



**(NEXT TO) 8952 SANTIAM LOOP SE**

**AUMSVILLE, OR**

# PROPERTY SYNOPSIS

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## LOCATION

This property sits back off Stayton Rd SE and Santiam Loop SE.

## SIZE

Approximately 142.6 acres, Acreage is Subject to Lot Line Adjustment

## PLANTINGS

37 +/- Acres of 7th Leaf Duke, 34 +/- Acres of 7th Leaf Blue Gold , 38 +/- Acres of 7th Leaf Calypso, 11 +/- Acres of Strawberries.

## SOIL

63.64 % of Newberg Silt Loam, 15.46% of Cloquato Sil Loam, 11.61% of Newberg Fine Sandy Loam, 9.28% of Camas Gravelly Sandy Loam

## IRRIGATION

Majority Double Drip Irrigation, 1/3 Covered by Overhead Sprinklers

## WATER RIGHTS

Fully covered with 1940's priority date water rights.

# PROPERTY SYNOPSIS

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## REMARKS

142.06 acre Blueberry Farm w/ 122.14 +/- tillable acres. This farm is primarily Newberg silt loam and Cloquato silt loam covered with 1940's water rights. 107 acres are connected to double-drip and plumbed for overhead sprinklers with 3 connected wells and 9 total well sites. 37 acres Duke, 38 acres Calypso and 27 acres of Blue Gold. A portion of the farm is trellised and irrigated for Raspberries. Sale subject to the completion of a lot line adjustment consolidating the tillable acreage in process.

## CONTACT

Paul Terjeson

503-999-6777 (c)

541-740-7512 (o)

pterjy@kw.com

OR License: 960900133

Steve Helms

541-979-0118 (c)

541-740-7512 (o)

stevhelms@kw.com

OR License: 201210000

# PROPERTY DETAILS

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**142.06 Acres**

- **37 Acres of Duke**
  - **7th Leaf**
- **34 Acres of Blue Gold**
  - **7th Leaf**
- **38 Acres of Calypso**
  - **7th Leaf**
- **11 Acres of Strawberries**
  - **Trellised for Raspberries**

**Plumbed for Overhead Sprinklers and  
Double Drip Irrigation**

**9 Wells**

- **3 Connected Wells**
- **1940's Ground Water Priority Date**





# **COLD CREEK FRONTAGE**

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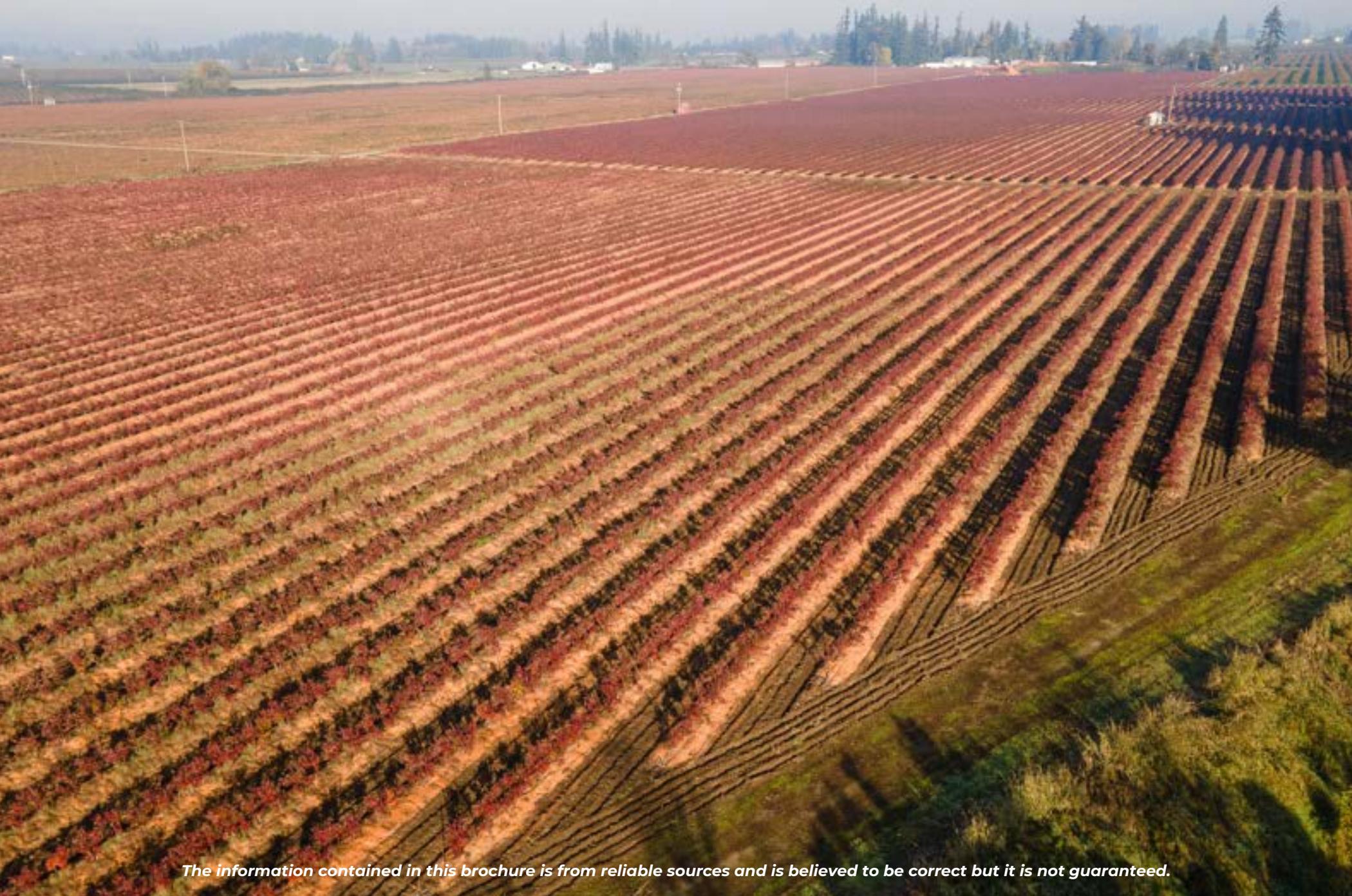
# 9 WELL SITES

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# 122.14 +/- TILLABLE ACRES

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

# 107 +/- ACRES OF BLUEBERRIES

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# PROPERTY MAPS

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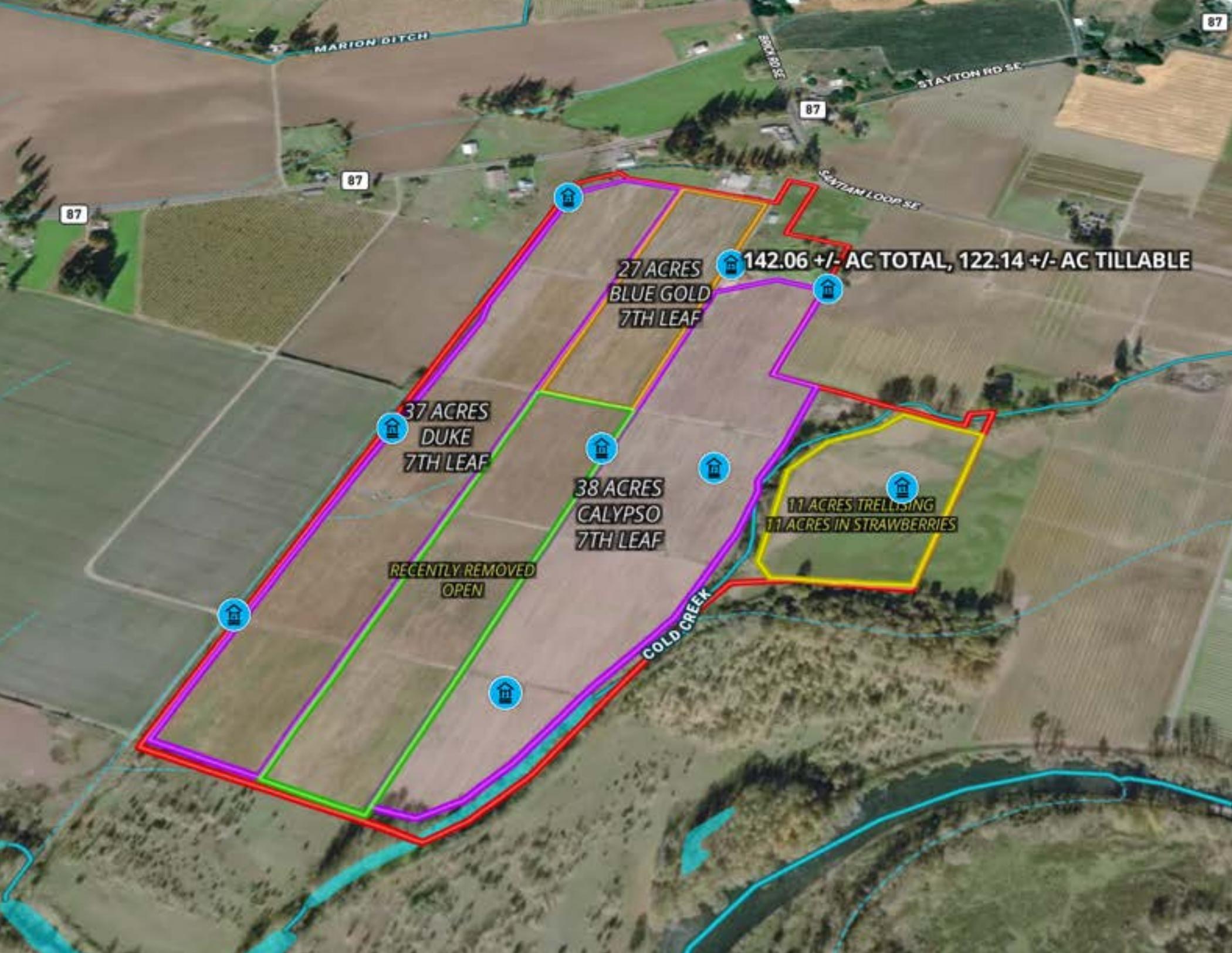
*PROVIDED BY LAND.ID*

*\*PROPERTY IS SUBJECT UPON TO LOT LINE ADJUSTMENT\**

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.







MARTON DITCH

STAYTON RD SE

CANTON LOOP SE

COLD CREEK

87

87

87

87

27 ACRES  
BLUE GOLD  
7TH LEAF

37 ACRES  
DUKE  
7TH LEAF

38 ACRES  
CALYPSO  
7TH LEAF

11 ACRES TRELLISING  
11 ACRES IN STRAWBERRIES

RECENTLY REMOVED  
OPEN

142.06 +/- AC TOTAL, 122.14 +/- AC TILLABLE

# COUNTY INFORMATION

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*LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS  
\*PROPERTY IS SUBJECT UPON TO LOT LINE ADJUSTMENT\**

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# Fidelity National Title

## MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **535664**  
 Tax Lot: **092W250000800**  
 Owner: W N Johnson Properties LLC  
 CoOwner:  
 Site:  
 OR 97325  
 Mail: 855 Rogue Ave  
 Stayton OR 97383  
 Zoning: EFU - Exclusive Farm Use  
 Std Land Use: AMSC - Agricultural Misc  
 Legal: ACRES 5  
 Twn/Rng/Sec: T:09S R:02W S:25 Q: QQ:

### ASSESSMENT & TAX INFORMATION

Market Total: **\$20,380.00**  
 Market Land: **\$20,380.00**  
 Market Impr:  
 Assessment Year: **2022**  
 Assessed Total: **\$7,105.00**  
 Exemption:  
 Taxes: **\$88.09**  
 Levy Code: 05545  
 Levy Rate: 12.3964

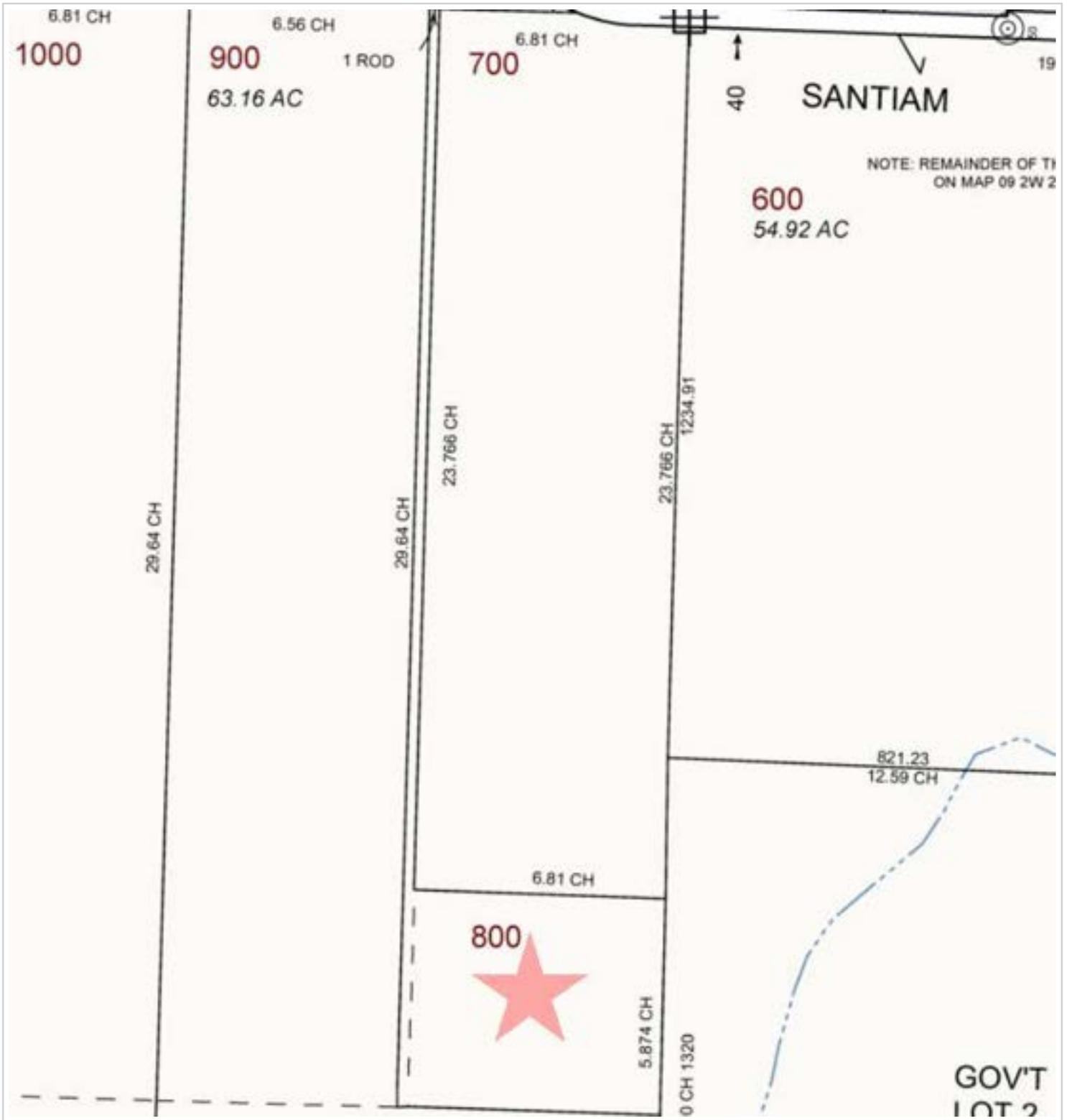
### PROPERTY CHARACTERISTICS

Year Built:  
 Eff Year Built:  
 Bedrooms:  
 Bathrooms:  
 # of Stories:  
 Total SqFt:  
 Floor 1 SqFt:  
 Floor 2 SqFt:  
 Basement SqFt:  
 Lot size: 5.00 Acres (217,800 SqFt)  
 Garage SqFt:  
 Garage Type:  
 AC:  
 Pool:  
 Heat Source:  
 Fireplace:  
 Bldg Condition:  
 Neighborhood:  
 Lot:  
 Block:  
 Plat/Subdiv:  
 School Dist: 5 - Cascade  
 Census: 4012 - 010801  
 Recreation:

### SALE & LOAN INFORMATION

Sale Date: 10/22/2012  
 Sale Amount: \$400,000.00  
 Document #: 34360331  
 Deed Type: Deed  
 Loan Amount: \$300,000.00  
 Lender: WEST COAST BK  
 Loan Type: Conventional  
 Interest Type:  
 Title Co: FIDELITY NATIONAL TITLE CO/OR

Assessor Map

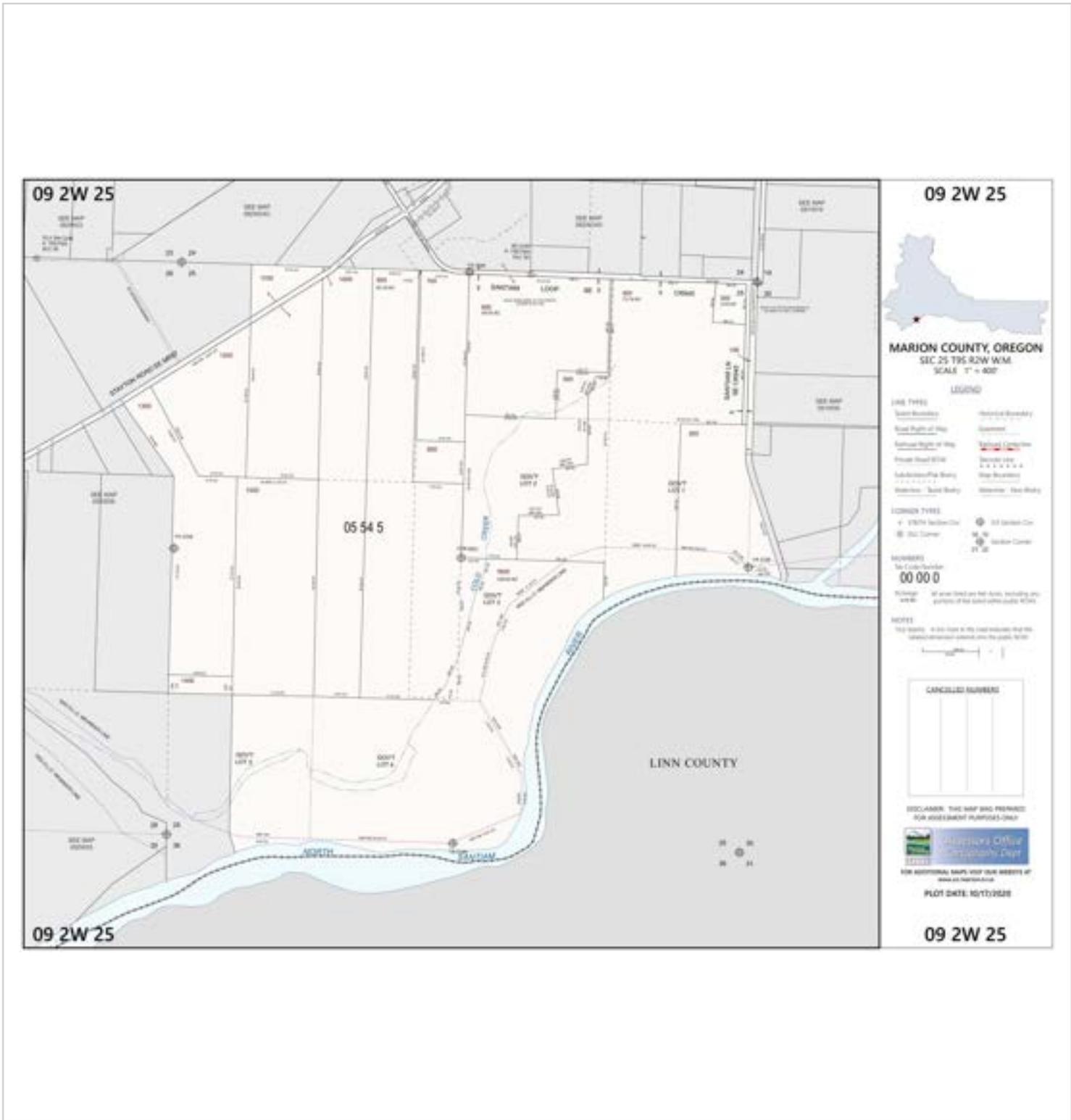


**Fidelity National Title**

Parcel ID: 535664

Site Address:

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.



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Site Address:

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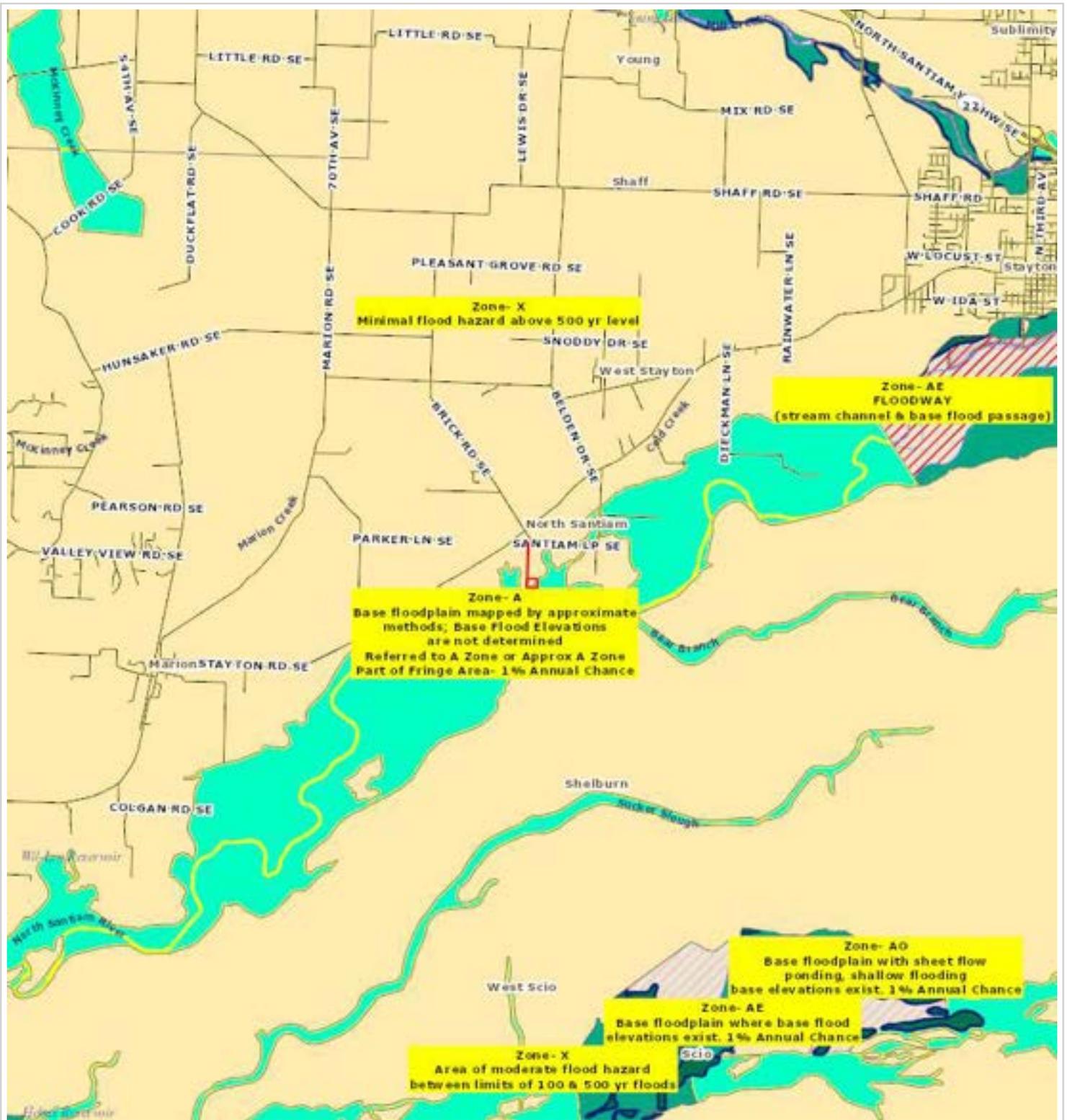
Aerial Map



**Parcel ID: 535664**

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Flood Map



**Fidelity National Title**

Parcel ID: 535664

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October 24, 2023

Property Identificaton

**Account ID:**

535664

**Tax Account ID:**

535664

**Tax Roll Type:**

Real Property

**Situs Address:**

**Map Tax Lot:**

092W250000800

**Owner:**

W N JOHNSON PROPERTIES LLC

855 ROGUE AVE

STAYTON, OR 97383

**Manufactured Home Details:**

**Other Tax Liability:**

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

**Subdivision:**

**Related Accounts:**

Owner History

Grantee	Grantor	Sales Info	Deed Info
W N JOHNSON PROPERTIES LLC 855 ROGUE AVE STAYTON OR 97383	TOWERY,RICHARD L & TOWERY,KATHLEEN 1028 TALBOT RD SE JEFFERSON OR 97352	10/22/2012 \$400,000.00 15 4	10/22/2012 34360331 WD 535592, 535663, 535664, 535672
TOWERY,RICHARD L & TOWERY,KATHLEEN 1028 TALBOT RD SE JEFFERSON OR 97352	TOWERY,WILLIAM C (LE) C/O TOWERY,RICHARD L & TOWERY,KATHLEEN L 8758 STAYTON RD SE TURNER OR 97392	8/23/2007  29 7	8/23/2007 29050098 DECE 535588, 535592, 535657, 535658, 535663, 535664, 535672
TOWERY,WILLIAM C (LE) C/O TOWERY,RICHARD L & TOWERY,KATHLEEN L 8758 STAYTON RD SE TURNER OR 97392			3/6/2007 27810327 B&S 535588, 535592, 535657, 535663, 535664, 535672
TOWERY,RICHARD & TOWERY,KATHLEEN 1028 TALBOT RD SE SUBLIMITY OR 97385	WILLIAM C & MAURICE TOWERY JRT & TOWERY,WILLIAM C TRE & TOWERY,MAURICE TRE 8758 STAYTON RD SE TURNER OR 97392	2/20/2004 \$700,000.00 06 7	2/20/2004 22790477 B&S 535588, 535592, 535657, 535658, 535663, 535664, 535672
WILLIAM C & MAURICE TOWERY JRT & TOWERY,WILLIAM C TRE & TOWERY,MAURICE TRE 8758 STAYTON RD SE TURNER OR 97392			7/1/1998 10420430 DEED 535588, 535657, 535658, 535663, 535664, 535672

Grantee	Grantor	Sales Info	Deed Info
MISSING OWNERSHIP INFORMATION			7/1/1998 06440279 DE 535664, 535672

### Property Details

**Property Class:**  
550  
**RMV Property Class:**  
550  
**Zoning:**  
REST (Contact Local Jurisdiction)

**AV Exemption(s):**  
**RMV Exemption(s):**  
**Deferral(s):**  
**Notes:**

#### Land/On-Site Developments for Tax Account ID 535664

ID	Type	Acres	Sq Ft	Levy Code Area
1	005 Farm Use - EFU 2BISS TWO BENCH IRR SOUTH SPECIAL	5	217800	05545

#### Improvements/Structures for Tax Account ID 535664

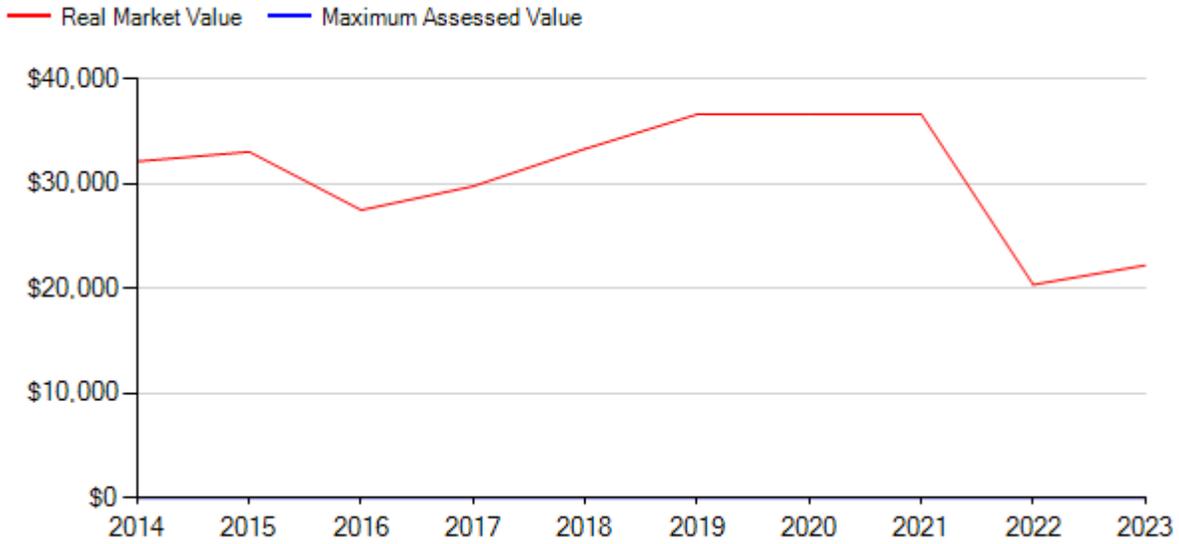
ID	Type	Stat Class	Make/Model	Class	Area/Count	Year Built	Levy Code Area
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No Improvement Details

### Value Information (per most recent certified tax roll)

**RMV Land Market:** \$0  
**RMV Land Spec.** \$22,220  
**Assess.:**  
**RMV Structures:** \$0  
**RMV Total:** \$22,220  
**AV:** \$7,318  
**SAV:** \$22,647  
**Exception RMV:** \$0  
**RMV Exemption Value:** \$0  
**AV Exemption Value:** \$0  
**Exemption Description:** None  
**M5 Taxable:** \$22,647  
**MAV:** \$0  
**MSAV:** \$7,318

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years. For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



### Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2023	\$0	\$0	\$22,220/\$7,318	None	\$7,318
2022	\$0	\$0	\$20,380/\$7,105	None	\$7,105
2021	\$0	\$0	\$36,650/\$6,890	None	\$6,890
2020	\$0	\$0	\$36,650/\$6,690	None	\$6,690
2019	\$0	\$0	\$36,650/\$6,500	None	\$6,500
2018	\$0	\$0	\$33,350/\$6,120	None	\$6,120
2017	\$0	\$0	\$29,780/\$6,120	None	\$6,120
2016	\$0	\$0	\$27,500/\$5,950	None	\$5,950
2015	\$0	\$0	\$33,070/\$5,770	None	\$5,770
2014	\$0	\$0	\$32,150/\$5,600	None	\$5,600
2013	\$0	\$0	\$27,760/\$5,440	None	\$5,440

### Taxes: Levy, Owed

<b>Taxes Levied 2023-24:</b>	\$90.36
<b>Tax Rate:</b>	12.3467
<b>Tax Roll Type:</b>	R
<b>Current Tax Payoff Amount:</b>	\$87.65

Year	Total Tax Levied	Tax Paid
2023	\$90.36	\$0.00
2022	\$88.09	\$88.09
2021	\$79.63	\$79.63
2020	\$77.25	\$77.25
2019	\$77.18	\$77.18
2018	\$73.15	\$73.15
2017	\$73.19	\$73.19
2016	\$71.27	\$71.27

### Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2022	3900734	-\$88.09	\$2.64	\$0.00	\$85.45	11/30/2022
2021	3877991	-\$79.63	\$2.39	\$0.00	\$77.24	11/9/2021
2020	3863871	-\$76.91	\$0.00	\$0.34	\$77.25	12/24/2020
2019	131133	-\$77.18	\$2.32	\$0.00	\$74.86	11/6/2019
2018	300961	-\$73.15	\$2.19	\$0.00	\$70.96	10/23/2018
2017	429634	-\$73.19	\$2.20	\$0.00	\$70.99	11/6/2017
2016	600145	-\$71.27	\$2.14	\$0.00	\$69.13	10/21/2016

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

GRANTOR:  
Richard Towery and Kathleen Towery  
1028 Talbot Road SE  
Jefferson, OR 97352

GRANTEE:  
W.N. Johnson Properties, L.L.C.  
855 Rogue Avenue  
Stayton, OR 97383

SEND TAX STATEMENTS TO:  
W.N. Johnson Properties, L.L.C.  
855 Rogue Avenue  
Stayton, OR 97383

AFTER RECORDING RETURN TO:  
W.N. Johnson Properties, L.L.C.  
855 Rogue Avenue  
Stayton, OR 97383

Escrow No: FT120037143-FTMWW01

R35663, R35664, R35672, R35592  
8982 Santiam LP SE  
Aumsville, OR 97325

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Richard Towery and Kathleen Towery, Grantor, conveys and warrants to

W.N. Johnson Properties, L.L.C., an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

SEE LEGAL DESCRIPTION ATTACHED HERETO

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$400,000.00. (See ORS 93.030)

**Subject to and excepting:**

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

**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.**

FT120037143-FTMWW01  
Deed (Warranty-Statutory)

Fidelity National Title 12 - 37143

DATED: October 22, 2012

Richard Towery  
Richard Towery

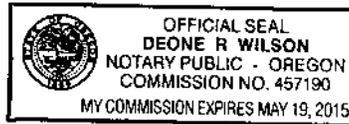
Kathleen Towery  
Kathleen Towery

State of OREGON  
COUNTY of Marion

This instrument was acknowledged before me on October 22, 2012,  
by Richard Towery and Kathleen Towery.

Deone R Wilson

Notary Public - State of Oregon  
My commission expires: 5/19/2015



## LEGAL DESCRIPTION

### Parcel I:

Beginning at a point which is East 19.85 chains distance from the Quarter Section corner between Sections 24 and 25 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence South 13.75 chains; thence North 89° West 1.80 chains; thence South 20° 45' West 2.96 chains; thence South 1° East 9.60 chains; thence South 80° 15' West 4.90 chains; thence South 10° East 6.56 chains; thence South 86° West 5.67 chains; thence South 2° East 6.51 chains; thence West 7.75 chains; thence North 20.00 chains; thence East 12.59 chains; thence North 6.75 chains; thence East 6.95 chains; thence North 13.25 chains to the North line of Section 25, to a point 15 links West of the place of beginning; thence East 15 links to the place of beginning, being situated in Section 25, Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon.

### Parcel II:

Beginning at the Southeast corner of the North half of the Donation Land Claim of Moses Edgar and Susan Edgar, his wife, in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; running thence North 5.874 chains; thence West 6.81 chains; thence South 5.874 chains; thence East 6.81 chains to the place of beginning.

ALSO beginning at a point 6.81 chains West of the Quarter Section corner between Sections 24 and 25 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; running thence South 29.64 chains; thence West 1 rod; thence North 29.64 chains; thence East 1 rod to the place of beginning.

### PARCEL III:

Beginning at the Northeast corner of the Donation Land Claim of Moses Edgar and Susan Edgar, his wife, Certificate No. 8, Notification No. 1124 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; running thence South along the East line of said Donation Land Claim a distance of 23.766 chains; thence West 6.81 chains; thence North, parallel with the East line of said claim, a distance of 23.766 chains to the North line of said claim; thence East along the North line of said Claim, a distance of 6.81 chains to the place of beginning.

EXCEPTING THEREFROM, that portion conveyed to Marion County, a political subdivision of the State of Oregon by deed recorded May 7, 1958 in Volume 511, page 366, Deed Records for Marion County, Oregon FURTHER EXCEPTING THEREFROM, any portion thereof lying within the boundaries of the county road.

### PARCEL IV:

Beginning at a point on the center line of the old Marion to Stayton Highway, said point being on the South line of Section 24, Township 9 South, Range 2 West of the Willamette Meridian, Marion County, Oregon, said point being 1257.56 feet South 89° 45' West of the One-Quarter Section corner on the South line of said Section 24; thence North 35° 12' East along the center line of the old Marion to Stayton Highway, 37.59 feet to the center line of the new Marion to Stayton Highway; thence North 46° 10' East along said center line 128.61 feet; thence South 29° 28' East 136.59 feet to an iron pipe on the South line of said Section 24; thence South 89° 45' West along said South line, 181.72 feet to the point of beginning, all being situated in Section 24, Township 9 South, Range 2 West of the Willamette Meridian, Marion County, Oregon.

**REEL: 3436**

**PAGE: 331**

**October 22, 2012, 03:30 pm.**

CONTROL #: 326164

State of Oregon  
County of Marion

I hereby certify that the attached  
instrument was received and duly  
recorded by me in Marion County  
records:

FEE: \$ 51.00

BILL BURGESS  
COUNTY CLERK

THIS IS NOT AN INVOICE.

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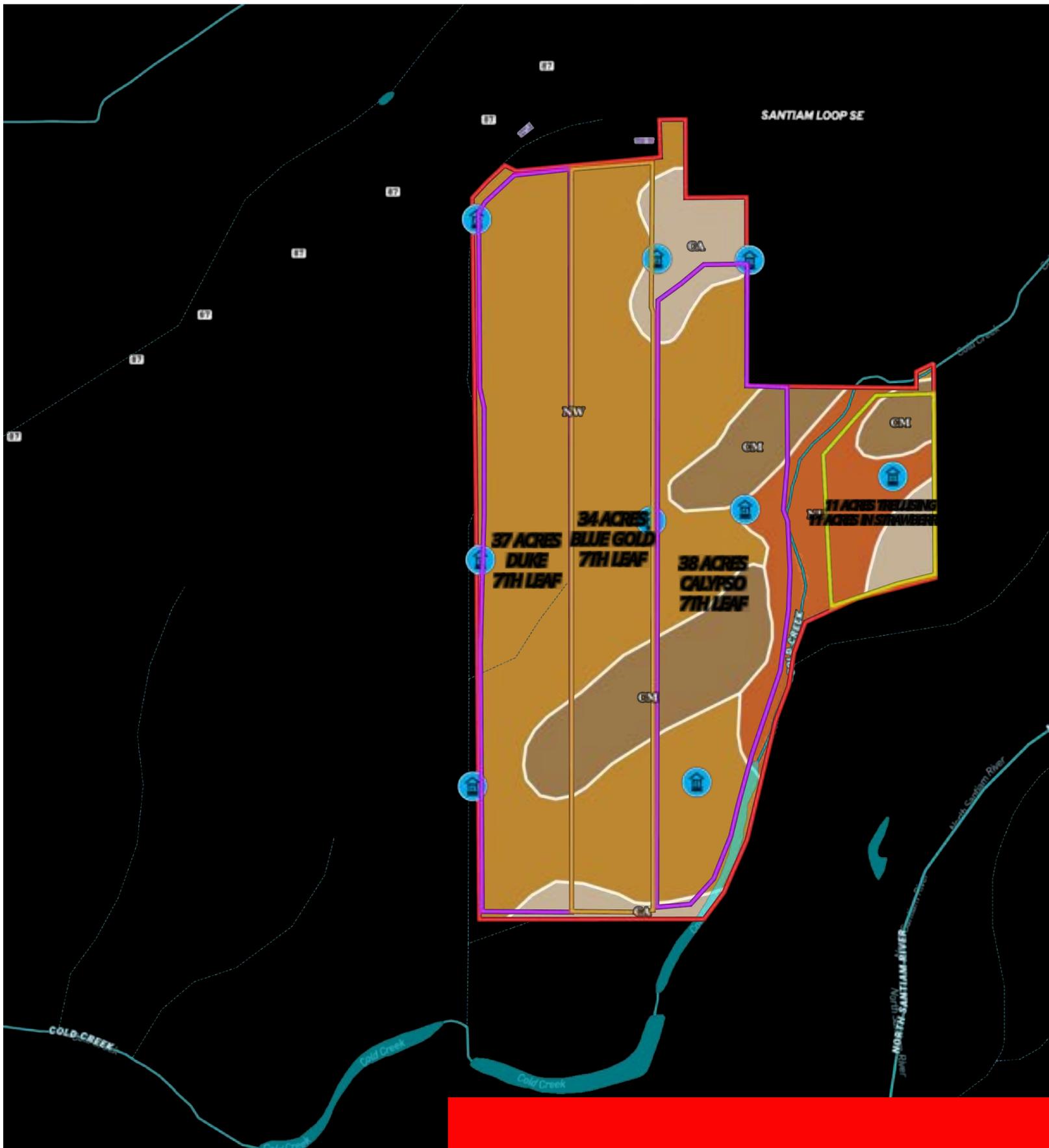
# SOIL REPORT

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*PROVIDED BY LAND.ID*

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- Well
- Pipeline
- Strawberries / Raspberries
- Blueberries 1
- Blueberries
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

|  Boundary 140.18 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Nw	Newberg silt loam	89.22	63.64	0	78	2w
Cm	Cloquato silt loam	21.68	15.46	0	88	2w
Nu	Newberg fine sandy loam	16.27	11.61	0	70	2w
Ca	Camas gravelly sandy loam	13.01	9.28	0	45	4w
TOTALS		140.18(*)	100%	-	75.55	2.19

(\*) 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 REPORT**

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**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.**



W N Johnson Properties, LLC

PO Box 378

Sublimity, OR 97385

Re: Water Right Report

Subject Property:

Account	Map/Taxlot	Assessor Acreage
535592	092W24C000700	0.17
535663	092W250000500	28.59
535672	092W250000700	14.86
535664	092W250000800	5.00
535657	092W250000900	63.16
535658	092W250001000	40.87

Water rights appurtenant to the subject properties:

WR No.	Priority Date	Use	Source	Rate	Duty	Acreage
Cert. 14191	8/8/1938, 8/24/1938	Irrigation	Unnamed Stream	0.27 cfs	2.5 af/ac.	15.0
Cert. 15459	5/19/1941	Irrigation	Unnamed Stream formed by natural springs	0.165 cfs	2.5 af/ac.	13.0
GR 472 (see notes below)	3/10/1941, 1/19/1946, 4/1/1955	Irrigation	Various wells on neighboring property	384, 225, 384 gpm	60, 40, 35 af	27.04, 16.13, 15.31
GR 3825	4/30/1949	Irrigation	Well – MARI 14432	350 gpm	2.5 af/ac.	11.6
GR 3826	11/30/1946	Irrigation	Well – MARI 14439	350 gpm	2.5 af/ac.	13.0
GR 3827	4/30/1942	Irrigation	Well – MARI 14445	350 gpm	2.5 af/ac.	11.4
GR 3828	4/30/1947	Irrigation	Well – MARI 14431	350 gpm	2.5 af/ac.	27.0
GR 3829	3/31/1947	Irrigation	Well – MARI 14438	350 gpm	2.5 af/ac.	33.5
GR 3830	11/30/1948	Irrigation	Well – MARI 14444	350 gpm	2.5 af/ac.	21.4
GR 3831	9/30/1955	Irrigation	Well – MARI 14440	350 gpm	2.5 af/ac.	15.5

The following are some items pertinent to the water rights that are associated with the subject property:

1. On the attached map, each authorized point of appropriation (POA) or point of diversion (POD) is color coded with the water right place of use that it is authorized for. All of the POAs/PODs are assumed to be on the subject property except for the authorized POAs for GR 472. Additional

research could be done to confirm. Historically, groundwater registration (GR) maps can be inaccurate.

2. GR 472 is appurtenant to the subject property due to the recent lot line adjustment. Prior to the LLA, a groundwater registration modification (T-13330) was completed to authorize new POAs on the neighboring property for some of the place of use now split by the new property line.
3. Ownership of the portion of GR 472 that is now appurtenant to the subject property will need to be clarified through partial assignment submitted to Oregon Water Resources Department (OWRD). This is a one-page form that will require the neighbor's signature.
4. Loss of access to the authorized POAs for the portion of GR 472 that is now appurtenant to the subject property will need to be resolved through another groundwater registration modification application. The newly obtained portions will need to be authorized on wells that can be accessed from the subject property unless a separate agreement (i.e. easement to an authorized well) is made with the neighbor.
5. Certificate 14191 allows a duty of 2.5 acre-feet/acre per season; however, it also limits the use to 1 af/ac. per 30 days.
6. Certificate 14191 has a split priority date by rate. Of the total 0.27 cfs allowed, 0.08 cfs has a priority of 8/24/1938 and 0.19 cfs has a priority of 8/8/1938.
7. The 0.27 cfs allowed by certificate 14191 is higher than the standard rate of 0.1875 cfs (or 1/80<sup>th</sup> cfs per acre) for irrigation for 15.0 acres.
8. GRs 3825-3831 did not claim a duty, so they will have the standard 2.5 af/ac.
9. Each of the GR rights authorize just one well. If any consolidation of the system has occurred over the years or the GRs span place of use that are irrigated by multiple wells, a GR modification application may be necessary to fix the authorized POAs. Each GR that needs to be fixed requires a separate application submitted to OWRD.
10. Certificates 14191 and 15459 are layered with several GR water rights. All list primary irrigation as the use. If any changes are made to these rights, OWRD will likely require one to be diminished to a supplemental source. Layered portions of irrigation rights are married and cannot be separated to cover additional acres.
11. It appears there is a small gap in coverage at the South end of the farm. Additional research should be done to confirm before resolving. Historically, GR maps can be inaccurate.
12. If the gap in coverage is accurate and additional rights are desired to cover it, storage would be the most likely solution. New groundwater applications will be difficult to achieve approval due to the close proximity to surface water. New surface water is not available in this area Aug. – Oct. Water could be stored from the unnamed stream from Nov. – Jul. according to OWRD's water availability analysis.
13. The certificate rights can be subject to forfeiture if there is a period of five consecutive years of non-use ending within the last 15 years. GR rights are not subject to these rules. Due to the layered nature of the involved certificates, they should be protected as long as either the groundwater or surface water right was exercised.

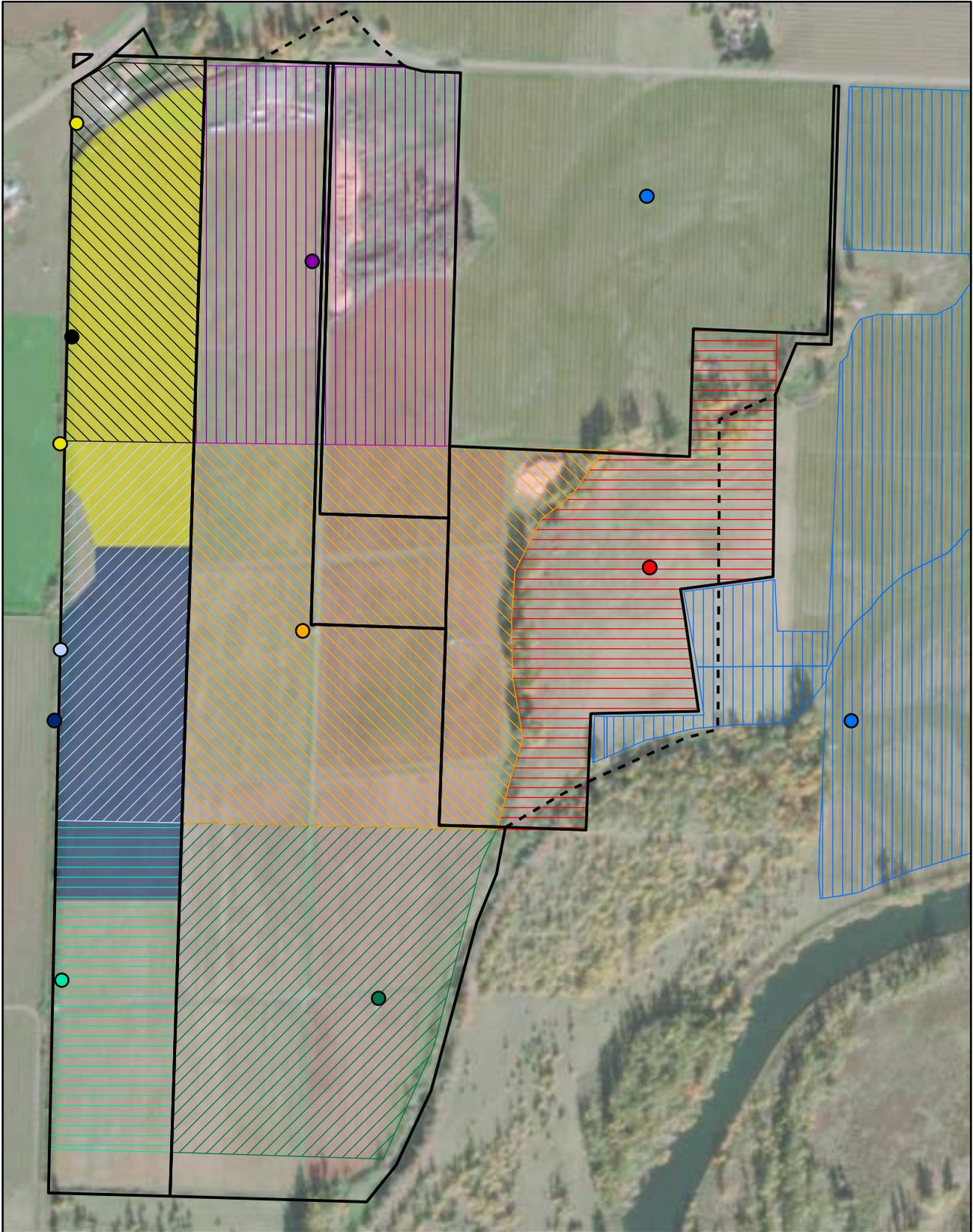
14. The subject property is located within Santiam Water Control District boundaries, but does not have water rights through the district.
15. The irrigation season for this area is May 1 – September 30.
16. If the property is sold, an assignment should be submitted to OWRD for each of the GR rights to transfer the interest in the water right to the new owner.
17. If the property is a sold, the certificate rights cannot have the name changed on them, but an ownership update can be submitted to OWRD for each one to ensure any correspondence on that water right gets to the new owner.

This report is based only on current OWRD records and offsite knowledge of the subject property.

*Grant A. McGill*

# Johnson WR Report

1 inch = 500 feet



	GR 3825		GR 3827		GR 3829		GR 3831		Cert. 14191		LLA
	GR 3826		GR 3828		GR 3830		GR 472		Cert. 15459		Taxlots

# PROPERTY IRRIGATION

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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.



## DESCRIPTION OF THE JOB AND SYSTEM COMPONENTS:

The job consists of a microirrigation system that includes the following components. Summary component information is noted, and details are included on the construction drawings.

- **Microirrigation application system:**

Type of emitter or drip tube: Netalim Univam P Comp

Manufacturer and model numbers: Netalim 084R 18.2-18

Additional components: RB Values - Amiad Filter 120 m

*Attach performance specifications for all emitters and lateral lines.*

- **System mainline:**

Pipe Section	Material	Diameter (in)	Length (ft)	Pressure rating (psi)
1 New	PVC	6"	2440'	160
Installed Previous				

- **Pump:**

Pump type: Submersible Turbine

Manufacturer and model numbers: Franklin STS 6375 20 hp

Flow and Total Dynamic Head: 360 gpm / 70'

Power requirement and source: 21.7 hp.

*Attach manufacturer's pump curves if a particular pump is specified.*

- **Special considerations for the system include the following:**

Thorough Flushing of existing  
mainline - Treat with chlorine - set 12hrs.  
Flush numerous Times

## HYDRAULIC DESIGN:

System components including, emitter/drip tube sizing, emitter discharge uniformity, wetted area, sizing and pressure rating of all pipeline sections, air and vacuum relief valves, pressure relief valves, pressure regulators, filtration equipment and backwash requirements, appurtenances (including all chemigation equipment), control systems, and pump have been designed to NRCS standards. The computations were performed using the following methods and equipment:

Netalim Software Hazen Williams Formula  
Rainbird Slide Rule. Fox Pro - Design  
Aid.

Copies of all pertinent computations are attached to verify the design and selection of components.













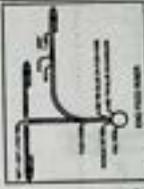
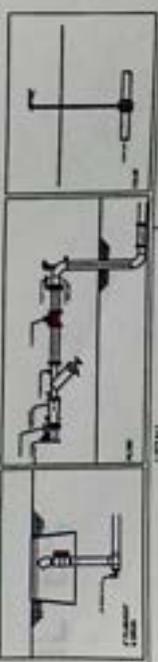
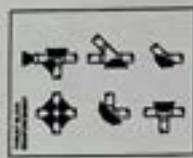
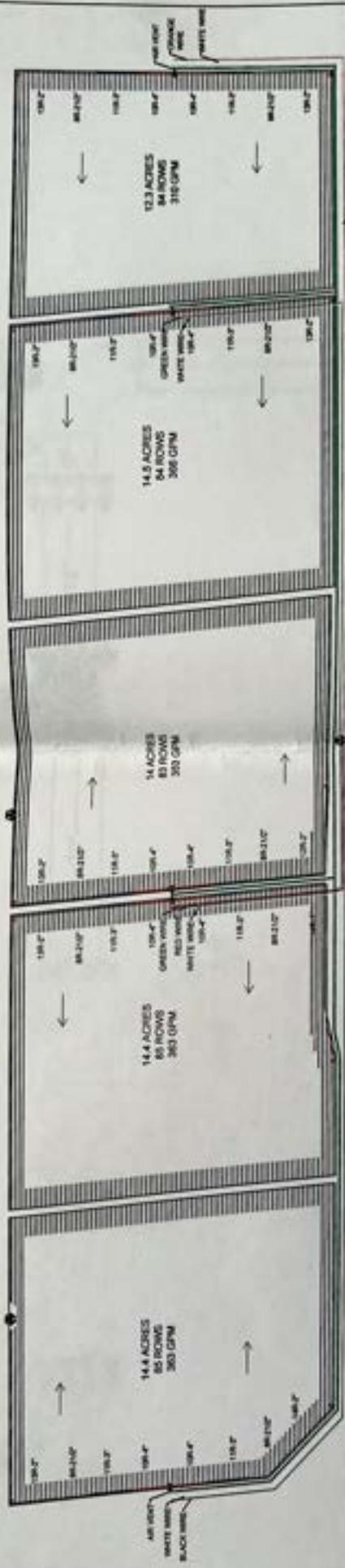
**LEGEND:**

- 6" PVC PIPE
- 5" PVC PIPE
- 4" PVC PIPE
- 3" PVC PIPE
- 2 1/2" PVC PIPE
- 2" PVC PIPE

- VALVE
- PUMP & FILTER
- FLUSHOUT
- ROW DIRECTION

GLUE NOTES	
711	PVC PIPE AND FITTINGS
719	GLUE ON SADDLES
795	FLEXIBLE PVC TUBING
P-20	PRIMER

**DESIGN NOTES:**  
 ACRES ±: 73.6  
 CROP: BLUEBERRIES  
 ROW SPACING: 10'  
 PLANT SPACING: 3'  
 APPLICATION DEVICE: 260GPH @ 18" x 2 LINES  
 APPLICATION RATE: 23.17 GPM/ACRE - .055"/HR  
 NO. OF SETS: 5



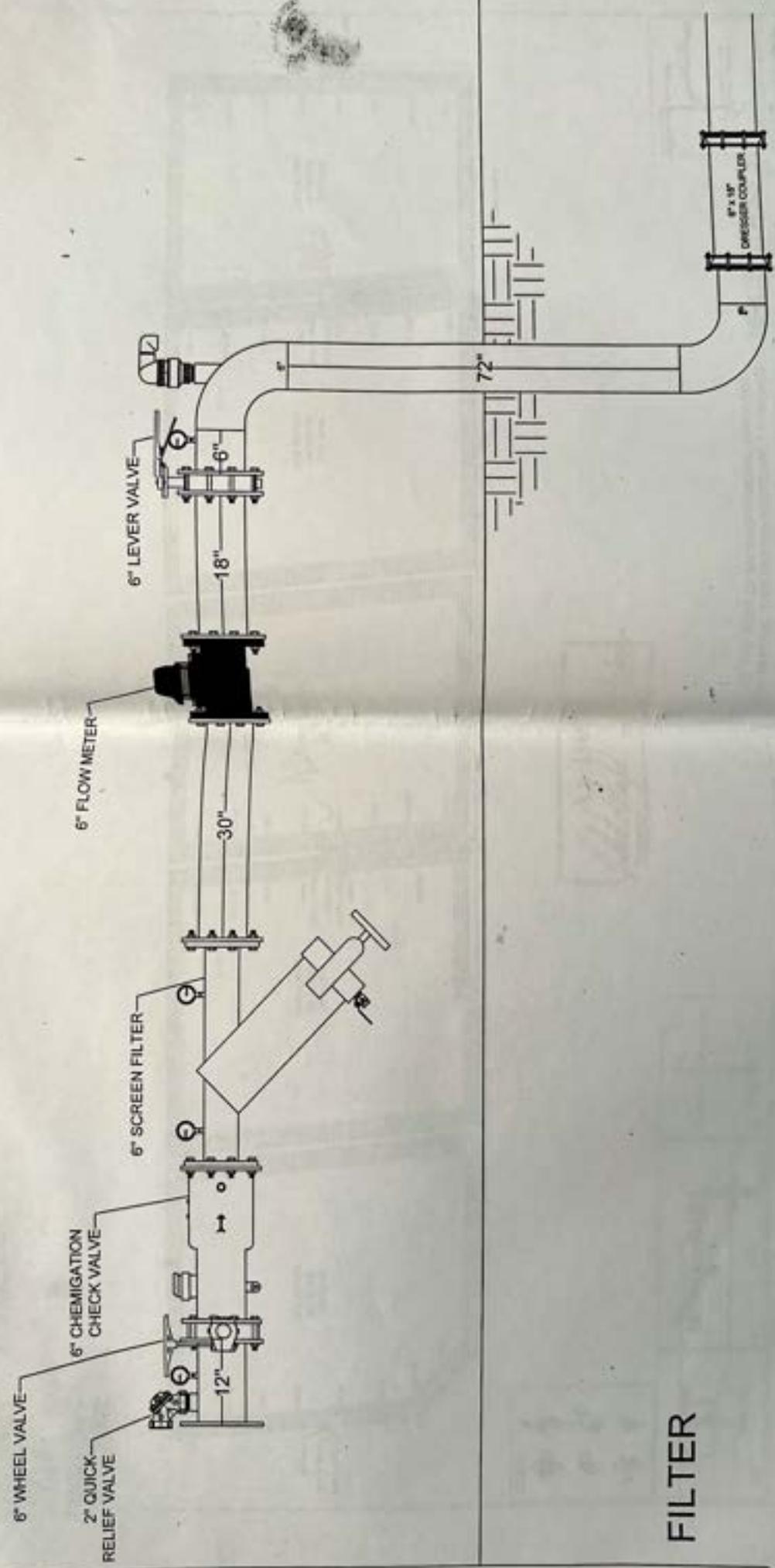
TO THE BEST OF MY PROFESSIONAL IRRIGATION KNOWLEDGE, THIS SYSTEM MEETS NRCS STANDARDS. **NRCS CLASS 3**

DESIGNED BY: M. BLUESHERIES	NOTES: 10
JOB NUMBER: 020-3	
Copyright © Steffen Supply Company. All rights reserved.	

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 Committed to Service Excellence

DATE: 4/20/13	SCALE: 1" = 20'
TRACED (M/P)	
DATE: 4/20/13	

L. Han  
w/o # 18840



FILTER

**LEGEND:**

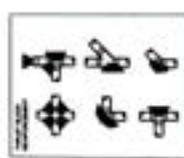
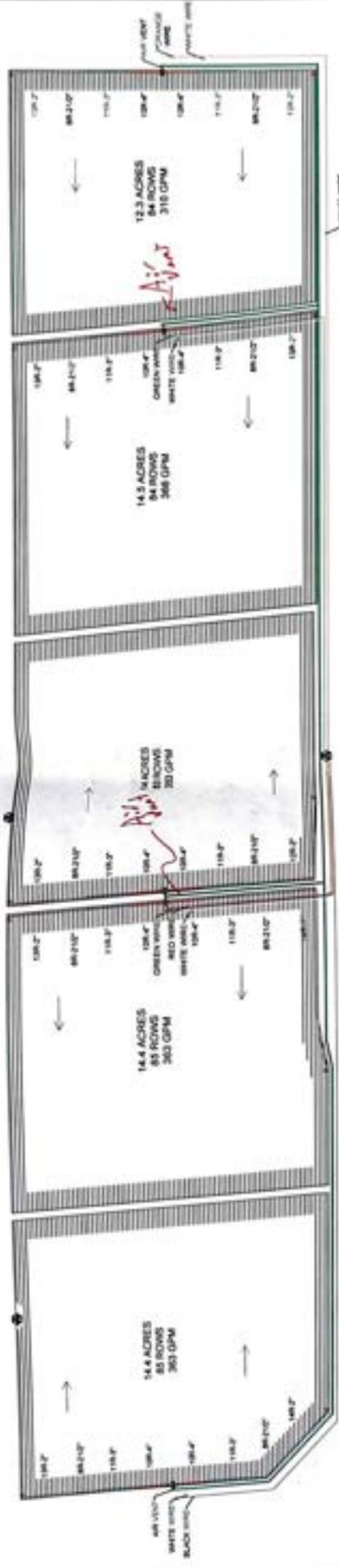


- VALVE
- PUMP & FILTER
- FLUSHOUT
- ROW DIRECTION

**DESIGN NOTES:**

- ACRES = 73.6
- CROP: BLUEBERRIES
- ROW SPACING: 10'
- PLANT SPACING: 3'
- APPLICATION DEVICE: 26GPH @18" x 2 LINES
- APPLICATION RATE: 25.17 GPM/ACRE - 6957/HR
- NO. OF SETS: 3

GLUE NOTES
711 PVC PIPE INSTALLATION
719 GIVE AN INCH
726 FLUSHOUT
7-75 PRUNE



**As Built**  
*Robert K. Boyd*  
 Signature  
 7/18/2012  
 Date

TO THE BEST OF MY PROFESSIONAL IRRIGATION KNOWLEDGE, THIS SYSTEM MEETS NRCS CLASS 3

DESIGNED BY: AN	DESIGNED BY: AN	NO. OF SETS: 3
DATE: 6/21/12	DATE: 6/21/12	NO. OF SETS: 3
SCALE: 1" = 200'	SCALE: 1" = 200'	SCALE: 1" = 200'

**Stoffer Supply Company**  
 Committed to Service Excellence





# PAUL TERJESON

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503-999-6777



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