 1614808 1661979 1661979 1741375 2050562 2043792 1572008

Site Description

Legal Acres: 0.0000

LAND DATA AND CALCULATIONS

Land Type	Soil ID -or-	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value		Influence Factor	Value
1 16 MFHS		1.0000)	1.00	11800.00	11800.00	1	1800 1	7% L 171%	34216
2 51 OSD MIXED USE PROPERTY					17133.00	17133.00	1	7133 L	171%	46430
3 17 FHSI (SAV)					4000.00	4000.00		4000		4000
4 Farm/Forest Land		1.7400)	1.00	12698.00	12698.00	2:	2095 L	171%	59877
5 FARM USE	7PD	1.7400)	1.00	259.00	259.00		451		451
6 Farm/Forest Land		10.1000)	1.00	12698.00	12698.00	12	8250 L	171%	347558
7 FOREST USE	OFB	10.1000)	1.00	999.00	999.00	1	0090		10090
8 Farm/Forest Land		28.1600)	1.00	12698.00	12698.00	35	7576 L	171%	969031
9 FARM USE	2VD	28.1600)	1.00	2865.00	2865.00	8	0678		80678

NOR: Note of Record: R01 TOTAL ACRES 41.00 YEAR CLASSED 1969 ZONED EFU 1980 '97 NEW HOUSE DE 9/22/08

Supplemental Cards

TRUE TAX VALUE

1457112

Construction

Value

2220

0

338680 338680 0

170850

Finished

Wood frame w/sh 1926 1.0	0 1926 170850
Wood frame w/sh 724 2.0	724 51930

Base Area Floor Area Sq Ft

4	Concrete	block	1222	Bsmt	1222	54160
			0	Crawl		0

### TOTAL BASE 276940 Row Type Adjustment 1.00% 276940 0 Interior Finish 0 0 Ext Lvg Units 0 0 Basement Finish 36970 Fireplace(s) 6320 Heating 6830 Air Condition 0 Frame/Siding/Roof Plumbing Fixt: 12 9400													
SUB-TOTAL 276940 0 Interior Finish 0 0 Ext Lvg Units 0 0 Basement Finish 36970 Fireplace(s) 6320 Heating 6830 Air Condition 0 Frame/Siding/Roof 0	TOTAL	TOTAL BASE											
0 Ext Lvg Units 0 0 Basement Finish 36970 Fireplace(s) 6320 Heating 6830 Air Condition 0 Frame/Siding/Roof 0	Row T	уре											
		Ō	Ext Lvg Units Basement Finish Fireplace(s) Heating Air Condition Frame/Siding/Roof	6320 6830 0									

	Other Features
Exterior Features Description Value	SUB-TOTAL ONE UNIT SUB-TOTAL 0 UNITS Garages 0 Integral

0 Bsmt Garage Ext Features	0
SUB-TOTAL	338680

0 Att Garage

0 Att Carports

Quality Class/Grade 5-460610 GRADE ADJUSTED VALUE

(LCM: 100.00)

Neighborhood	Supplemental Cards TOTAL IMPROVEMENT VALUE
Neigh 15774 AV	TOTAL IMPROVEMENT VALUE

PHYSICAL CHARACTERISTICS

Style: 71 Houses built 1990 to 1999 Occupancy: Single family

Story Height: Finished Area: 3872 Attic: None Basement: 3/4

ROOFING

Material: Cement tile Gable Type:

Framing: Std for class Pitch: Not available

FLOORING

B, 1.0 Slab Sub and joists 2.0 1.0 Carpet

EXTERIOR COVER

Wood siding 1.0, 2.0

INTERIOR FINISH

Drywall 1.0

ACCOMMODATIONS

Finished Rooms Bedrooms Fireplaces: 2

HEATING AND AIR CONDITIONING

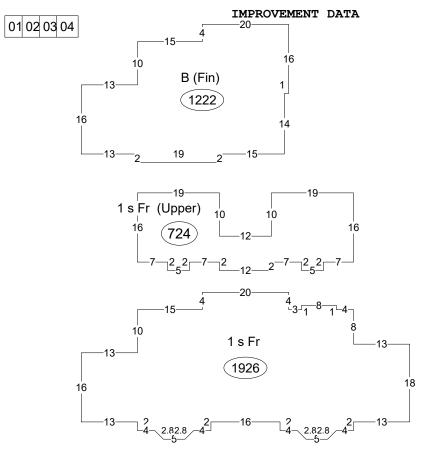
Primary Heat: Forced hot air Full Part Lower /Bsmt 1 Upper Upper

PLUMBING

3 Fixt. Baths 12 12 TOTAL

REMODELING AND MODERNIZATION

Amount Date



SPECIAL FEATURES SUMMARY OF IMPROVEMENTS

De	scription	Value	ID	Use	2	Const Type Grade	Year E Const Ye		ond				ze or Area	Computed Value	PhysObso				Value
D	:BASIC	2220	D	DWELL	2.00	5-	1997	1997	AV	0.00	Y	0.00	387	2 46061	0 16	0	128	100	494050
	WDSTOVE	6320	01	DETGAR	0.00	5	1997	1997	AV	62.60	Y	96.95	70	0 6787	0 25	0	131	100	66680
01	:IF	3	02	DGAT	0.00	5	1997	1997	AV	0.00	N	0.00	33	6 158	0 0	SV	131	100	2070
			03	DGROOF	0.00	5	1997	1997	AV	0.00	N	0.00	70	0 204	0 0	SV	131	100	2670
			04	EFP	0.00	4	1997	1997	AV	0.00	N	0.00	50	4 1619	0 0	SV	131	100	21210

Data Collector/Date Appraiser/Date

29 08/01/1997

Neighborh