



±180.85-acres SE Whiteson Road Amity, OR

FEATURES

- ±180.85-acre farm
- ±179-tillable acres + irrigation water rights for nearly all of the tillable acres
- Class 1 Woodburn + Class 2 Amity + Class 3 Dayton silt loam soils
- Pattern tiled
- Property recently underwent some revisions & county records (account, assessment/taxes, maps) are not yet updated to reflect the actual lot configuration.

CALL FOR DETAILS

VIDEO TOUR LINK

<https://vimeo.com/1088530578>



Amy Pendley

Principal Broker/Co-Owner

P. **503.910.4689**

E. amy@agribis.com



@agribis_real_estate



@AgriBisRE

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This information deemed reliable, but is not guaranteed or warranted by the broker or property owner. All maps, exhibits, and water rights presented were obtained via county records, survey records, or OWRD. Interested parties (buyers) are responsible for verifying all information/uses regarding this property.



±180.85 ACRES SE WHITESON RD AMITY, OR

This quality ±180.85-acre Willamette Valley irrigated farm is nearly all tillable with a mix of Class 1 Woodburn, Class 2 Aloha, and Class 3 Dayton soils. The cropland offers primarily level terrain, pattern subterranean drainage tiling, and primary irrigation water rights through OWRD Certificate 76405 which covers nearly all of the tillable acres. The property includes 2-onsite wells which serve as the Points of Appropriation (POA) for the water rights. There is road frontage along Amity-Dayton Highway as well as Whiteson, Burns, and Telegraph Roads, providing ample access. Zoned EFU by Yamhill County, it is noted that the property does not currently include a home site approval.

The seller does not guarantee or warrant any information regarding the property, and interested parties (buyers) are responsible for completing their own due diligence regarding property details/information and uses, including buildability. The cropland is leased through Aug 2026 w/60-day ROFR. DO NOT ENTER W/OUT APPT.

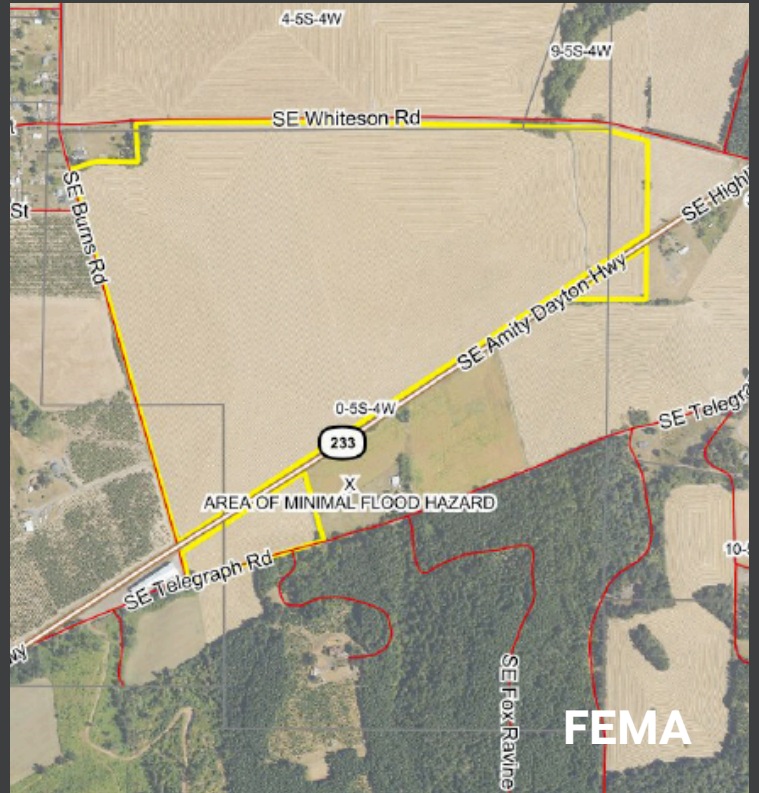
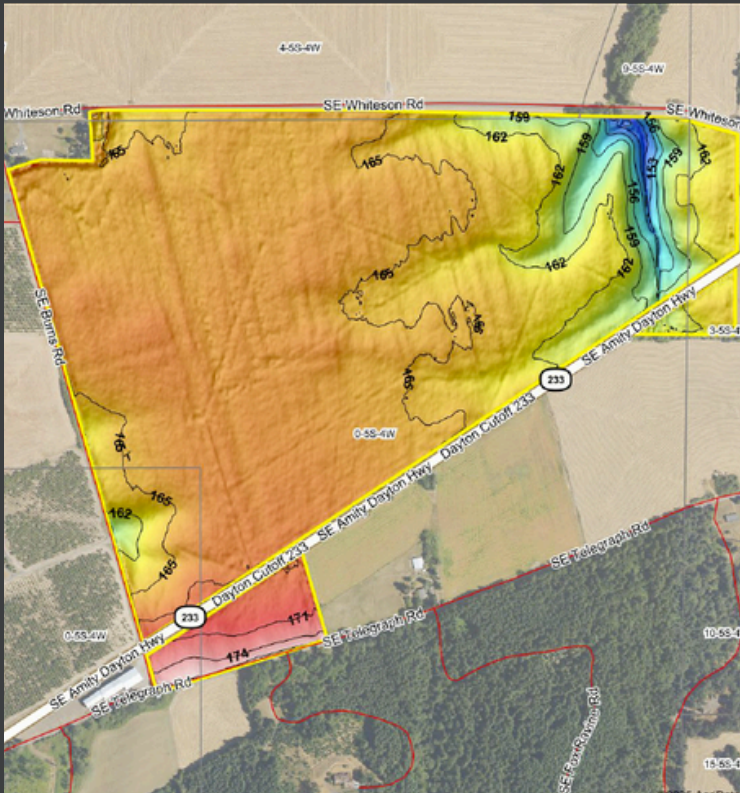
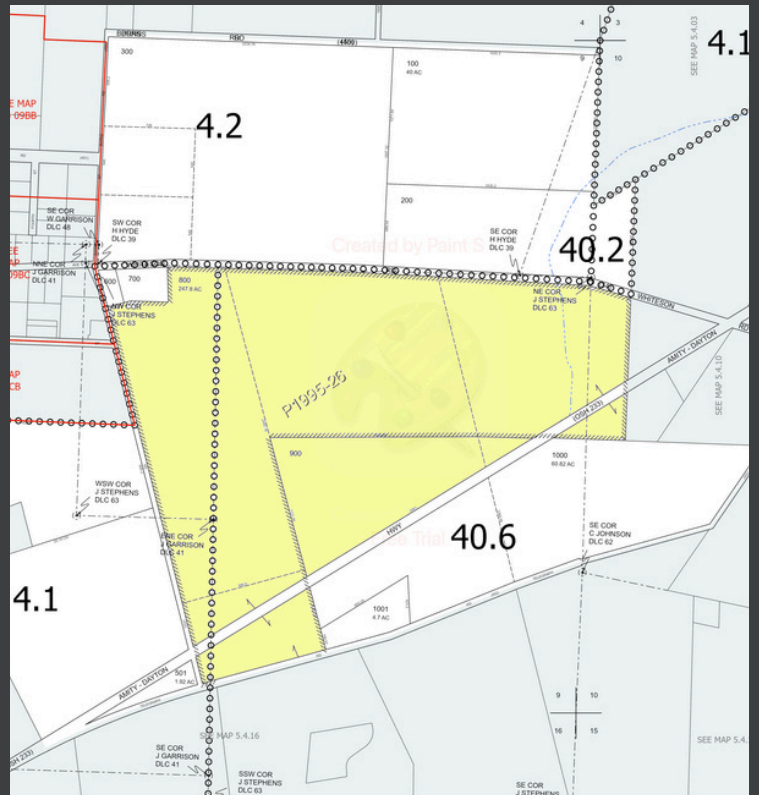


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MAPS

Property was recently lot-line adjusted and county assessment records/maps are not yet updated to reflect new lot configuration. Maps below are estimated based on county GIS maps.



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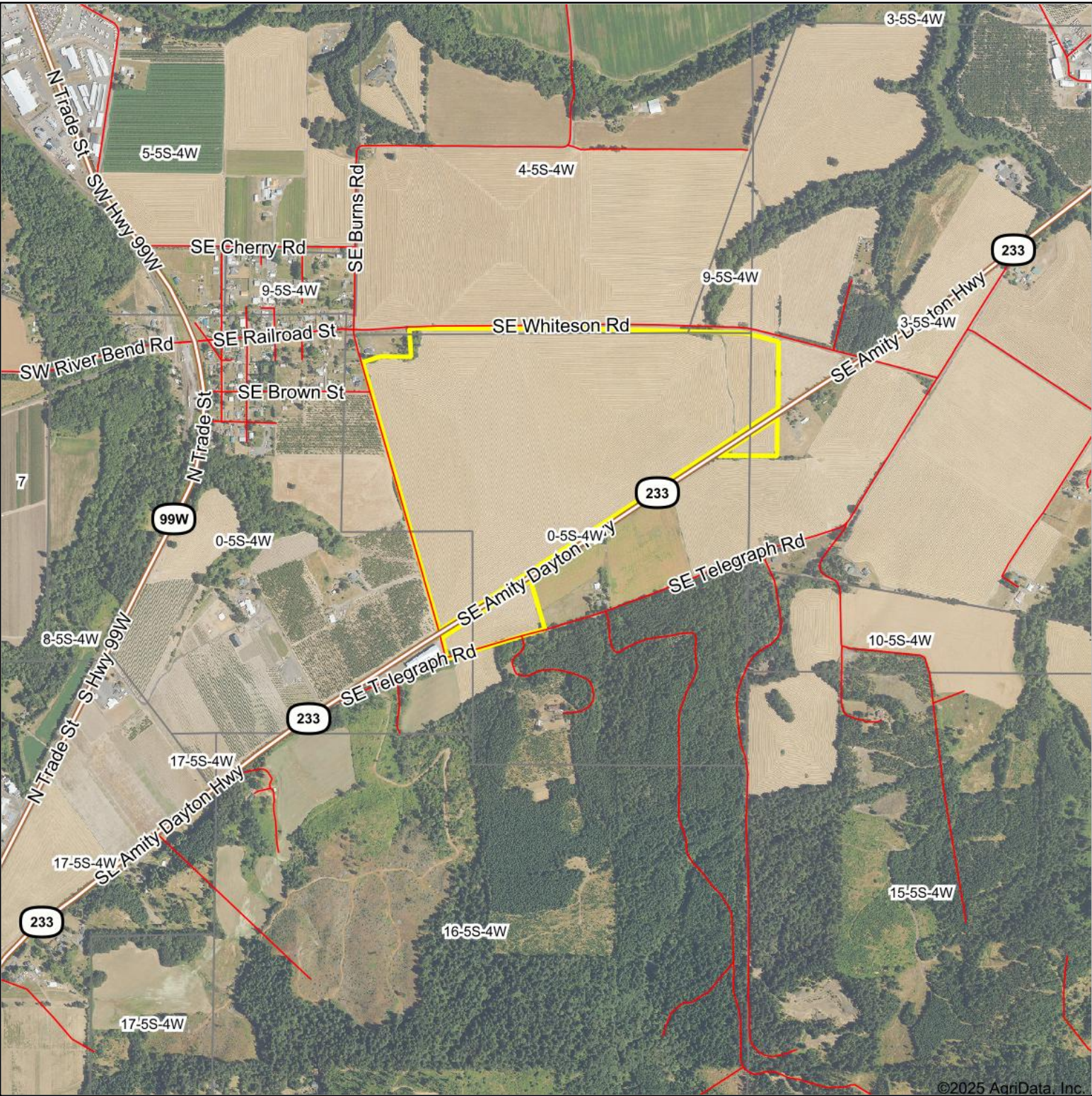
MAPS

Estimated based on county GIS map records.



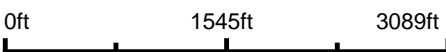
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Aerial Map



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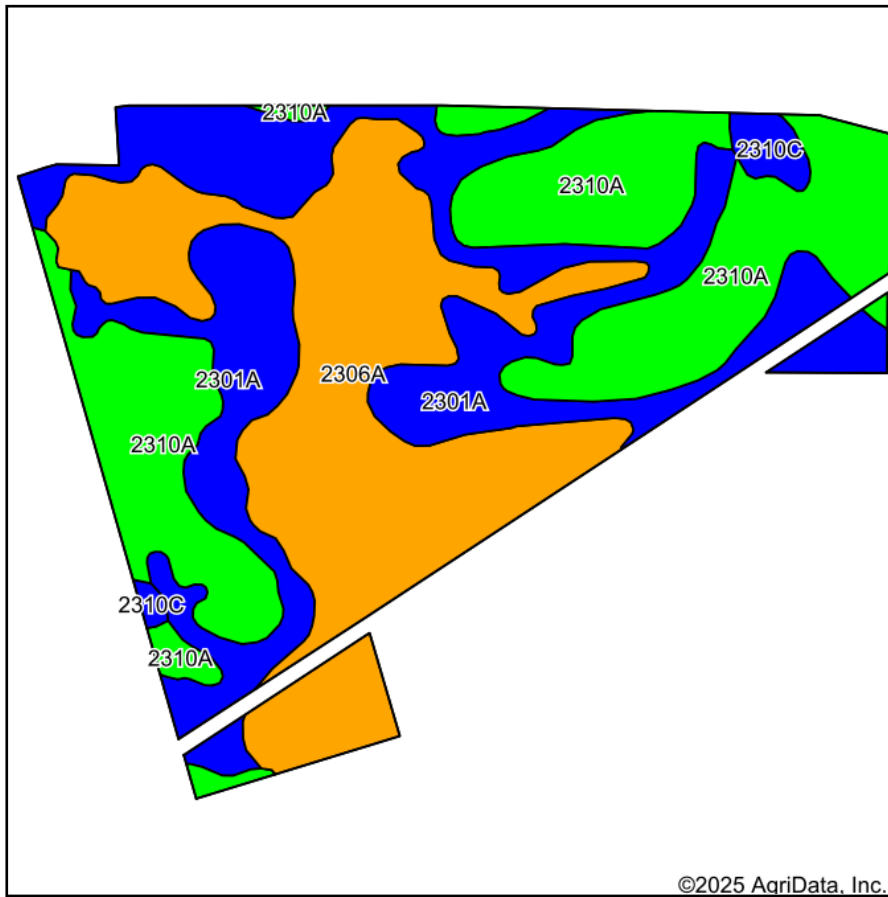
Boundary Center: 45° 8' 55.79, -123° 10' 58.93



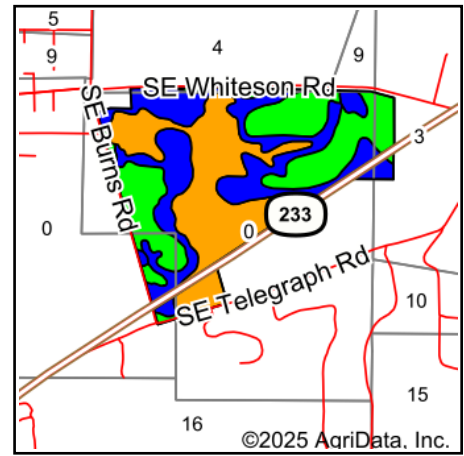
0-5S-4W
Yamhill County
Oregon



Soils Map



Soils data provided by USDA and NRCS.



State: **Oregon**
 County: **Yamhill**
 Location: **0-5S-4W**
 Township: **Dayton-Amity**
 Acres: **180.85**
 Date: **4/16/2025**

Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: OR071, Soil Area Version: 13

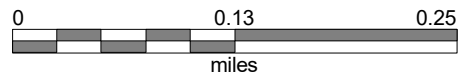
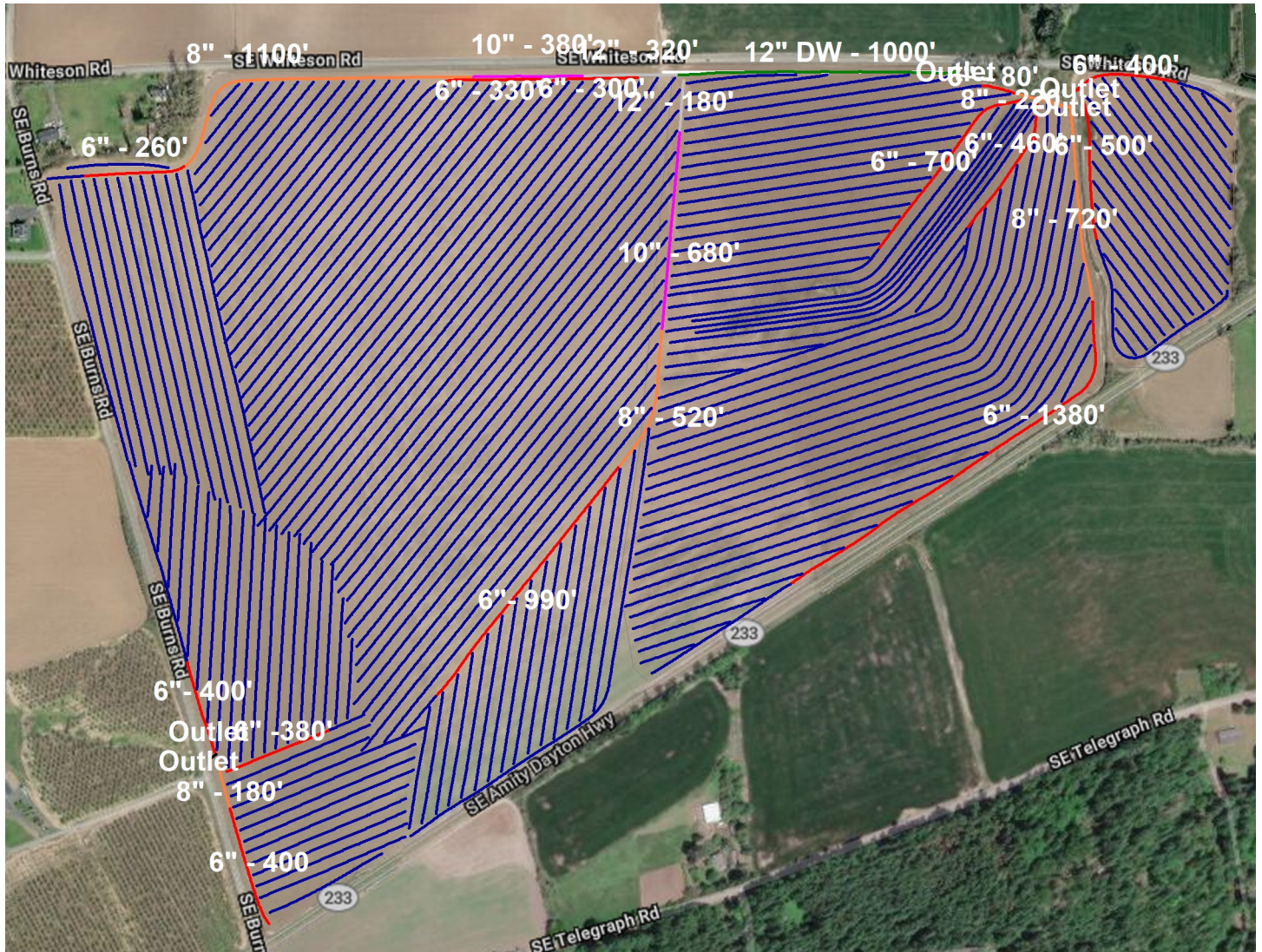
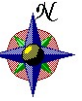
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
2306A	Dayton silt loam, 0 to 2 percent slopes	62.40	34.6%		Poorly drained	IIIw	IIIw	72
2301A	Amity silt loam, 0 to 3 percent slopes	58.62	32.4%		Somewhat poorly drained	IIw	IIw	95
2310A	Woodburn silt loam, 0 to 3 percent slopes	57.05	31.5%		Moderately well drained	Iw	Iw	93
2310C	Woodburn silt loam, 3 to 12 percent slopes	2.78	1.5%		Moderately well drained	Ile	IVe	92
Weighted Average						2.03	2.06	*n 86.4

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

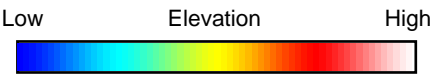
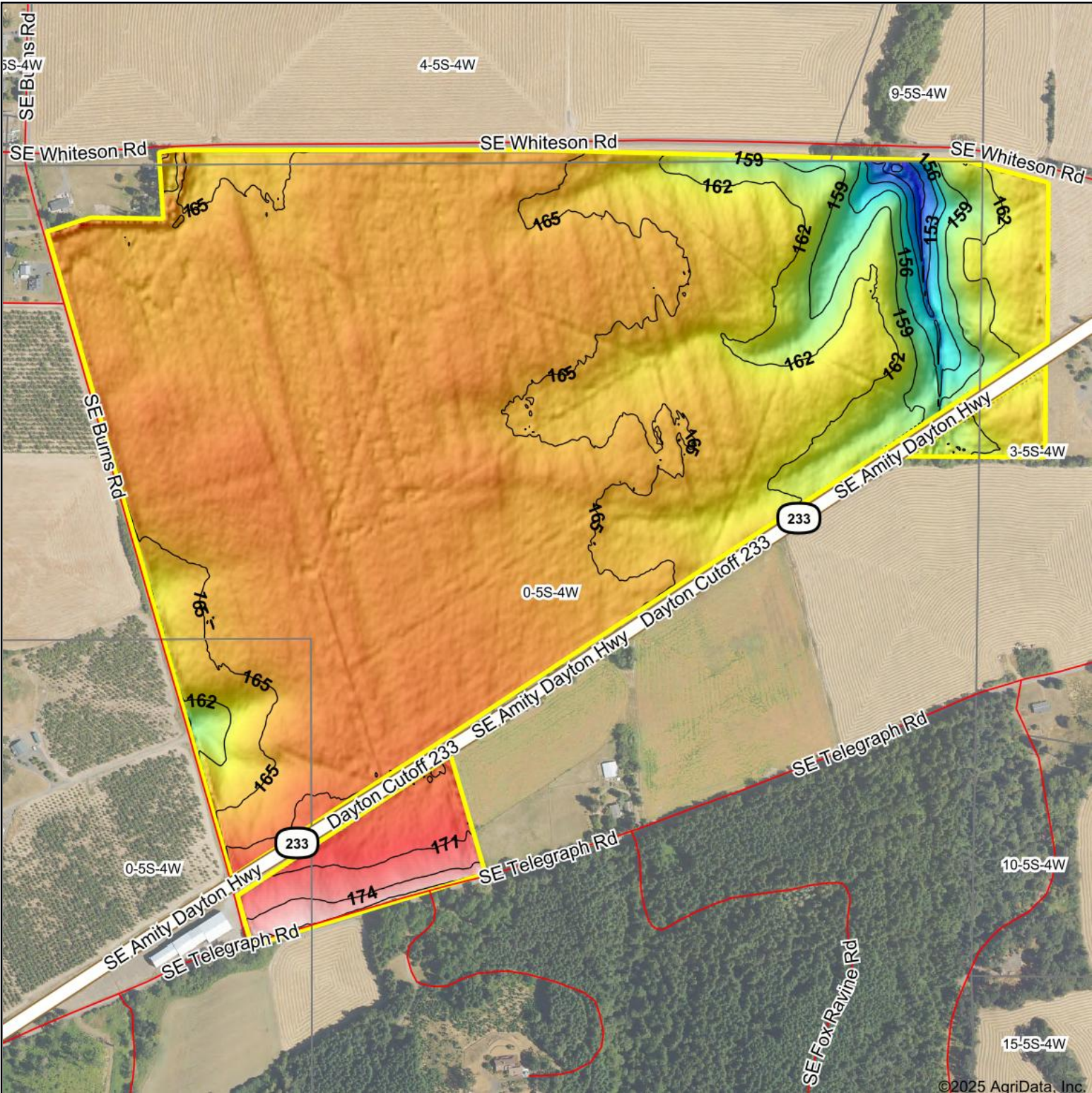
Burns Farm Drain Tile Map



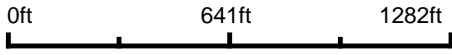
Needy Tile

- 4 in
- 6 in
- 8 in
- 8" DW
- 10 in
- 12 in
- 12in DW

Topography Hillshade



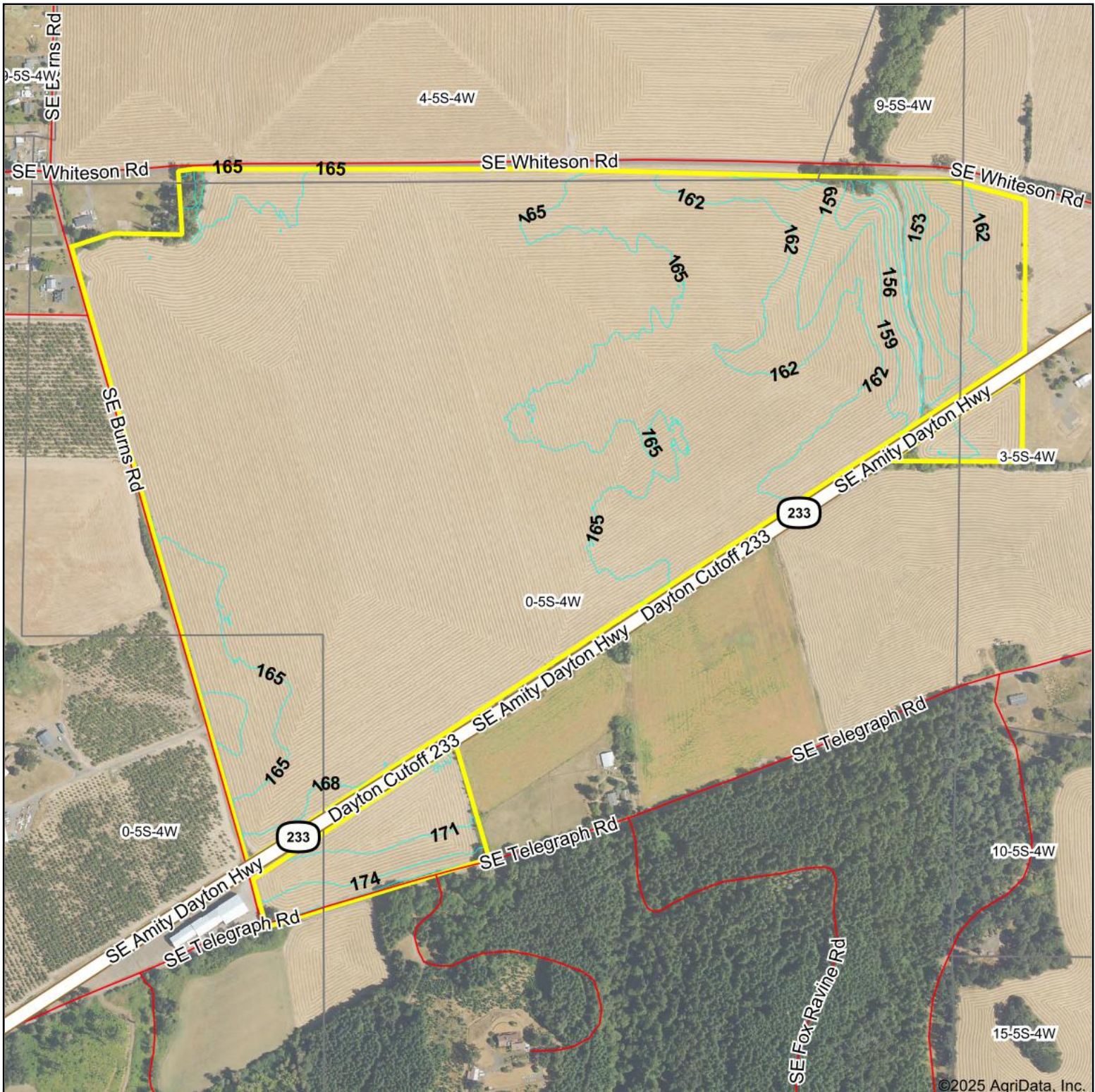
Source: USGS 3 meter dem
Interval(ft): 3
Min: 147.2
Max: 177.8
Range: 30.6
Average: 164.9
Standard Deviation: 3.08 ft



0-5S-4W
Yamhill County
Oregon

Boundary Center: 45° 8' 55.79, -123° 10' 58.93

Topography Contours



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 147.2

Max: 177.8

Range: 30.6

Average: 164.9

Standard Deviation: 3.08 ft

0ft 671ft 1342ft



4/16/2025

0-5S-4W
Yamhill County
Oregon

Boundary Center: 45° 8' 55.79, -123° 10' 58.93

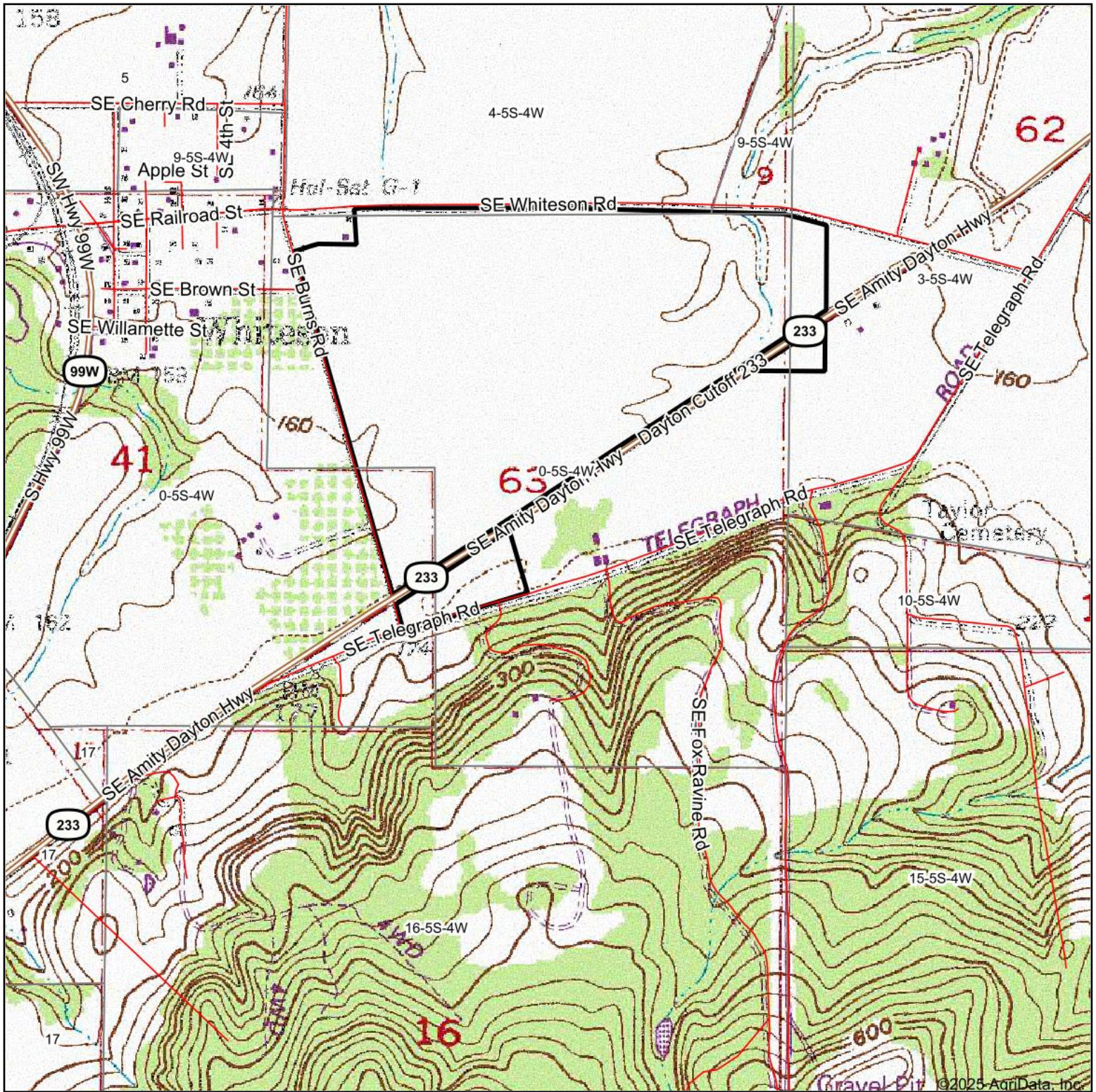
Maps Provided By:



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Topography Map



Map Center: 45° 8' 45.99, -123° 11' 0.26

0ft 1201ft 2403ft

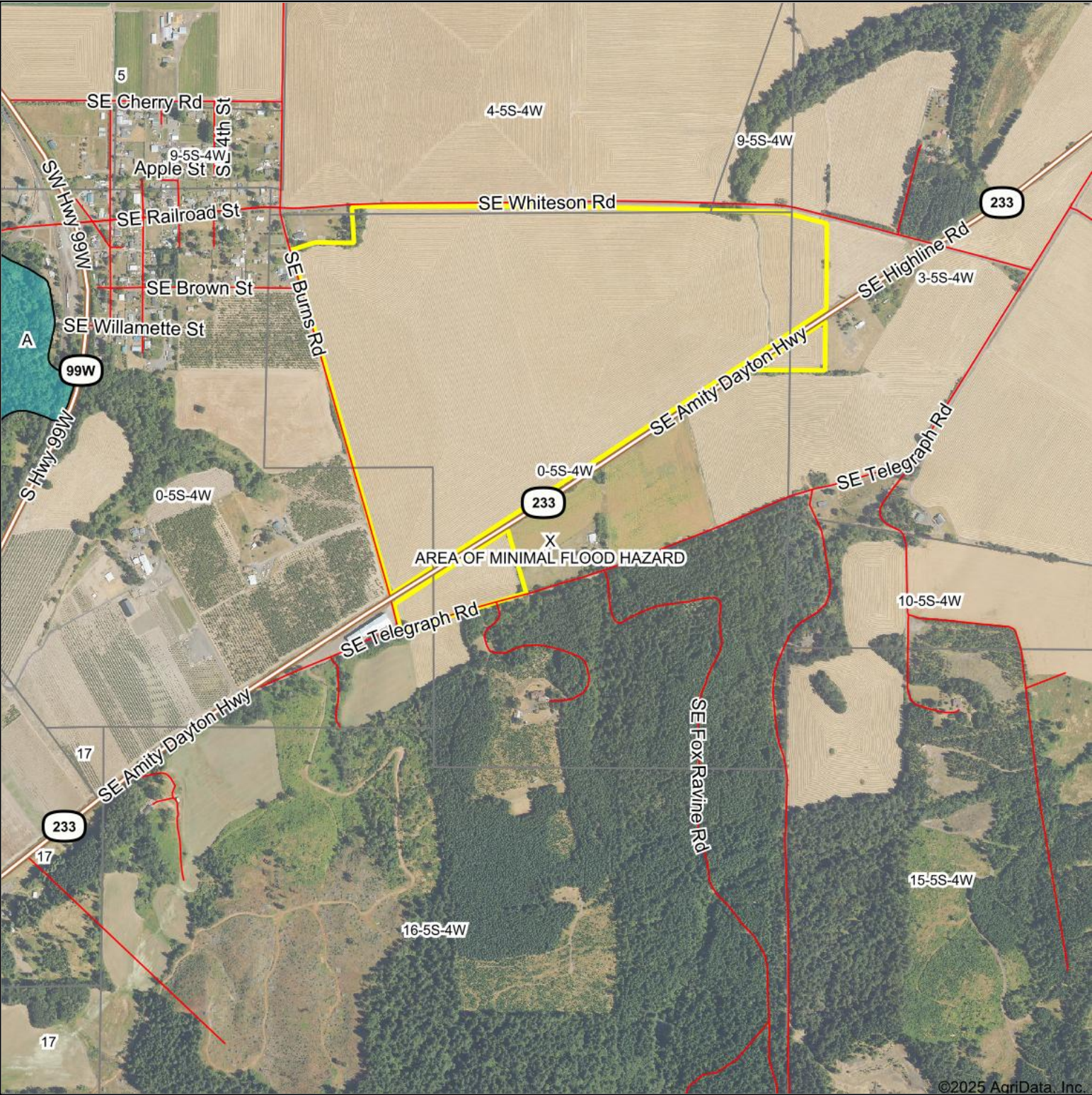
0-5S-4W
Yamhill County
Oregon

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4/16/2025

Aerial Map



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Boundary Center: 45° 8' 55.79, -123° 10' 58.93



0-5S-4W
Yamhill County
Oregon

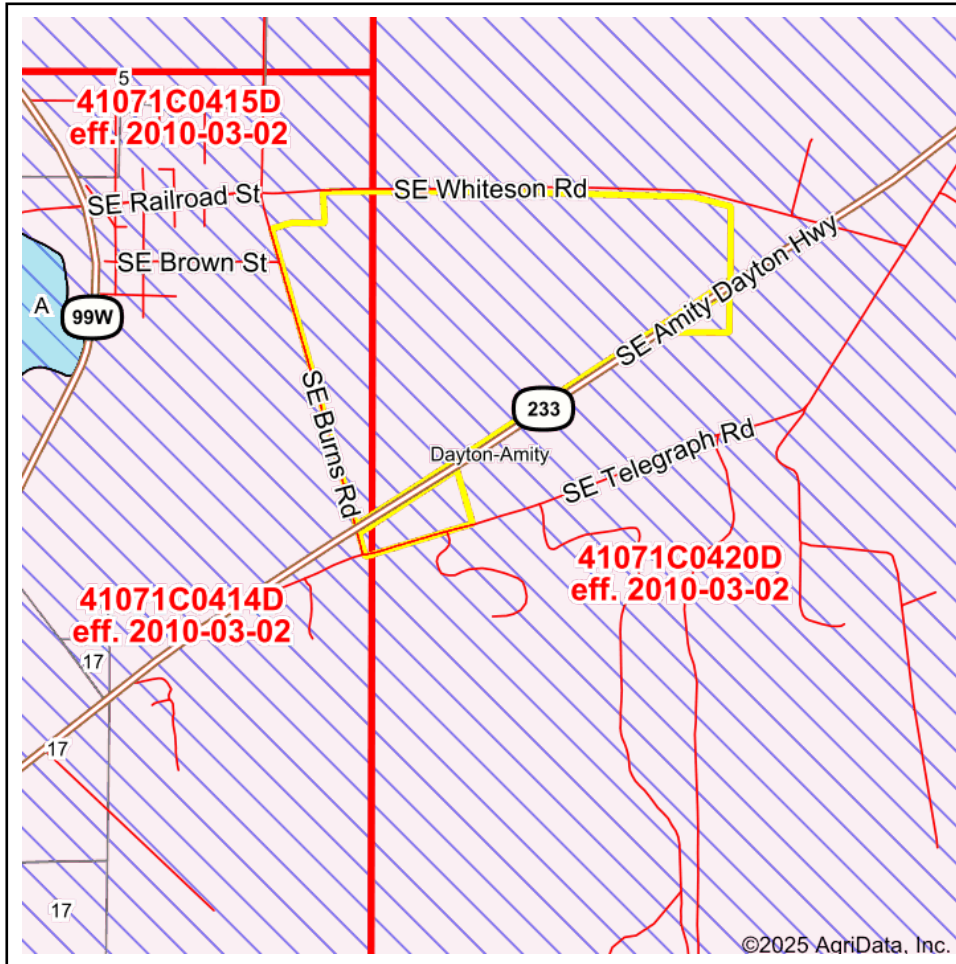


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4/16/2025

Flood related information provided by FEMA

FEMA Report



Map Center: 45° 8' 45.99, -123° 11' 0.26
 State: OR Acres: 180.85
 County: Yamhill Date: 4/16/2025
 Location: 0-5S-4W
 Township: Dayton-Amity

Maps Provided By:
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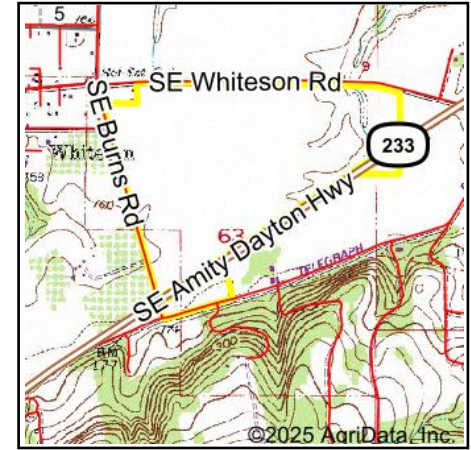
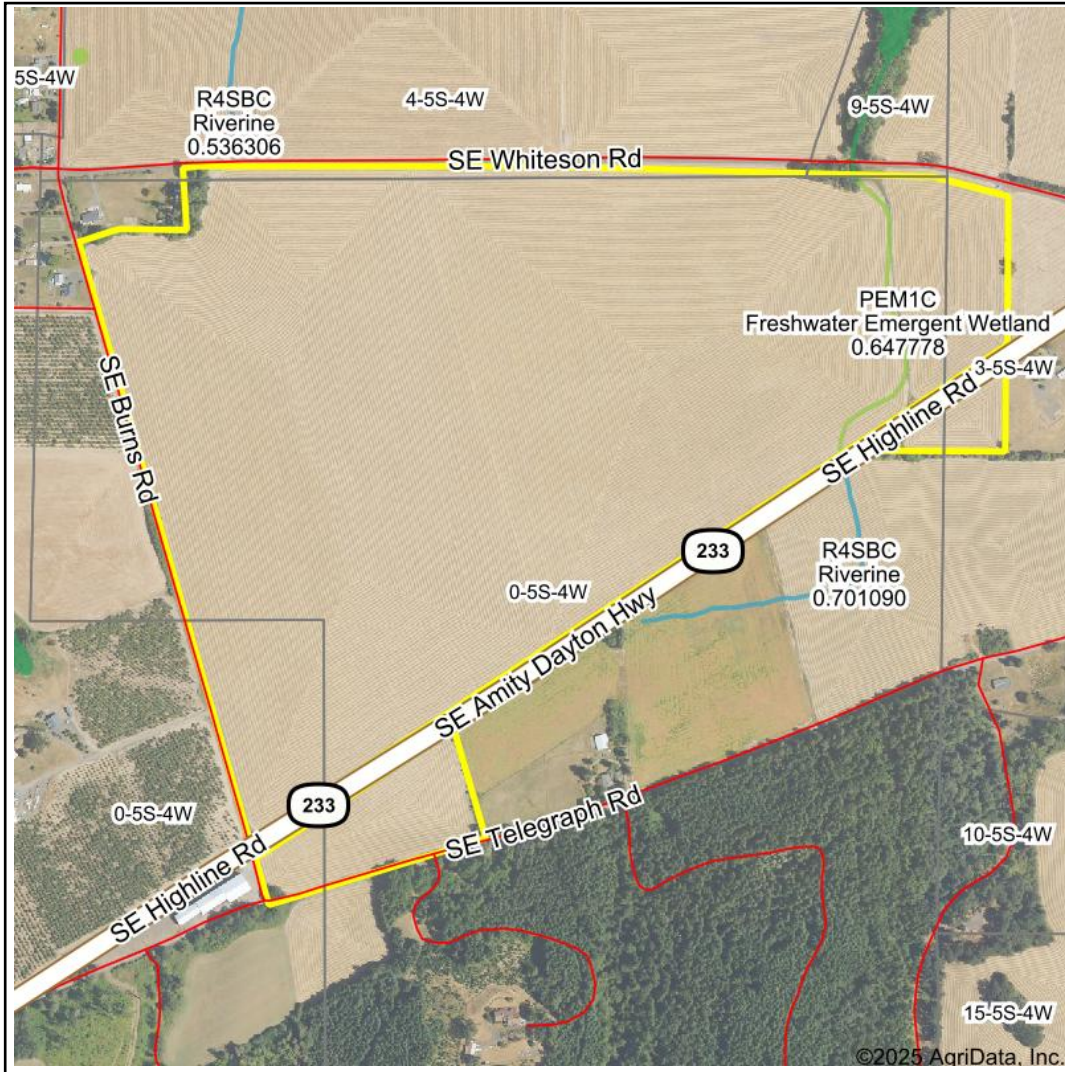
Name	Number	County	NFIP Participation	Acres	Percent
YAMHILL COUNTY	410249	Yamhill	Regular	180.85	100%
Total				180.85	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	180.85	100%
Total			180.85	100%

Panel	Effective Date	Acres	Percent
41071C0420D	3/2/2010	144.67	80.0%
41071C0414D	3/2/2010	36.18	20.0%
Total		180.85	100%

Wetlands Map



State: **Oregon**
 Location: **0-5S-4W**
 County: **Yamhill**
 Township: **Dayton-Amity**
 Date: **4/16/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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0ft 976ft 1952ft

Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	0.64
PFOC	Freshwater Forested/Shrub Wetland	0.01
R4SBC	Riverine	0.00
		Total Acres
		0.65

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

WATER RIGHTS

Obtained through OWRD
Buyer to verify all water rights information.



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STATE OF OREGON

COUNTY OF YAMHILL

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

BURNS FARM TRUST
ROBERT E. BURNS TRUSTEE
P.O. BOX 10
AMITY, OR 97101

confirms the right to use the waters of WELLS 1 AND 4 in the SOUTH YAMHILL RIVER BASIN for IRRIGATION OF 179.0 ACRES.

This right was perfected under Permit G-11881. The date of priority is NOVEMBER 10, 1992. The amount of water to which this right is entitled is limited to an amount actually beneficially used and shall not exceed 0.77 CUBIC FOOT PER SECOND, or its equivalent in case of rotation, measured at the well.

The wells are located as follows:

WELL 1 - SE 1/4 NW 1/4, AS PROJECTED WITHIN J. STEPHENS DLC 63, SECTION 9, SOUTH 81 DEGREES 31 MINUTES 32 SECONDS WEST 3755 FEET FROM THE NE CORNER OF DLC 63, TOWNSHIP 5 SOUTH, RANGE 4 WEST, W.M.; AND

WELL 2 - SW 1/4 NW 1/4, AS PROJECTED WITHIN C. JOHNSON DLC 62, SECTION 10, SOUTH 71 DEGREES 45 MINUTES 17 SECONDS EAST 318 FEET FROM THE NE CORNER OF DLC 63, TOWNSHIP 5 SOUTH, RANGE 4 WEST, W.M.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is 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 use shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use to which this right is appurtenant is as follows:

SW 1/4 NE 1/4	23.5 ACRES
SE 1/4 NE 1/4	23.3 ACRES
SE 1/4 NW 1/4	15.2 ACRES
NE 1/4 SW 1/4	23.4 ACRES
ALL AS PROJECTED WITHIN DLC 63	
NE 1/4 SW 1/4	1.8 ACRES
SE 1/4 SW 1/4	9.7 ACRES
BOTH AS PROJECTED WITHIN DLC 41	
SE 1/4 SW 1/4	2.4 ACRES
NE 1/4 SE 1/4	18.9 ACRES
NW 1/4 SE 1/4	39.0 ACRES
SW 1/4 SE 1/4	13.7 ACRES
ALL AS PROJECTED WITHIN DLC 63	
SECTION 9	
SW 1/4 NW 1/4	5.4 ACRES
NW 1/4 SW 1/4	0.7 ACRE
BOTH AS PROJECTED WITHIN DLC 62	
SECTION 10	

NW 1/4 NE 1/4 0.9 ACRE
 NE 1/4 NW 1/4 0.7 ACRE
 BOTH AS PROJECTED WITHIN DLC 63
 NE 1/4 NW 1/4 0.4 ACRE
 AS PROJECTED WITHIN DLC 41

SECTION 16
 TOWNSHIP 5 SOUTH, RANGE 4 WEST, W.M.

The wells shall be maintained in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon.

Measurement, recording and reporting conditions:

- A. The water user shall install a meter or other suitable measuring device as approved by the Director. The water user shall maintain the meter or measuring device in good working order.
- B. The water user shall allow the watermaster access to the meter or measuring device; provided however, where the meter or measuring device is located within a private structure, the watermaster shall request access upon reasonable notice.
- C. The Director may require the water user to keep and maintain a record of the amount (volume) of water used and may require the water user to report water use on a periodic schedule as established by the Director. In addition, the Director may require the water user to report general water use information, the periods of water use and the place and nature of use of water under the right. The Director may provide an opportunity for the water user to submit alternative reporting procedures for review and approval.

The right to use water for the above purpose is restricted to beneficial use on the lands or place of use described.

Limited Water Level Decline/Interference Condition

To monitor the effect of water use from the well(s) authorized under this right, the Department requires the water user to make 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:

After Use of Water has Begun

Seven Consecutive Annual Measurements

Following the first year of water use, the user shall submit seven consecutive annual reports of 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 that the user obtain and report additional annual static water level measurements beyond the seven year minimum reporting period. The 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
- (B) 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
- (D) Certify the accuracy of all measurements and calculations submitted to the Department.

The water user shall discontinue use of, or reduce the rate or volume of withdrawal from, the well(s) if annual water level measurements reveal any of the following events:

- (A) An average water level decline of 3 or more feet per year for five consecutive years; or
- (B) A water level decline of 15 or more feet in fewer than five consecutive years; or
- (C) A water level decline of 25 or more feet; or
- (D) Hydraulic interference leading to a decline of 25 or more feet in any neighboring well with senior priority.

The period of non or restricted use shall continue until the annual water level rises above the decline level which triggered the action or until the Department determines, based on the water user'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 right. 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.

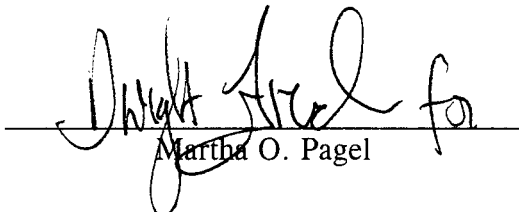
Failure to comply with any of the provision of this right may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the right.

The right to use water for the above purpose is restricted to beneficial use, without waste, on the lands or place of use described. The water user is advised that new regulations may require 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 use of water shall be limited when it interferes with any prior surface or ground water rights.

WITNESS the signature of the Water Resources Director, affixed FEBRUARY 28, 2000.


Martha O. Pagel

Recorded in State Record of Water Right Certificates numbered 76405.

POINT OF DIVERSION
(WELL NO. 1)
N 6066
E 2298

H. HYDE D.L.C. NO. 39

N.E. CORNER OF
THE JOHN STEPHANS
DLC NO. 63.
N 6620 E 6012

POINT OF DIVERSION
(WELL NO. 4)
N 6520
E 6315

I certify that the information I have provided in this final proof is an accurate representation of the permitted water use and is true and correct to the best of my knowledge. This map is to be used for the purpose of identifying the location of water right only and is not intended to provide legal dimensions or locations of property ownership lines.

Matt Dunckel
MATT DUNCKEL C.W.R.E.

North
Scale: 1"=400'

T. 5 S., R. 4 W., W.M.

LOCATION:

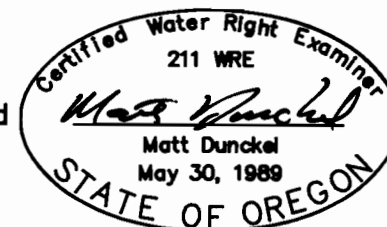
The SE 1/4 & SW 1/4 of the NE 1/4 and the NE 1/4 & NW 1/4 & SW 1/4 of the SE 1/4 and the NE 1/4 & SE 1/4 of the SW 1/4 and the SE 1/4 of the NW 1/4 situated in Section 9, the NW 1/4 of the SW 1/4 and the SW 1/4 of the NW 1/4 situated in Section 10, the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 situated in Section 16, Township 5 South, Range 4 West, Willamette Meridian, within the John Stephans D.L.C. No. 63 and the Charles Johnson D.L.C. No. 62 and the Joseph Garrison D.L.C. No. 41, Yamhill County, Oregon.

LEGEND:

- = Property line
- = D.L.C. line
- = Section line
- = "40" line
- ⊙ = well

C. JOHNSON
D.L.C. NO. 62

By: Matt Dunckel & Assoc.
19010 Baker Creek Road
McMinnville, OR 97128
Phone: 472-7904



OR = PLACE OF USE FOR APPLICATION
NO. G-13182, PERMIT NO. G-11881.

FINAL PROOF SURVEY
UNDER

Application No. G-13182 Permit No. G-11881

IN NAME OF

BURNS FARM TRUST

Surveyed Sept. 3, 1998,

(1) OWNER: Well No. 1574
Name ROBERT E BURNS
Address 5100 SE. TELEGRAPH RD
City AMITY St OR Zip 97101

(2) TYPE OF WORK: NEW WELL

(3) DRILL METHOD: CABLE

(4) PROPOSED USE: IRRIGATION

(5) BORE HOLE CONSTRUCTION:
Special Construction Approval: NO Depth of Compl. Well 150 ft
Explosives used NO Type Amount
HOLE SEAL
Diam. From To Material From To Amount
16 0 19 BENTONITE 0 19 32 SAX
12 19 150

Seal placement method POURED/TAMPED

Backfill: from ft to ft Material
Gravel: from 19 ft to 150 ft Size 3/8" PEA

(6) CASING/LINER:
Diam. From To Gauge Material Connection
Casing 8 +2 150 .25 STEEL WELDED

Liner

Final Location of shoe(s) NO SHOE

(7) PERFORATIONS/SCREENS:
[X] Perforations Method TORCH
[] Screens Type Material
Slot Tele/pipe
From To Size Number Diam. size Casing/liner
90 137 6" 564 CASING

(8) WELL TESTS: Minimum testing time is 1 hour

Test type AIR

Yield GPM	Draw-down	Drill stem at	Time
300	_____	150	1 hr.
300	_____	150	21

Temperature of water 52 Depth Artesian Flow Found
Was water analysis done? NO By whom _____
Reason for water not suitable for use
Depth of strata 0

(9) LOCATION OF WELL by legal description:
County YAMHILL Lat. 45° 09' 09" Long. 123° 10' 25"
Township 5 S Range 4 W WM.
Section 10 SW 1/4 NW 1/4
Tax Lot Lot Block Subdivision
Street Address of Well (or nearest Address)
6000 SE WHITESON RD AMITY, OR

(10) STATIC WATER LEVEL:
22 ft. below land surface. Date 02/01/96
Artesian pressure lb per square in. Date

(11) WATER BEARING ZONES:
Depth at which water was first found 82
From To Est Flow Rate SWL
82 116 100 22
117 137 200 22

(12) WELL LOG:
Ground elevation 160
Material From To SWL
TOP SOIL 0 5
BROWN CLAY 5 14
BLUE CLAY 14 45
GRAY CLAY 45 66
BLUE CLAY W/SOME LIGHT SAND 66 74
MED. SAND IN FINE GRAVEL, SOME CLAY 74 82
COARSE SAND IN MED. GRAVEL, SOME CLAY 82 116 22
GRAY CLAY 116 117
MED. GRAVEL/COARSE SAND IN CLAY 117 137 22
REDDISH/BROWN CLAY 137 150

DAVE PAYSINGER, BLUE WATER DRILLING CO.
DAYTON, OR. 97114

Date started 01/15/96 Completed 02/01/96

(unbonded) Water Well Constructor Certification: I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to my best knowledge and belief.

Signed _____ WWC Number _____
Date _____

(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 water supply well construction standards. This report is true to the best of my knowledge and belief.

Signed *David A. Paysinger* WWC Number 1438
Date 02/01/96

STATE OF OREGON
WATER WELL REPORT
(as required by ORS 537.765)

PAGE 1

APR -1 (START CARD) # 24800

(1) OWNER:

Name: ROBERT E BURNS
Address: 5100 SE. TELEGRAPH RD
City: AMITY State: OR Zip: 97101

Well Number: 1202

(2) TYPE OF WORK:

☒ New Well ☐ Deepen ☐ Recondition ☐ Abandon

(3) DRILL METHOD

☐ Rotary Air ☐ Rotary Mud ☒ Cable
☐ Other

(4) PROPOSED USE:

☐ Domestic ☐ Community ☐ Industrial ☒ Irrigation
☐ Thermal ☐ Injection ☐ Other

(5) BORE HOLE CONSTRUCTION:

Special Construction approval Yes No Depth of Completed Well 158 ft.
Explosives used ☐ Yes ☒ No Type Amount

HOLE			SEAL			Amount sacks or pounds
Diameter	From	To	Material	From	To	
14	0	158	CEMENT	0	22	26 SAX

How was seal placed: Method ☐ A ☐ B ☒ C ☐ D ☐ E

☐ Other

Backfill placed from ft. to ft. Material

Gravel placed from 22 ft. to 158 ft. Size of gravel 3/8" P

(6) CASING/LINER:

	Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:	10	+2	158	.25	<input checked="" type="checkbox"/> X	<input type="checkbox"/>	<input checked="" type="checkbox"/> X	<input type="checkbox"/>
Liner:					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s)

(7) PERFORATIONS/SCREENS:

☒ Perforations Method TORCH
☐ Screens Type Material

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
107	157	6"	400			<input checked="" type="checkbox"/> X	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour

☐ Pump ☐ Bailer ☒ Air ☐ Flowing ☐ Artesian

Yield gal/min	Drawdown	Drill stem at	Time
75.00		155	1 hr.
75		155	10

Temperature of water 50° Depth Artesian Flow Found

Was a water analysis done? ☐ Yes By whom

Did any strata contain water not suitable for intended use? ☐ Too little

☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other

Depth of strata:

(9) LOCATION OF WELL by legal description:

County YAMHILL Latitude Longitude
Township 5 S N or S. Range 4 W E or W. WM.
Section 9 SE 1/4 NW 1/4
Tax Lot 5409 Lot Block Subdivision
Street Address of Well (or nearest address)
14501 BURNS RD. APPROX.

(10) STATIC WATER LEVEL:

28 ft. below land surface. Date 03/26/91

Artesian pressure lb. per square inch. Date

(11) WATER BEARING ZONES:

Depth at which water was first found 107

From	To	Estimated Flow Rate	SWL
107	155	75	28

(12) WELL LOG:

Ground elevation

Material	From	To	SWL
TOP SOIL	0	4	
SILTY BROWN CLAY	4	12	
DENSE BROWN CLAY	12	16	
BLUE CLAY	16	70	
BLUE CLAY W/FINE SAND	70	80	
FINE GRAVEL IN BROWN CLAY	80	100	
MED. GRAVEL IN BLUE CLAY	100	155	28
STICKY BLUE CLAY	155	158	

BLUE WATER DRILLING CO.
DAYTON, OR. 97114

Date started 03/07/91 Completed 03/26/91

(unbonded) Water Well Constructor Certification:

I certify that the work I performed 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 my best knowledge and belief.

Signed Larry E. Trent WWC Number 1516
Date 03/26/91

(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 Robert S. Hubbard WWC Number 417
Date 3/26/91