

# 10101 SE WEBFOOT RD

DAYTON, OR



**Oregon  
Farm & Home**  
★ BROKERS ★

NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.



# AGENT INFORMATION

Steve is a fifth generation farmer who was born and raised on a farm in the Willamette Valley. Steve farmed for 32 years growing crops that includes blueberries, mint, row crops, and grass seed. He also has a wide array of knowledge about soils, water rights, property management, ranching and forestry. Steve has served on the South Santiam River Water Board for fifteen years. Steve enjoys working on improving his forested property and spending time at his farm in Eastern Oregon. He looks forward to serving the hard working people of the Willamette Valley and surrounding areas with their real estate needs. He uses his attention to detail and foresight to proactively address every aspect of his client's real estate transactions. With a reputation of hard work, honesty, and protecting his client's interests, Steve is interested in doing everything possible to ensure you are successful.



**STEVE  
HELMS**

STEEHELMS@KW.COM  
541-979-0118



**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.



# Home

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2757 SqFt

Built 1886

4 Bedrooms, 2 Bathrooms

Covered Parking Area and Detached Garage

Leased Out Year to Year

# Land

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132.7 Acres

\*Leased Out Year to Year

\*Crops Not Included

Fully Fenced

90' Deep Well

Water Rights

- Cert. 28519
  - 64 Acres
- Cert. 94880
  - 33.4 Acres
  - 64 Acres of Supplemental Water Rights from Palmer Creek Water District
- Permit S-55197
  - 8.3 Acres

# Outbuildings

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GP Building with Lean To

\*Machine Shed

- 3,840 SqFt

Dairy Barn

- 6,994 SqFt

Feeder Barn

- 5,928 SqFt

Hay Storage

- 5,040 SqFt

Misc Barn

\*Feeder Barn

- 7,980 SqFt







# Maps



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**Oregon  
Farm & Home**

★ B R O K E R S ★

KW MID-WILLAMETTE  
KELLERWILLIAMS REALTY

KELLERWILLIAMS  
LAND

KELLERWILLIAMS  
Luxury  
INTERNATIONAL

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# County Information

List Packet (s) Provided Through County Records



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## Property Information Report

10101 SE WEBFOOT RD DAYTON, OR 97114-8038

### Ownership Information

**Owner Name:** THEODORE C ZYLSTRA  
HENRY G ZYLSTRA  
**Mailing Address:** 7925 HILTON LN SE TURNER, OR 97392-9751

### Property Description

**County:** Yamhill **Map / Tax Lot:** R4332 /00100  
**Account Num:** 122708 **Owner Occ.:** No  
**Land Use:** Single Family Residential **Census:**  
**Subdivision:**  
**Legal Description:** TOWNSHIP 4S RANGE 3W SECTION 32 TAXLOT 00100

### Property Characteristics

<b>Property Type:</b> SINGLE FAMILY	<b>Building SF:</b> 2,257	<b>Heat:</b>
<b>House Style:</b> 2 STORY	<b>Living Area SF:</b> 2,257	<b>Cooling:</b>
<b>Year Built:</b> 1886	<b>Square Feet:</b> 2,257	<b>Foundation:</b> Masonry
<b>Bedrooms:</b> 4	<b>1st Floor SF:</b> 1,393	<b>Exterior:</b> SHINGLE (NOT WOOD)
<b>Bathrooms:</b> 2.00	<b>2nd Floor SF:</b> 864	<b>Roof Style:</b> GABLE
<b>Lot Size:</b> 5,780,412	<b>3rd Floor SF:</b>	<b>Roof Cover:</b> COMPOSITION SHINGLE
<b>Acres:</b> 132.7	<b>Attic SF:</b>	<b>Fireplaces:</b>
<b>Garage Type:</b> DETACHED GARAGE	<b>Bsmnt SF:</b>	<b>Bsmnt Type:</b>
<b>Garage SF:</b> 456	<b>Fin Bsmt SF:</b>	

### Assessment Information

<b>Real Market Value:</b> \$ 1,427,216	<b>Land Value:</b> \$ 1,239,591	<b>Imp. Value:</b> \$ 187,625
<b>Total Assessed Value:</b> \$ 289,351	<b>Levy Code:</b> 8.3	<b>M-5 Rate:</b> 12.8526
<b>Taxes:</b> \$ 3,750.57	<b>Tax Year:</b> 2022	<b>Assessed Year:</b> 2021

### Previous Sale Information

**Sale Amount:** **Sale Date:** **Document Num:**

### Transaction History

Sale Date	Sale Amount	HPI Sale Amount	Document Type	Reception Num	Book/Page
12/19/2022	\$ 0		Pr	202215964	/

All information provided by ValueCheck, Inc is deemed reliable, but not guaranteed.  
Accuracy of the information may vary by county.



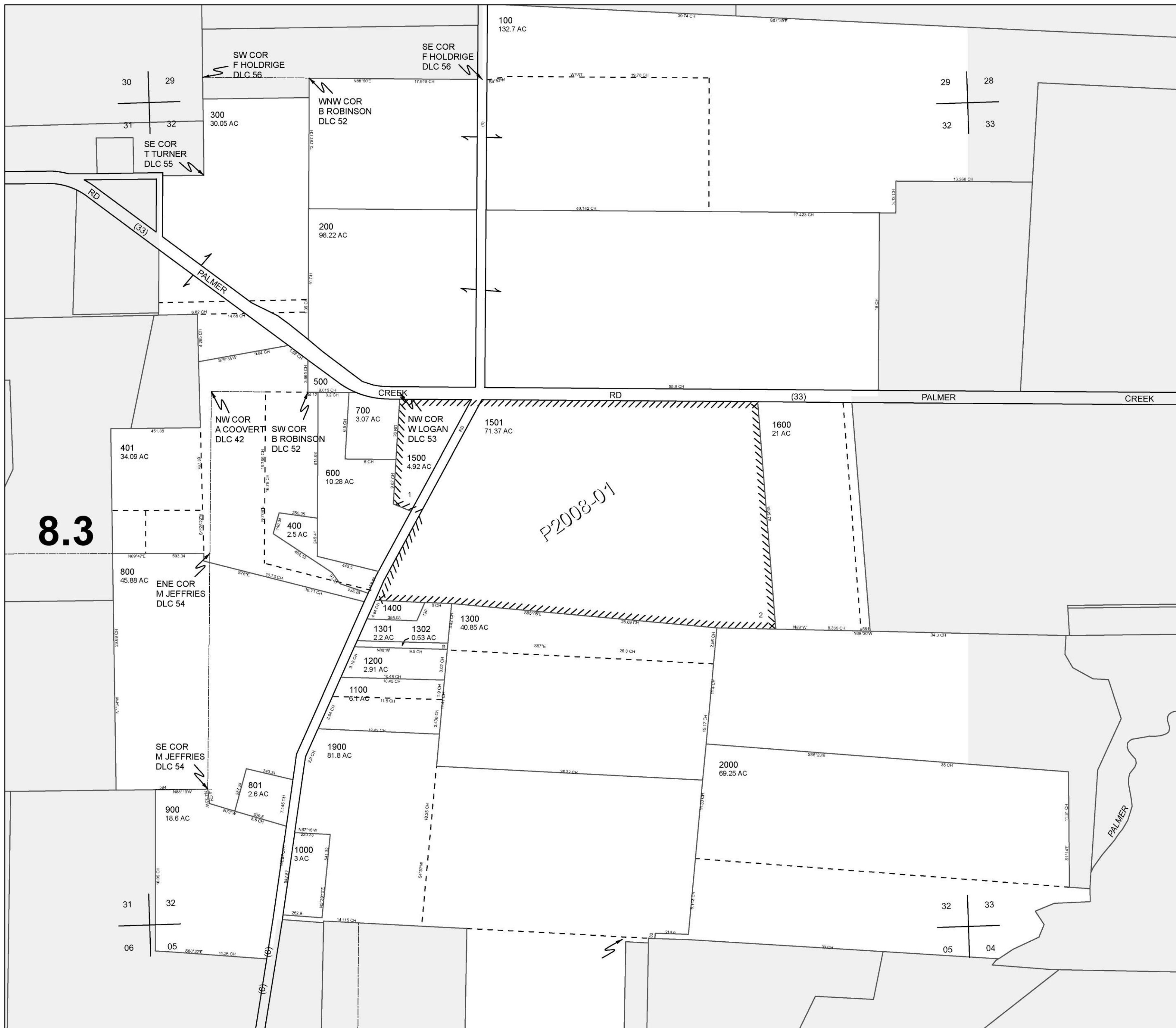


10101 Se Webfoot Rd, Dayton, OR



ASSESSMENT & TAX  
CARTOGRAPHY

SECTION 32 T.4S. R.3W. W.M.  
YAMHILL COUNTY OREGON  
1" = 400'



CANCELLED TAXLOTS:  
2100  
1800  
1700

DATE PRINTED: 1/8/2020

This product is for Assessment and Taxation (A&T) purposes only.

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



**7/1/2022 to 6/30/2023 REAL PROPERTY TAX STATEMENT**

YAMHILL COUNTY, OREGON 535 NE 5TH ST., ROOM 42, MCMINNVILLE, OR 97128 (503) 434-7521

<b>PROPERTY LOCATION</b> 10101 SE WEBFOOT RD	<b>ALT NO: R4332 00100</b> Account Acres: 132.7000	<b>ACCOUNT NO: 122708</b> Tax Code Area: 8.3
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ZYLSTRA TRUST  
7651 SE WEBFOOT RD  
DAYTON, OR 97114

Potential Additional Tax Liability  
For Special Assessment

**2022 - CURRENT TAX BY DISTRICT:**

CHEMEKETA COMM COLLEGE	186.46
DAYTON SD 8	1,516.07
WILLAMETTE REG ESD	88.39
<b>EDUCATION TOTAL:</b>	<b>1,790.92</b>
CHEMEKETA LIBRARY	24.37
DAYTON FIRE	366.48
YAMHILL CO EXT SERVICE	13.38
YAMHILL CO SOIL & WATER	10.55
YAMHILL COUNTY	767.83
<b>GENERAL GOVERNMENT TOTAL:</b>	<b>1,182.61</b>
CHEMEKETA COLLEGE BOND	78.23
DAYTON SD 8 BOND	698.81
<b>BONDS AND OTHER TOTAL:</b>	<b>777.04</b>
<b>2022 - 2023 TAX BEFORE DISCOUNT</b>	<b>3,750.57</b>

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET VALUES (RMV):		
LAND	1,239,591	1,272,387
STRUCTURES	187,625	217,678
RMV TOTAL	1,427,216	1,490,065
M5 REAL MARKET TOTAL:	651,203	690,068
ASSESSED VALUE:	289,351	297,901
TOTAL TAXABLE	289,351	297,901
PROPERTY TAXES:	3,688.99	3,750.57

When a mortgage company requests your tax information this statement is yellow and for your records only.

Online or Telephone payment options available - for instructions and conditions go to: [www.co.yamhill.or.us/assessor](http://www.co.yamhill.or.us/assessor)

**TOTAL (after discount): 3,638.05**  
Delinquent tax amount is included in payment options listed below.

(See back of statement for instructions)

Payment Options	Date Due	Discount Allowed	Net Amount Due
FULL PAYMENT	Nov 15, 2022	112.52 3% Discount.....	\$3,638.05
2/3 PAYMENT	Nov 15, 2022	50.01 2% Discount.....	\$2,450.37
1/3 PAYMENT	Nov 15, 2022	No Discount.....	\$1,250.19

NO STATEMENTS ARE SENT FOR THE FEBRUARY 15 OR MAY 15 INSTALLMENT DATES IF PAYING THE 2/3 OR 1/3 OPTION.

↑ TEAR HERE PLEASE RETURN THIS PORTION WITH YOUR PAYMENT See back of statement for instructions TEAR HERE ↑

**2022 - 2023 Property Tax Payment Yamhill County, Oregon** **ACCOUNT NO: 122708**  
**PROPERTY LOCATION: 10101 SE WEBFOOT RD**

Delinquent tax amount is included in payment options listed below

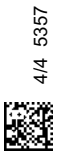
<b>FULL PAYMENT</b>	<b>(Includes 3% Discount)</b>	<b>DUE Nov 15, 2022</b>	<b>\$3,638.05</b>
<b>2/3 PAYMENT</b>	<b>(Includes 2% Discount)</b>	<b>DUE Nov 15, 2022</b>	<b>\$2,450.37</b>
<b>1/3 PAYMENT</b>	<b>(No Discount offered)</b>	<b>DUE Nov 15, 2022</b>	<b>\$1,250.19</b>

Mailing address change on back

Enter Amount Paid

5357\*14\*\*G50\*\*1.239\*\*4/4\*\*\*\*\*AUTO5-DIGIT 97106  
ZYLSTRA TRUST  
7651 SE WEBFOOT RD  
DAYTON OR 97114

Please make payment to:  
**YAMHILL COUNTY TAX COLLECTOR**  
PO BOX 6369  
PORTLAND, OR 97228-6369





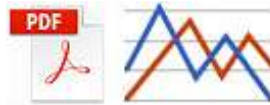
# Yamhill County, Oregon

*In the heart of the Willamette Valley*

535 NE 5th Street  
McMinnville, OR  
97128  
503-434-7521

## Property Account Summary

4/4/2023



Click image above for more information

Account Number	122708	Property Address	10101 SE WEBFOOT RD , DAYTON, OR 97114
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### General Information

Alternate Property #	R4332 00100
Property Description	See Metes & Bounds
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	8.3
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

### Tax Rate

Description	Rate
Total Rate	12.5900

### Property Characteristics

Neighborhood	Industrial Farm East
Land Class Category	551 Farm EFU Receiving FUV/imp
Account Acres	132.7000
Change Property Ratio	Farm

### Parties

Role	Name
Owner	DEVRIES PATRICIA A
Owner	ZYLSTRA-SMITH SHARON M
Owner	ZYLSTRA THEODORE C
Owner	ZYLSTRA HENRY G
Owner	ZYLSTRA SHIRLEY K

### Related Properties



No Related Properties Found

## Property Values

Value Type	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018
Assessed Value AVR	\$297,901	\$289,351	\$281,075	\$273,068	\$265,324
Exempt Value EAR					
Taxable Value TVR	\$297,901	\$289,351	\$281,075	\$273,068	\$265,324
Real Market Land MKLTL	\$1,272,387	\$1,239,591	\$1,179,962	\$1,265,598	\$1,218,125
Real Market Buildings MKITL	\$217,678	\$187,625	\$163,910	\$175,541	\$151,896
Real Market Total MKTTL	\$1,490,065	\$1,427,216	\$1,343,872	\$1,441,139	\$1,370,021
M5 Market Land MKLND	\$169,824	\$169,543	\$169,033	\$168,654	\$168,296
M5 Limit SAV M5SAV	\$302,566	\$294,035	\$289,755	\$281,850	\$265,681
M5 Market Buildings MKIMP	\$217,678	\$187,625	\$163,910	\$175,541	\$151,896
M50 MAV MAVMK	\$206,499	\$200,484	\$194,645	\$188,976	\$183,472
Assessed Value Exception					
Market Value Exception					
SA Land (MAVUUse Portion) SAVL	\$91,402	\$88,867	\$86,430	\$84,092	\$81,852

## Active Exemptions

No Exemptions Found

## Tax Balance

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

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#)

## Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
11/09/2022 00:00:00	<a href="#">1204351</a>	\$3,750.57	\$3,750.57	\$3,638.05	\$0.00
11/08/2021 00:00:00	<a href="#">1153581</a>	\$3,688.99	\$3,688.99	\$3,578.32	\$0.00
11/09/2020 00:00:00	<a href="#">1107291</a>	\$3,612.54	\$3,612.54	\$3,504.16	\$0.00
11/18/2019 00:00:00	<a href="#">1081131</a>	\$3,545.76	\$3,545.76	\$3,439.39	\$0.00
11/19/2018 00:00:00	<a href="#">1034924</a>	\$3,471.00	\$3,471.00	\$3,366.87	\$0.00

## Sales History

Sale Date	Entry Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
12/21/2022	01/09/2023	2022-15964	\$0.00	274530		M	No

## Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
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2257	0 X 0	1886	32	2	4	2	0
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Version 4.0.3.0



Patricia A. DeVries, Trustee of the Ted T. Zylstra Trust dated December 31, 1991 and Patricia A. DeVries, Trustee of the Annie Zylstra Trust dated December 31, 1991 and restated September 28, 2010 to Theodore C. Zylstra, Henry G. Zylstra, Sharon M. Zylstra-Smith, Shirley K. Zylstra and Patricia A. DeVries, as tenants in common

MAIL TAX STATEMENTS TO: Patricia A. DeVries 7925 Hilton Lane SE Turner, OR 97392

OFFICIAL YAMHILL COUNTY RECORDS KERIHINTON, COUNTY CLERK

202215964

AFTER RECORDING, RETURN TO: Tankersley & Wright, LLC 701 NE Evans Street PO Box 625 McMinnville, OR 97128



\$91.00

12/21/2022 11:33:02 AM

DMR-DDMR Cnt=1 Str=1036 DAVISM \$15.00 \$5.00 \$11.00 \$60.00

PERSONAL REPRESENTATIVE'S DEED Warranty Deed - Statutory Form

Patricia A. DeVries, Trustee of the Ted T. Zylstra Trust dated December 31, 1991 and Patricia A. DeVries, Trustee of the Annie Zylstra Trust dated December 31, 1991 and restated September 28, 2010, Grantor, conveys and warrants to Theodore C. Zylstra, Henry G. Zylstra, Sharon M. Zylstra-Smith, Shirley K. Zylstra and Patricia A. DeVries, tenants in common, each as to an undivided one-fifth interest, Grantee, all of Grantor's interest in the following described real property, free of encumbrances except as specifically set forth herein, situated in Yamhill County, Oregon:

See Exhibits A and B.

The said property is free from all encumbrances, except those of public record.

The true consideration for this conveyance is \$0 (trust distribution).

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 THE 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.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy. (These limitations shall not be interpreted to relieve the Grantor of liability, but rather to limit the scope and amount of such liability.)

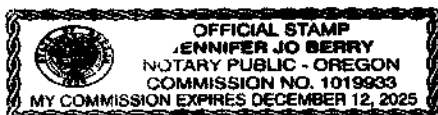
Dated 12-19-22

Patricia A. DeVries, Trustee

Patricia A. DeVries, Trustee of the Ted T. Zylstra Trust dated December 31, 1991 and Trustee of the Annie Zylstra Trust dated December 31, 1991 and restated September 28, 2010

STATE OF OREGON ) ) ss. County of Yamhill )

On December 19, 2022, personally appeared Patricia A. DeVries, Trustee of the Ted T. Zylstra Trust dated December 31, 1991 and Trustee of the Annie Zylstra Trust dated December 31, 1991 and restated September 28, 2010, who acknowledged that the foregoing instrument was her voluntary act and deed.



Notary Public for Oregon

## EXHIBIT A

Being a part of the Andrew and Polly Smith Donation land Claim, Notification #793, Claim #48 in Section 20, Township 4 South, Range 3 West of the Willamette Meridian, Oregon and beginning at stone and iron pipe at the Southeast corner of said Claim; thence North along East line of Claim set stake for Northeast corner, being the Northeast corner of Lot #4 of County Survey #1478; thence West to center of County Road now there (set iron pipe 22.3 feet East of East margin of road for witness); thence South  $26^{\circ}30'$  West along center of road to a point on the South line of said Smith Claim set iron pipe 22.3 feet East for witness; thence East to beginning.

Also known as Tax Lot R4320 01500

## EXHIBIT B

**The property owned by Grantors located in the Robinson DLC No. 52 in Township 4 South, Range 3 West, Willamette Meridian, Yamhill County, Oregon, more particularly described in Memorandum of Agreement dated November 8, 1979 by and between Jesse M. Hockema and Alexis Hockema, husband and wife as first party and Grantors herein, as second party, recorded November 8, 1979 in Film Volume 145, Page 1466, Deed and Mortgage Records, Yamhill County, Oregon.**

Also known as Tax Lot R4332 00100



# Building Dimensions



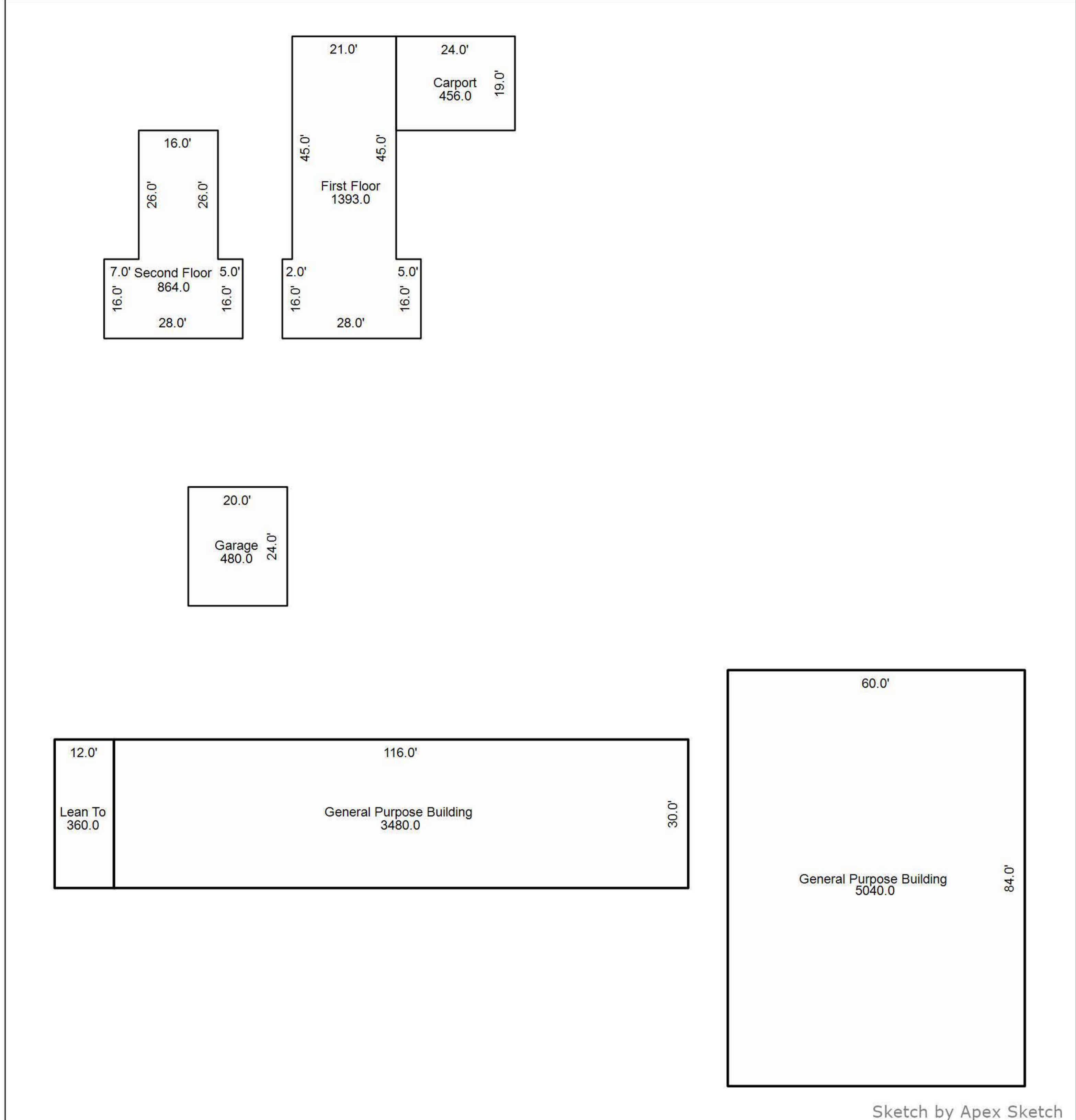
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## SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
File No.: R4332 00100	Parcel No.: 00122708		
Property Address: 10101 WEBFOOT RD			
City:	County:	State:	ZipCode:
Owner:			
Client: RLX3	Client Address: MM		
Appraiser Name: NP;6/05	Inspection Date:		

SKETCH
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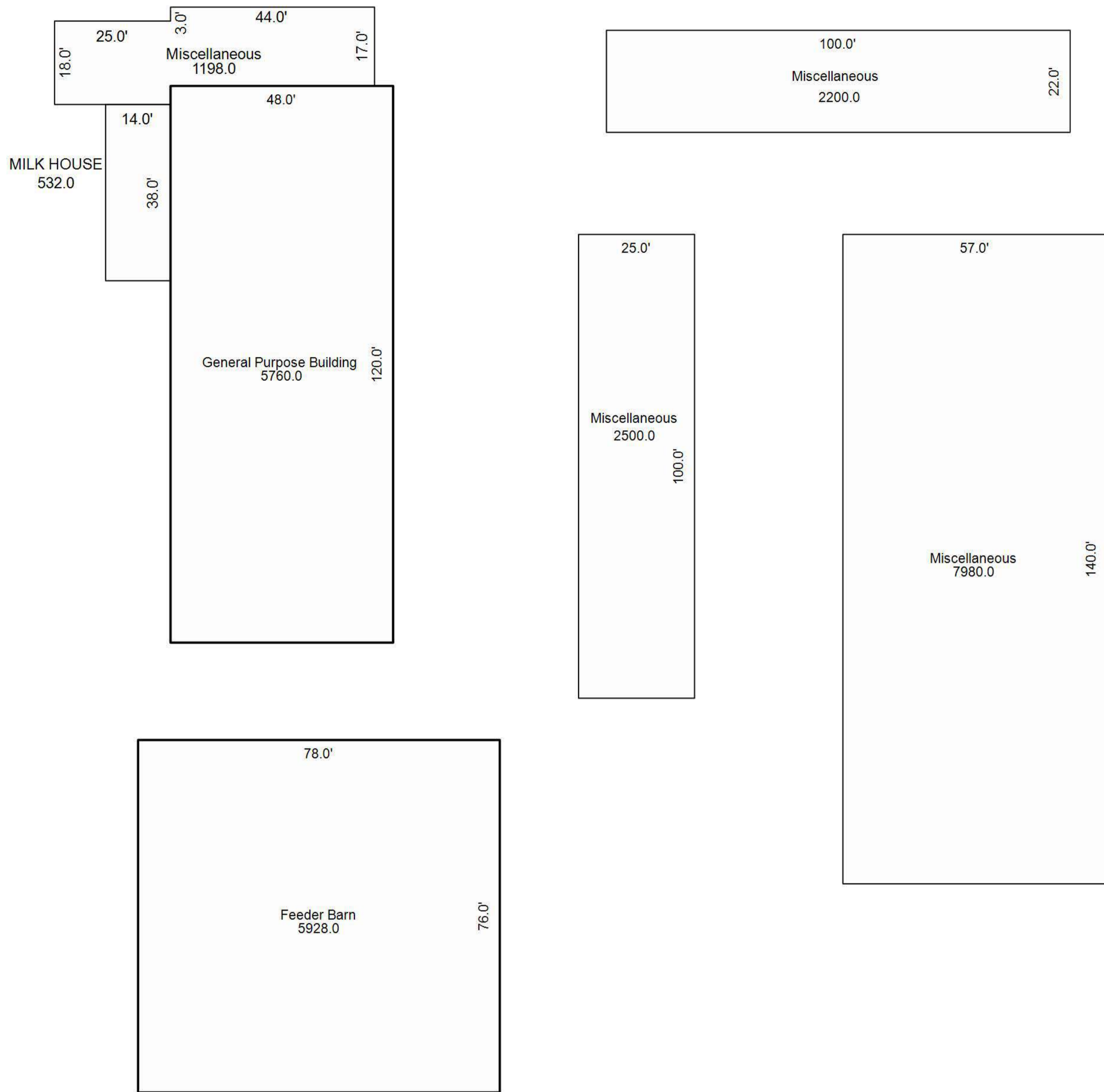
Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Facto	Net Size	Perimete	Net Total	Name	Base x	Height x	Width =	Area
Carp	Carport	1.0	456.0	86.0	456.0					
First	First Floor	1.0	1393.0	178.0	1393.0					
Gara	Garage	1.0	480.0	88.0	480.0					
GPB	General Pur	1.0	3480.0	292.0						
	General Pur	1.0	5040.0	288.0	8520.0					
LNT	Lean To	1.0	360.0	84.0	360.0					
Seco	Second Floo	1.0	864.0	140.0	864.0					
0 total items							(rounded			0

## SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
File No.: R4332 00100	Parcel No.: 00122708		
Property Address: 10101 WEBFOOT RD			
City:	County:	State:	ZipCode:
Owner:			
Client: RLX3	Client Address: MM		
Appraiser Name: NP;6/05	Inspection Date:		

### SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY					AREA CALCULATIONS BREAKDOWN					
Code	Description	Facto	Net Size	Perimete	Net Total	Name	Base x	Height x	Width =	Area
FDR	Feeder Barn	1.0	5928.0	308.0	5928.0					
GPB	General Pur	1.0	5760.0	336.0	5760.0					
MISC	Miscellaneous	1.0	2200.0	244.0						
	Miscellaneous	1.0	7980.0	394.0						
	Miscellaneous	1.0	2500.0	250.0						
	Miscellaneous	1.0	1198.0	180.0						
	Miscellaneous	1.0	532.0	104.0	14410.0					
0 total items							(rounded		0	



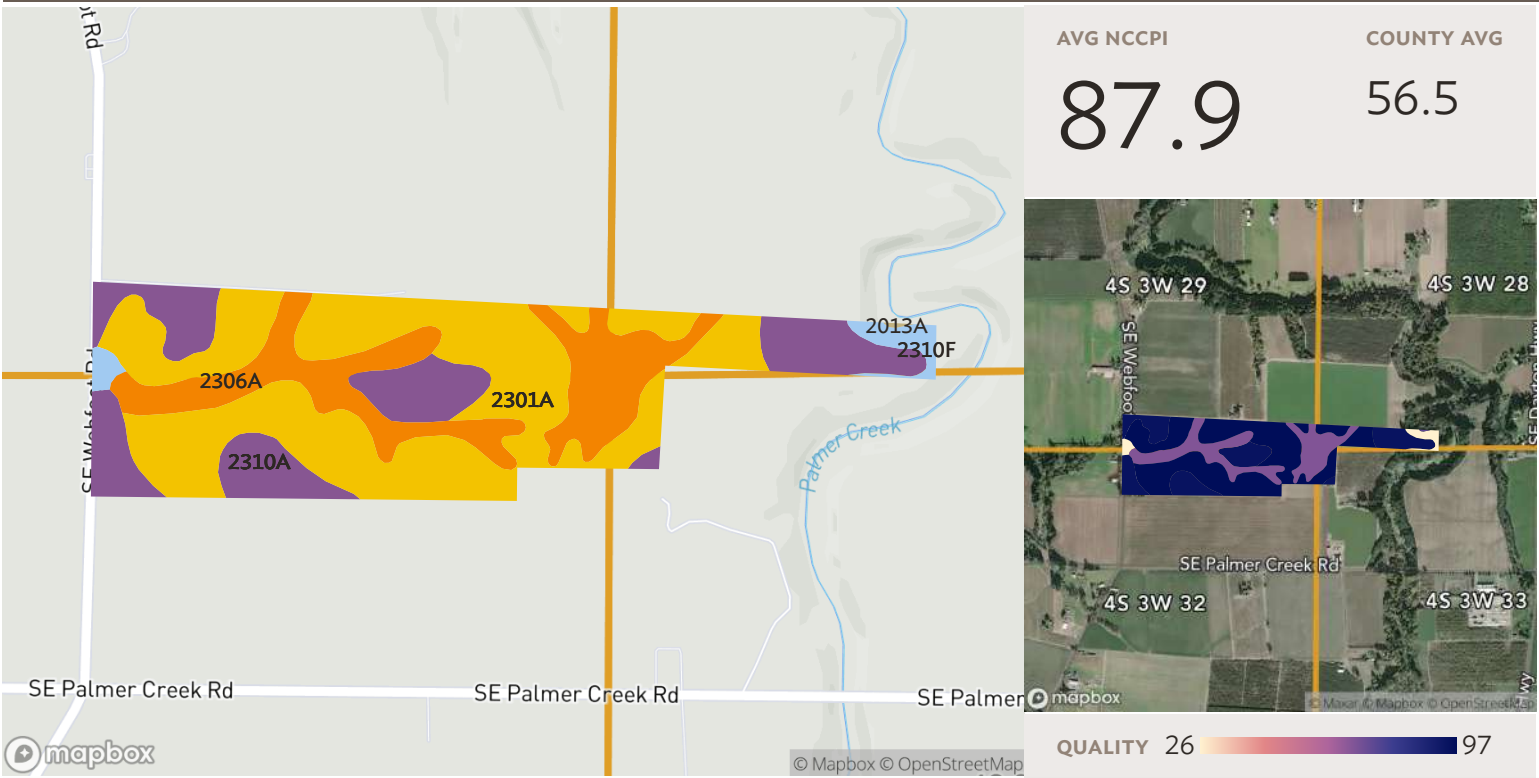
# Soil Report



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2 fields, 133 acres in Yamhill County, OR TOWNSHIP/SECTION 4S 3W – 28, 29, 32, 33



**Field 1**

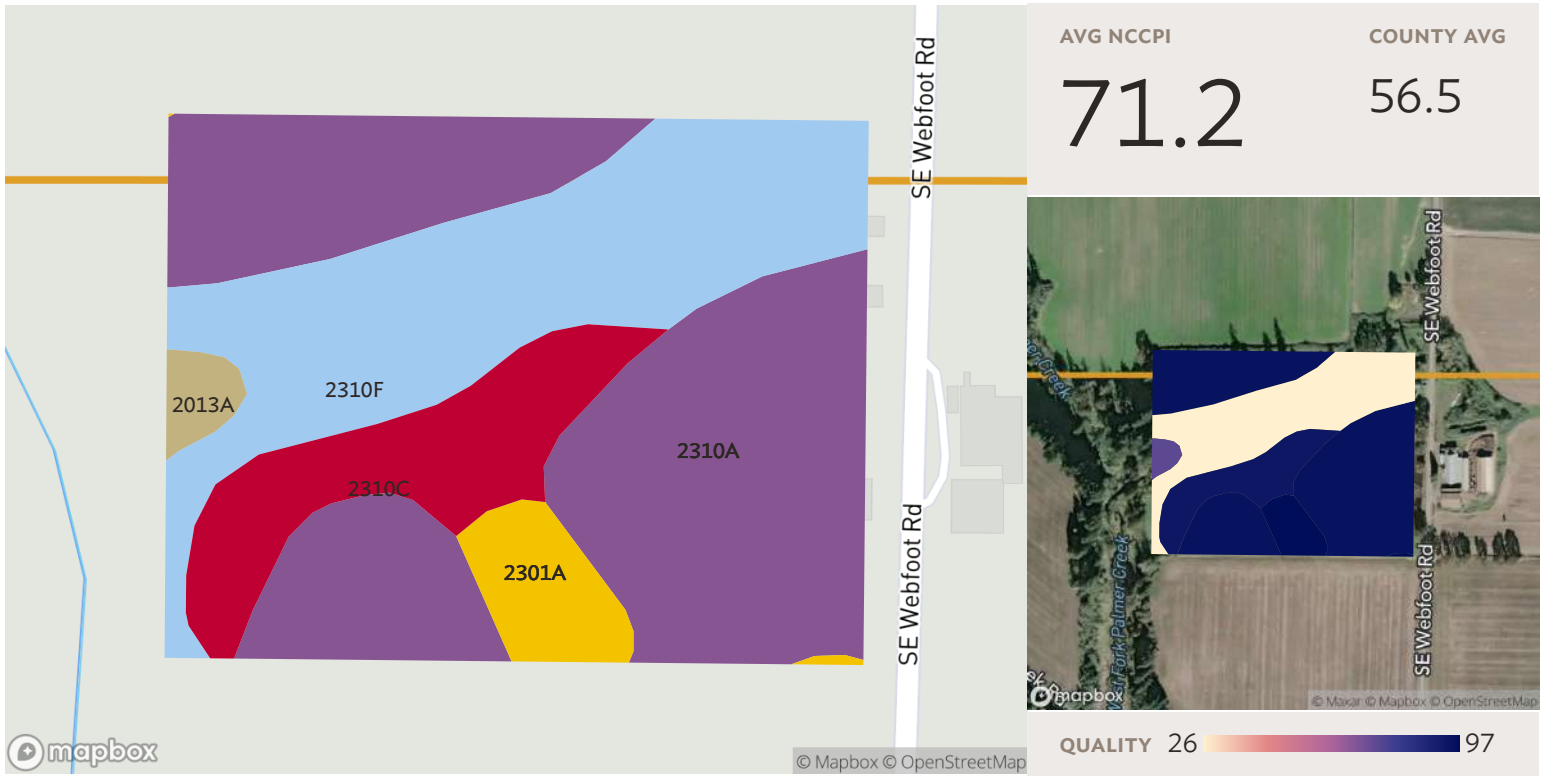
111 ac.

Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
2301A	Amity silt loam, 0 to 3 percent slopes	56.70	50.9%	2	97.2
2310A	Woodburn silt loam, 0 to 3 percent slopes	26.07	23.4%	1	94.5
2306A	Dayton silt loam, 0 to 2 percent slopes	25.65	23.0%	3	68.4
2310F	Woodburn silt loam, 20 to 55 percent slopes	2.99	2.7%	6	21.3
2013A	Wapato silty clay loam, 0 to 3 percent slopes	0.08	0.1%	3	74.0
<b>111.48</b>					<b>87.9</b>

2 fields, 133 acres in Yamhill County, OR

TOWNSHIP/SECTION 4S 3W – 28, 29, 32, 33



## Field 2

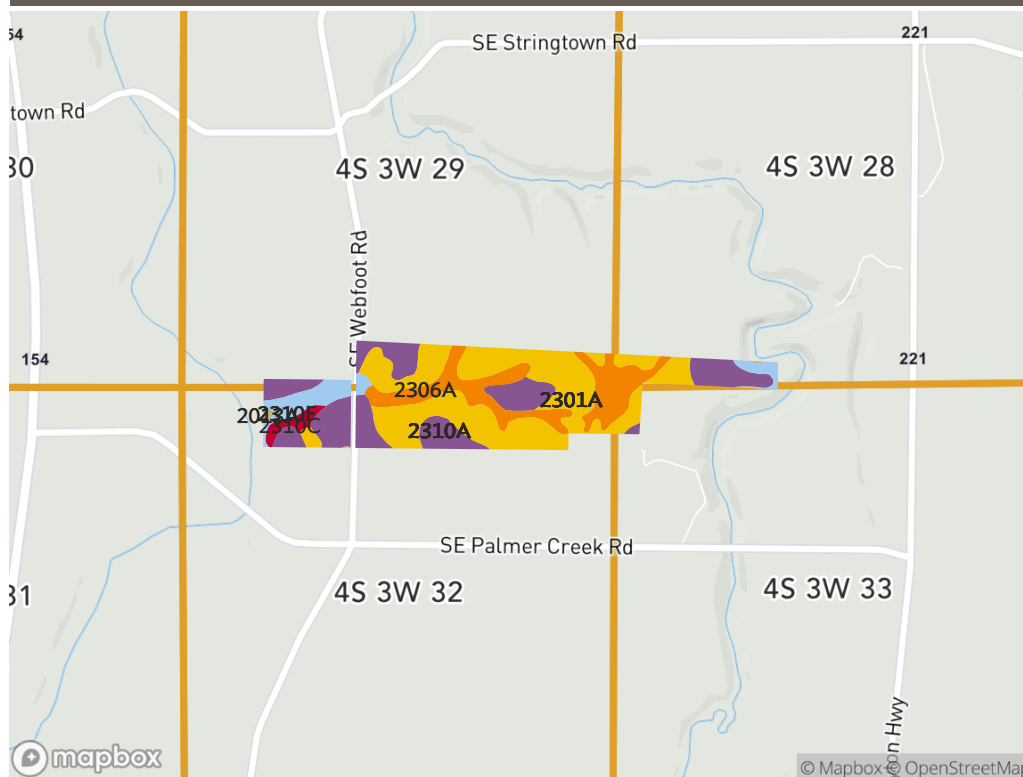
Source: NRCS Soil Survey

21 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI	
2310A	Woodburn silt loam, 0 to 3 percent slopes	10.35	49.1%	1	94.5	
2310F	Woodburn silt loam, 20 to 55 percent slopes	6.60	31.3%	6	21.3	
2310C	Woodburn silt loam, 3 to 12 percent slopes	2.72	12.9%	2	93.1	
2301A	Amity silt loam, 0 to 3 percent slopes	1.07	5.1%	2	97.2	
2013A	Wapato silty clay loam, 0 to 3 percent slopes	0.34	1.6%	3	74.0	
					<b>21.07</b>	<b>71.2</b>

2 fields, 133 acres in Yamhill County, OR

TOWNSHIP/SECTION 4S 3W – 28, 29, 32, 33

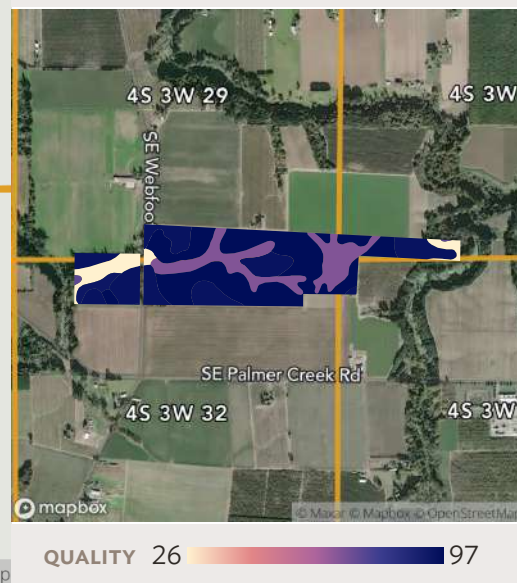


AVG NCCPI

85.2

COUNTY AVG

56.5



## All fields

133 ac.

Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI	
2301A	Amity silt loam, 0 to 3 percent slopes	57.77	43.6%	2	97.2	
2310A	Woodburn silt loam, 0 to 3 percent slopes	36.42	27.5%	1	94.5	
2306A	Dayton silt loam, 0 to 2 percent slopes	25.65	19.3%	3	68.4	
2310F	Woodburn silt loam, 20 to 55 percent slopes	9.59	7.2%	6	21.3	
2310C	Woodburn silt loam, 3 to 12 percent slopes	2.72	2.0%	2	93.1	
2013A	Wapato silty clay loam, 0 to 3 percent slopes	0.42	0.3%	3	74.0	
					<b>132.55</b>	<b>85.2</b>



# Water Rights

Documents Provided Through OWRD



KWMID-WILLAMETTE KELLERWILLIAMS LAND KELLERWILLIAMS LUXURY  
KELLERWILLIAMS REALTY INTERNATIONAL

STATE OF OREGON  
COUNTY OF YAMHILL  
**CERTIFICATE OF WATER RIGHT**

**This Is to Certify, That** **JESSE M. HOCKEMA**

of **Rt. 1, Amity**, State of **Oregon**, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of **a well** a tributary of **Palmer Creek** for the purpose of **irrigation of 64.0 acres**

under Permit No. **G-504** of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from **April 8, 1957**

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed **0.64 cubic foot per second**

or its equivalent in case of rotation, measured at the point of diversion from the stream.

The point of diversion is located in the **NW $\frac{1}{4}$  NE $\frac{1}{4}$** , as projected within **Robinson DLC 52, Section 32, T. 4 S., R. 3 W., W.M.**  
Well is **4 $\frac{1}{2}$  chs. S. and 20 chs. E.** of the W. interior corner of the **Robinson DLC 52.**

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

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

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

5.7 acres SE $\frac{1}{4}$  SW $\frac{1}{4}$   
17.3 acres SW $\frac{1}{4}$  SE $\frac{1}{4}$   
9.2 acres SE $\frac{1}{4}$  SE $\frac{1}{4}$   
as projected within **Robinson DLC 52**  
Section 29  
14.0 acres NE $\frac{1}{4}$  NE $\frac{1}{4}$   
16.5 acres NW $\frac{1}{4}$  NE $\frac{1}{4}$   
1.3 acres NE $\frac{1}{4}$  NW $\frac{1}{4}$   
as projected within **Robinson DLC 52**  
Section 32  
T. 4 S., R. 3 W., W.M.

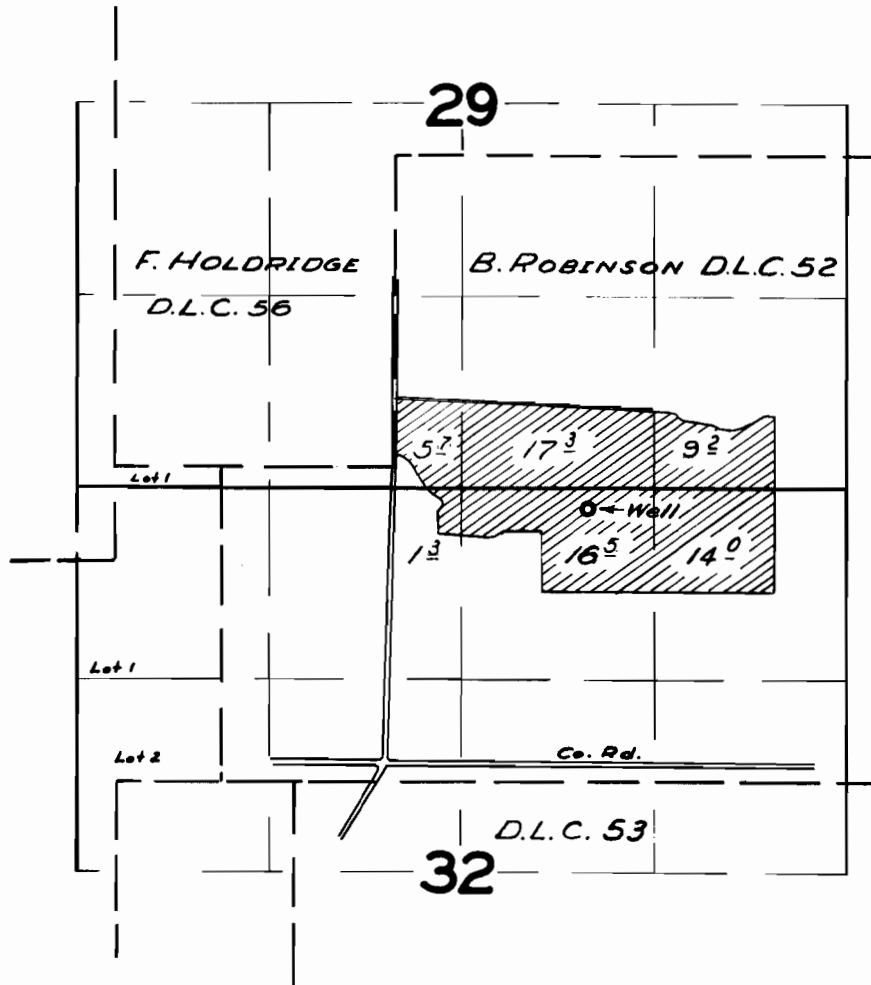
The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the State Engineer, affixed

this date. **APRIL 5 1961**

.....**LEWIS A. STANLEY**.....  
State Engineer

T.4 S.R.3 W.W.M.



**FINAL PROOF SURVEY**  
UNDER

Application No. G-602 Permit No. G-504  
IN NAME OF

JESSE M. HOCKEMA

Surveyed 24 MAY 1960, by M. B. Bish



STATE OF OREGON  
 COUNTY OF YAMHILL  
 CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

PALMER CREEK WATER DISTRICT  
 IMPROVEMENT COMPANY  
 P.O. BOX 152  
 DAYTON, OR 97114

confirms the right to use the waters of the WILLAMETTE RIVER, a tributary of the COLUMBIA RIVER, for the purpose of PRIMARY IRRIGATION OF 2033.1 ACRES AND SUPPLEMENTAL IRRIGATION OF 839.1 ACRES.

This right was perfected under Permit S-32243. The date of priority is APRIL 14, 1967. This right is limited to 35.91 CUBIC FEET PER SECOND or its equivalent in case of rotation, measured at the point of diversion from the source.

The point of diversion is located as follows:

Twp	Rng	Mer	Sec	Q-Q	DLC	Measured Distances
6 S	3 W	WM	4	NW SW	58	4700 FEET NORTH AND 1290 FEET EAST FROM THE SE CORNER OF DLC 58

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second (or its equivalent) and 2.5 acre-feet for each acre irrigated during the irrigation season of each year. The right allowed herein is limited to any deficiency in the available supply of any prior right existing for the same land and shall not exceed the limitation allowed herein.

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:

PRIMARY IRRIGATION							
Twp	Rng	Mer	Sec	Q-Q	GLot	DLC	Acres
4 S	3 W	WM	20	NW NE		80	8.5
4 S	3 W	WM	20	SW NE		80	23.9
4 S	3 W	WM	20	SE NE		80	1.5
4 S	3 W	WM	20	SE NW		47	1.3
4 S	3 W	WM	20	SW SW		56	0.2
4 S	3 W	WM	20	SW SW		48	1.3
4 S	3 W	WM	20	SE SW		56	3.4
4 S	3 W	WM	20	SE SW		48	12.0
4 S	3 W	WM	21	NE NW		49	0.7
4 S	3 W	WM	21	NW NW		49	1.4

PRIMARY IRRIGATION							
Twp	Rng	Mer	Sec	Q-Q	GLot	DLC	Acres
4 S	3 W	WM	28	NE NW		50	2.5
4 S	3 W	WM	28	SE NW		50	3.7
4 S	3 W	WM	28	NE SW		52	2.0
4 S	3 W	WM	28	NE SW		50	2.9
4 S	3 W	WM	28	NW SW		52	27.0
4 S	3 W	WM	28	SW SW		52	40.0
4 S	3 W	WM	28	SE SW		52	10.0
4 S	3 W	WM	29	NW NE		50	2.8
4 S	3 W	WM	29	SW NE		50	7.2
4 S	3 W	WM	29	NE NW		56	11.4
4 S	3 W	WM	29	NW NW		56	19.4
4 S	3 W	WM	29	SW NW		56	30.0
4 S	3 W	WM	29	SE NW		56	14.5
4 S	3 W	WM	29	NE SW		56	2.6
4 S	3 W	WM	29	NW SW		56	4.5
4 S	3 W	WM	29	NE SE		52	16.4
4 S	3 W	WM	29	NW SE		52	4.3
4 S	3 W	WM	29	SW SE		52	2.7
4 S	3 W	WM	29	SE SE		52	25.0
4 S	3 W	WM	32	NE NE		52	26.0
4 S	3 W	WM	32	NW NE		52	15.0
4 S	3 W	WM	32	SW NE		53	2.0
4 S	3 W	WM	32	SW NE		52	17.0
4 S	3 W	WM	32	SE NE		52	17.8
4 S	3 W	WM	32	SE NE		53	21.8
4 S	3 W	WM	32	NE NW		52	17.0
4 S	3 W	WM	32	NW NW		52	4.2
4 S	3 W	WM	32	SW NW		52	2.2
4 S	3 W	WM	32	SE NW		52	16.0
4 S	3 W	WM	32	NE SW		57	0.4
4 S	3 W	WM	32	NE SW		53	2.4
4 S	3 W	WM	32	NW SW		57	0.2
4 S	3 W	WM	32	SE SW		53	22.5
4 S	3 W	WM	32	NE SE		53	40.0
4 S	3 W	WM	32	NW SE		53	5.9
4 S	3 W	WM	32	SW SE		53	32.8
4 S	3 W	WM	32	SE SE		53	40.0
4 S	3 W	WM	33	NE NW		52	0.3
4 S	3 W	WM	33	NW NW		52	34.0
4 S	3 W	WM	33	SW NW		52	14.2
4 S	3 W	WM	33	SW NW		53	19.2
4 S	3 W	WM	33	NE SW		53	0.6
4 S	3 W	WM	33	NW SW		53	35.5
4 S	3 W	WM	33	SW SW		53	20.0
5 S	3 W	WM	4	NW NW		37	0.7
5 S	3 W	WM	5	NE NE		37	6.5
5 S	3 W	WM	5	NW NE		37	3.4
5 S	3 W	WM	5	SE NE		51	6.0
5 S	3 W	WM	5	NE NW		37	0.6
5 S	3 W	WM	5	SW NW		43	30.4
5 S	3 W	WM	5	NW SW		43	36.1



PRIMARY IRRIGATION

Twp	Rng	Mer	Sec	Q-Q	GLot	DLC	Acres
5 S	3 W	WM	5	SW SW		43	23.8
5 S	3 W	WM	5	SE SW		43	0.7
5 S	3 W	WM	5	SW SE		43	0.1
5 S	3 W	WM	6	SW NE		43	3.0
5 S	3 W	WM	6	SE NE		43	33.6
5 S	3 W	WM	6	NE SE		43	39.9
5 S	3 W	WM	6	NW SE		43	4.5
5 S	3 W	WM	6	SW SE		43	10.3
5 S	3 W	WM	6	SE SE		43	40.0
5 S	3 W	WM	7	NE NE		43	40.0
5 S	3 W	WM	7	NW NE		43	11.4
5 S	3 W	WM	7	SW NE		43	0.7
5 S	3 W	WM	7	SW NE		45	35.2
5 S	3 W	WM	7	SE NE		43	4.2
5 S	3 W	WM	7	SE NE		45	34.4
5 S	3 W	WM	7	SE NW		45	11.4
5 S	3 W	WM	7	NE SW		45	12.4
5 S	3 W	WM	7	SE SW		45	4.8
5 S	3 W	WM	7	NE SE		45	6.4
5 S	3 W	WM	7	NW SE		45	28.6
5 S	3 W	WM	7	SW SE		45	19.3
5 S	3 W	WM	7	SE SE		45	7.8
5 S	3 W	WM	8	NE NE		51	2.1
5 S	3 W	WM	8	SW NE		51	0.4
5 S	3 W	WM	8	SE NE		51	1.4
5 S	3 W	WM	8	NW NW		43	13.2
5 S	3 W	WM	8	SW NW		43	1.0
5 S	3 W	WM	8	SW NW		45	2.4
5 S	3 W	WM	8	NE SW		51	1.6
5 S	3 W	WM	8	NE SW	2		1.7
5 S	3 W	WM	8	NW SW		45	4.2
5 S	3 W	WM	8	SE SW	3		2.9
5 S	3 W	WM	8	SE SW		51	3.4
5 S	3 W	WM	8	SE SW		50	14.0
5 S	3 W	WM	8	SW SE		50	6.2
5 S	3 W	WM	17	NW NE		50	25.1
5 S	3 W	WM	17	SW NE		50	14.6
5 S	3 W	WM	17	NE NW		50	21.7
5 S	3 W	WM	17	NW NW		46	1.2
5 S	3 W	WM	17	SW NW		50	7.6
5 S	3 W	WM	17	SE NW		50	16.7
5 S	3 W	WM	17	NE SW		50	0.6
5 S	3 W	WM	17	NW SW		50	5.0
5 S	3 W	WM	17	SW SW		47	3.4
5 S	3 W	WM	17	SE SW		67	8.8
5 S	3 W	WM	17	SW SE		67	4.0
5 S	3 W	WM	18	NE NE		46	1.5
5 S	3 W	WM	18	SW SE		47	4.8
5 S	3 W	WM	18	SE SE		47	2.6
5 S	3 W	WM	19	NE NE		47	2.5
5 S	3 W	WM	19	NW NE		47	18.8

PRIMARY IRRIGATION							
Twp	Rng	Mer	Sec	Q-Q	GLot	DLC	Acres
5 S	3 W	WM	20	NW NE		67	9.0
5 S	3 W	WM	20	NE NW		67	36.2
5 S	3 W	WM	20	NW NW		67	1.0
5 S	3 W	WM	20	SE NW		67	17.6
5 S	3 W	WM	29	SW NW		49	0.5
5 S	3 W	WM	29	NE SW		64	16.2
5 S	3 W	WM	29	NW SW		64	8.6
5 S	3 W	WM	29	SW SW		64	31.1
5 S	3 W	WM	29	SE SW		64	20.8
5 S	3 W	WM	29	NW SE		64	7.8
5 S	3 W	WM	29	SW SE		64	4.8
5 S	3 W	WM	32	NE NW		64	0.2
5 S	3 W	WM	32	NW NW		64	13.4
5 S	3 W	WM	32	NE SW		60	40.0
5 S	3 W	WM	32	NW SW		60	33.7
5 S	3 W	WM	32	SW SW		60	15.0
5 S	3 W	WM	32	SW SW		65	17.6
5 S	3 W	WM	32	SE SW		60	17.6
5 S	3 W	WM	32	SE SW		65	19.6
5 S	3 W	WM	32	NE SE		60	40.0
5 S	3 W	WM	32	NW SE		60	40.0
5 S	3 W	WM	32	SW SE		60	15.4
5 S	3 W	WM	32	SE SE		60	8.8
6 S	3 W	WM	4	SW NW		59	8.8
6 S	3 W	WM	5	SW NE		59	17.0
6 S	3 W	WM	5	SE NE		59	16.5
6 S	3 W	WM	5	NE NW		59	17.3
6 S	3 W	WM	5	NW NW		59	39.6
6 S	3 W	WM	5	SW NW		58	3.4
6 S	3 W	WM	5	SW NW		59	36.4
6 S	3 W	WM	5	SE NW		59	23.6
6 S	3 W	WM	5	NW SW		58	15.9
6 S	3 W	WM	5	SW SW		58	31.2
6 S	3 W	WM	6	NE NE		59	3.7
6 S	3 W	WM	6	SE NE		58	0.4
6 S	3 W	WM	6	SE NE		59	3.3
6 S	3 W	WM	6	SE SW		58	20.8
6 S	3 W	WM	6	NE SE		58	1.6
6 S	3 W	WM	6	SW SE			36.2
6 S	3 W	WM	6	SE SE		58	2.8
						Total	2033.1

SUPPLEMENTAL IRRIGATION							
Twp	Rng	Mer	Sec	Q-Q	GLot	DLC	Acres
4 S	3 W	WM	20	SE NE		49	0.3
4 S	3 W	WM	20	SE NE		80	1.0
4 S	3 W	WM	20	SE SW		56	2.4
4 S	3 W	WM	21	NE NW		49	0.2
4 S	3 W	WM	21	NW NW		49	21.3
4 S	3 W	WM	21	SW NW		49	17.7



SUPPLEMENTAL IRRIGATION

Twp	Rng	Mer	Sec	Q-Q	GLot	DLC	Acres
4 S	3 W	WM	21	SE NW		49	1.8
4 S	3 W	WM	28	NE NW		50	1.0
4 S	3 W	WM	28	NW NW		50	3.0
4 S	3 W	WM	28	SW NW		50	12.8
4 S	3 W	WM	28	SE NW		50	7.3
4 S	3 W	WM	29	NW NE		56	0.4
4 S	3 W	WM	29	SW NE		56	5.4
4 S	3 W	WM	29	NE NW		56	20.4
4 S	3 W	WM	29	SE NW		56	7.9
4 S	3 W	WM	29	NE SW		56	1.7
4 S	3 W	WM	29	SE SW		52	5.7
4 S	3 W	WM	29	NW SE		56	1.7
4 S	3 W	WM	29	SW SE		52	17.3
4 S	3 W	WM	29	SE SE		52	9.2
4 S	3 W	WM	31	SW SE		57	3.9
4 S	3 W	WM	32	NE NE		52	14.0
4 S	3 W	WM	32	NW NE		52	16.5
4 S	3 W	WM	32	NE NW		52	1.3
5 S	3 W	WM	4	SW SW		51	1.1
5 S	3 W	WM	5	SW SW		43	6.0
5 S	3 W	WM	5	SE SW		43	16.8
5 S	3 W	WM	5	SE SE		51	7.3
5 S	3 W	WM	6	NW NE	1		0.8
5 S	3 W	WM	6	NW NE		42	14.5
5 S	3 W	WM	6	SW NE		44	5.6
5 S	3 W	WM	6	SW NE	2		11.7
5 S	3 W	WM	6	SW NE		42	13.3
5 S	3 W	WM	6	NE NW			0.2
5 S	3 W	WM	6	SE NW		44	1.9
5 S	3 W	WM	6	SE NW	3		19.8
5 S	3 W	WM	6	NE SW		44	13.8
5 S	3 W	WM	6	SE SW		44	24.9
5 S	3 W	WM	6	NW SE		44	33.1
5 S	3 W	WM	6	SW SE		44	29.1
5 S	3 W	WM	7	NW NE		44	28.6
5 S	3 W	WM	7	SW NE		44	2.0
5 S	3 W	WM	7	NE NW		44	37.5
5 S	3 W	WM	7	SE NW		44	0.9
5 S	3 W	WM	7	NE SE		45	21.0
5 S	3 W	WM	7	NW SE		45	9.0
5 S	3 W	WM	8	NE NE		51	24.7
5 S	3 W	WM	8	NW NE		51	1.5
5 S	3 W	WM	8	NE NW		43	19.4
5 S	3 W	WM	8	SW NW		45	24.4
5 S	3 W	WM	8	SE NW		43	10.4
5 S	3 W	WM	8	SE NW		51	10.7
5 S	3 W	WM	8	NE SW	2		3.9
5 S	3 W	WM	8	NE SW		51	26.4
5 S	3 W	WM	8	NW SW		45	12.2
5 S	3 W	WM	8	SW SW	4		3.9
5 S	3 W	WM	8	SE SW	3		0.6

SUPPLEMENTAL IRRIGATION							
Twp	Rng	Mer	Sec	Q-Q	GLot	DLC	Acres
5 S	3 W	WM	8	SE SW		51	5.8
5 S	3 W	WM	8	NW SE		51	0.2
5 S	3 W	WM	17	SW NE		50	6.9
5 S	3 W	WM	17	SW NW		46	1.4
5 S	3 W	WM	17	SE NW		50	11.6
5 S	3 W	WM	17	NE SW		50	13.2
5 S	3 W	WM	17	SW SW		46	0.3
5 S	3 W	WM	17	NW SE		50	8.0
5 S	3 W	WM	18	NE NE		46	6.2
5 S	3 W	WM	18	SE NE		46	2.4
5 S	3 W	WM	18	SE SE		46	8.0
5 S	3 W	WM	19	NE NE		47	2.7
5 S	3 W	WM	19	NW NE		47	2.6
5 S	3 W	WM	20	NE SW		67	12.0
5 S	3 W	WM	20	NE SE		67	10.4
5 S	3 W	WM	20	NW SE		67	28.0
5 S	3 W	WM	29	NE NW		49	5.7
5 S	3 W	WM	29	NW NW		49	6.5
5 S	3 W	WM	29	SW NW		49	35.8
5 S	3 W	WM	29	SE NW		64	0.9
5 S	3 W	WM	29	SE NW		49	7.2
5 S	3 W	WM	29	NW SW		64	17.2
5 S	3 W	WM	30	NE NE		49	0.3
5 S	3 W	WM	30	SE NE		49	2.0
6 S	3 W	WM	5	NW SW		58	5.2
6 S	3 W	WM	6	NE SE		58	0.7
6 S	3 W	WM	6	SE SE	4		26.7
						Total	839.1

This certificate describes that portion of water right Certificate 64748, State Record of Water Right Certificates, NOT modified by the provisions of an order of the Water Resources Director entered JAN 06 2021 approving Transfer Application T-12798.

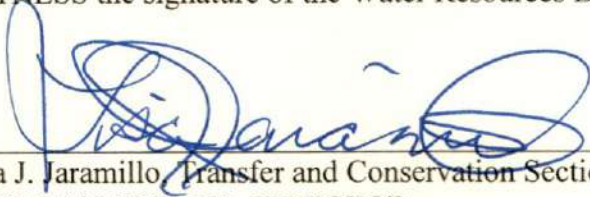
The issuance of this superseding certificate does not confirm the status of the water right in regard to the provisions of ORS 540.610 pertaining to forfeiture or abandonment.



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

JAN 06 2021

WITNESS the signature of the Water Resources Director, affixed \_\_\_\_\_.


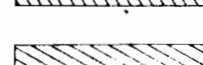




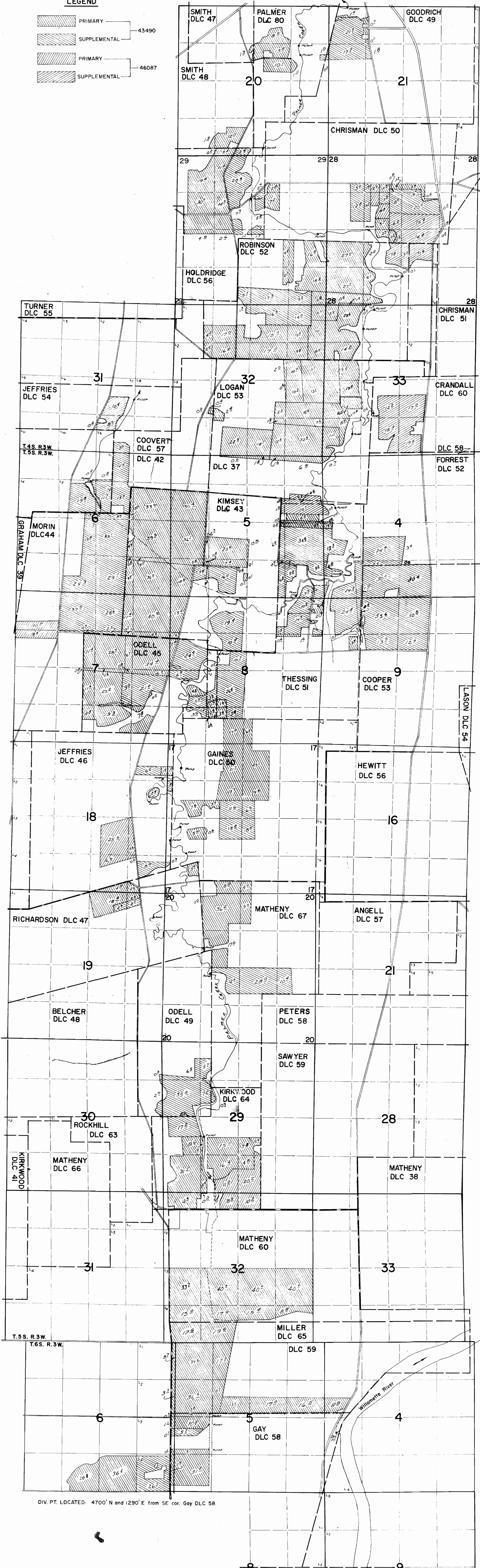
Lisa J. Jaramillo, Transfer and Conservation Section Manager, for  
THOMAS M BYLER, DIRECTOR  
Oregon Water Resources Department





LEGEND

-  PRIMARY — 43490
-  SUPPLEMENTAL — 43490
-  PRIMARY — 46087
-  SUPPLEMENTAL — 46087



FINAL PROOF SURVEY

43490 32243  
 Application No. 46087 Permit No. 34436  
 IN NAME OF  
 PALMER CREEK WATER DISTRICT IMPROVEMENT COMPANY  
 Aug. 12-16, 1975 L.E. Gould  
 Aug. 21-23, 1975 R.G. Mucken  
 Surveyed Aug. 26-29, 1975, by D.M. Norby

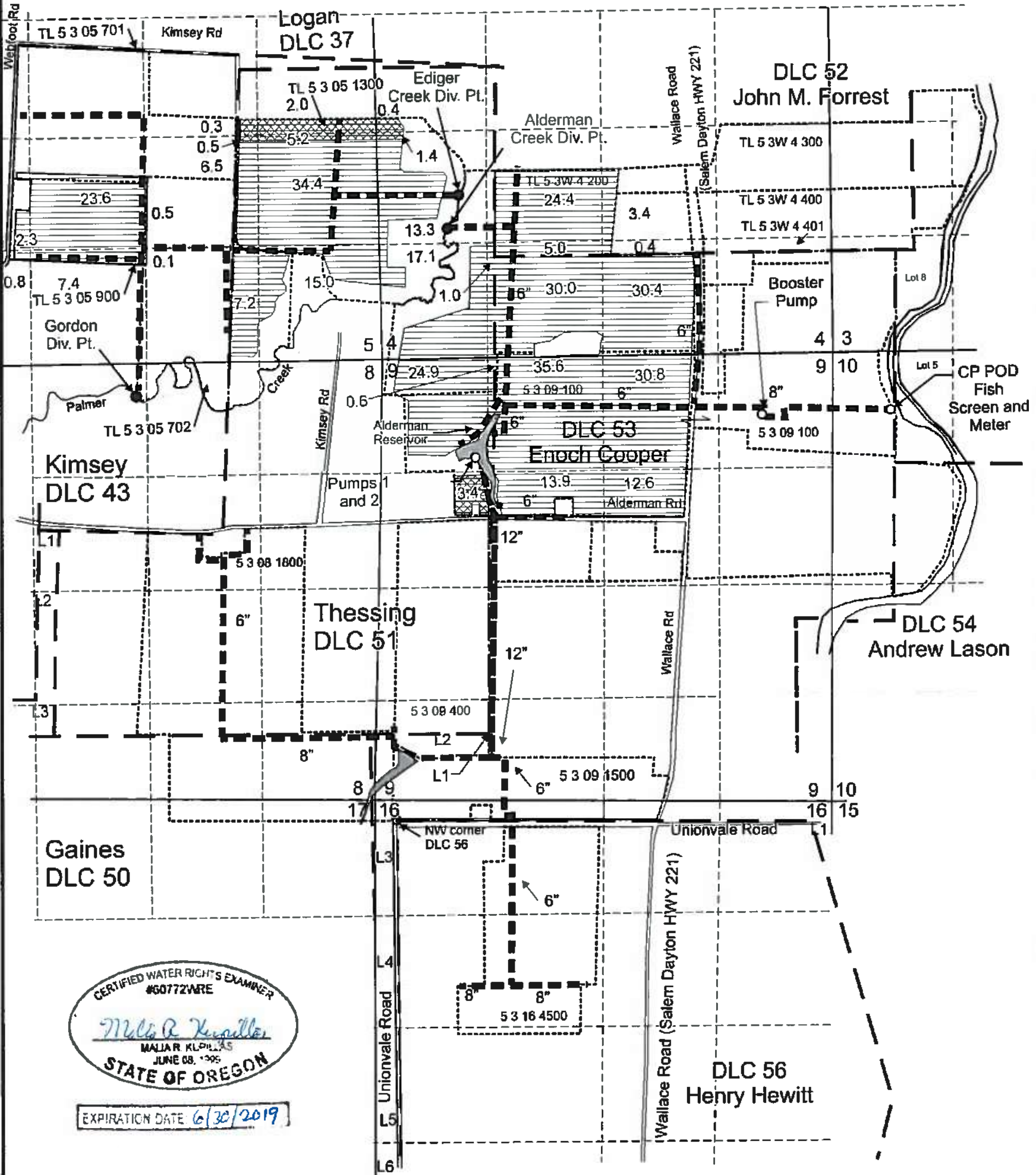


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DEC 22 2017

OWRD

# T.5S. R.3W. Sec. 3, 4, 9, 10, and 16 W.M.



CERTIFIED WATER RIGHT'S EXAMINER  
 #60772WRE  
*M. R. Kneller*  
 MALJAR KLOPPAS  
 JUNE 08, 1995  
 STATE OF OREGON

EXPIRATION DATE 6/30/2019

- Area (47.9 Acres primary) to be irrigated with additional POD.
- Area (306.5 Acres supplemental) to be irrigated with additional POD.

○ Point of Diversion (CP POD) is located 608 feet north and 40 feet west from the Northerly NW Corner of DLC 54

— — — 6-inch, 8-inch and 12-inch buried PVC mainline

Scale: 1" = 1,320'



This map was prepared for the purpose of identifying the location of a water right only and is not intended to provide legal dimensions or location of property ownership lines.

Transfer Map 1. Additional POD  
 Priority 4/14/1967, Certificate 64748

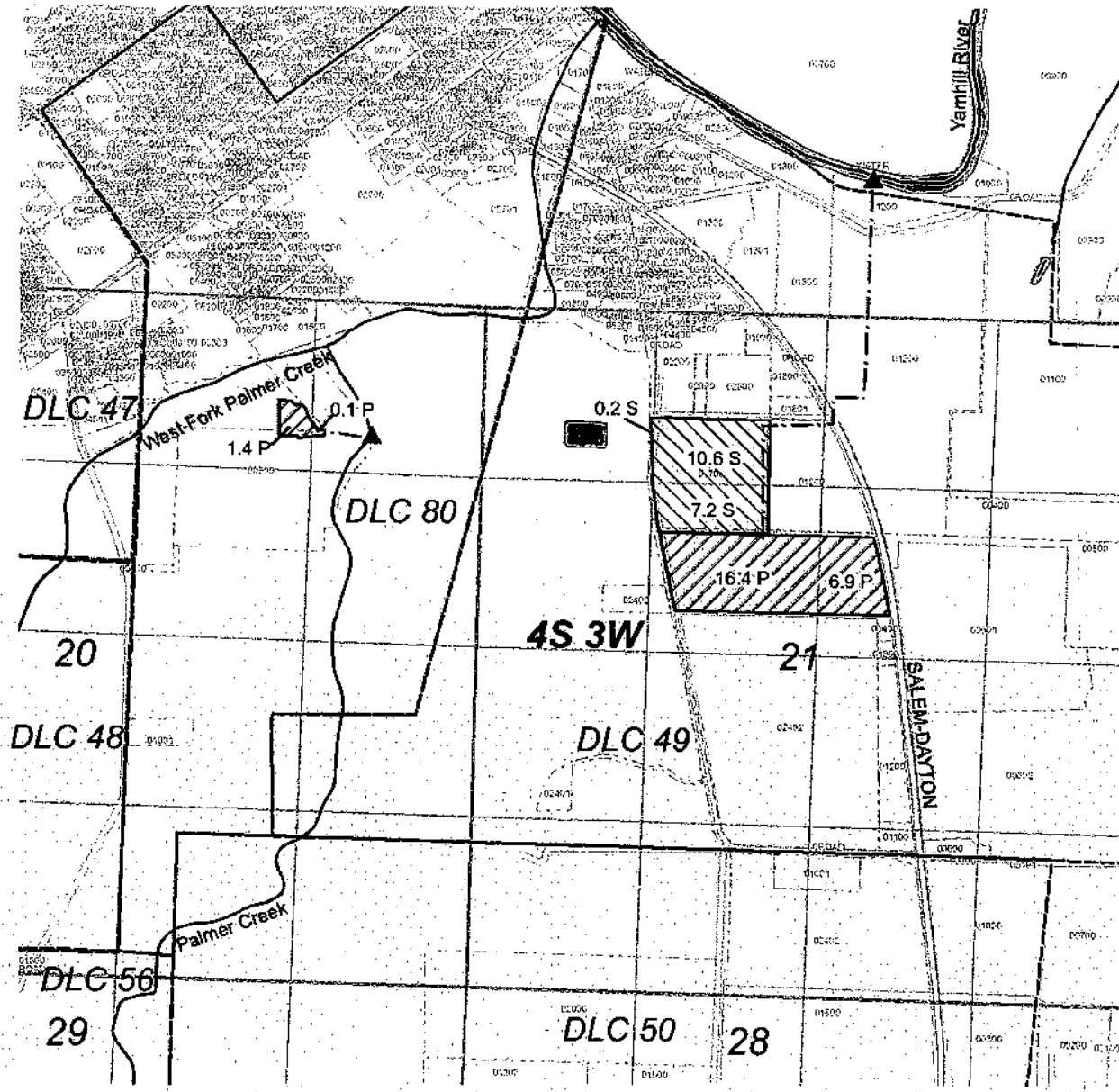
Carlton Nursery Co., LLC  
 2016 - mrk T.5S. R.3W. Sec. 3, 4, 9, 10 and 16, W.M.

Pacific Hydro-Geology Inc.

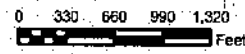
T 12798

AldermanMainline.cdr

T4S, R3W, WM, Sections 20 & 21  
Yamhill County, Oregon



1 inch = 1/4 mile



Explanation

- ▲ Rediversion
- Rediversion Pipeline
- Water Features
- Roads
- DLC Boundaries
- Tax Lots
- ▨ Primary
- ▩ Supplemental



NAD 1983 HARN  
Datum of 1983  
Prepared August 28, 2018

Sources: BLM CadNSDI PLSS  
(GeoCommunicator LSI, 2015),  
Oregon Spatial Data Library water  
features, county lines & tax lots, roads  
(spatialdata.oregonexplorer.info),  
Pacific Hydro-Geology, Inc. main canal,  
point of diversion, DLC lines, et al  
(shapefiles provided by).

This map was prepared for the purpose  
of identifying the location of a water  
right only and is not intended to provide  
legal dimensions or locations of  
property ownership lines.

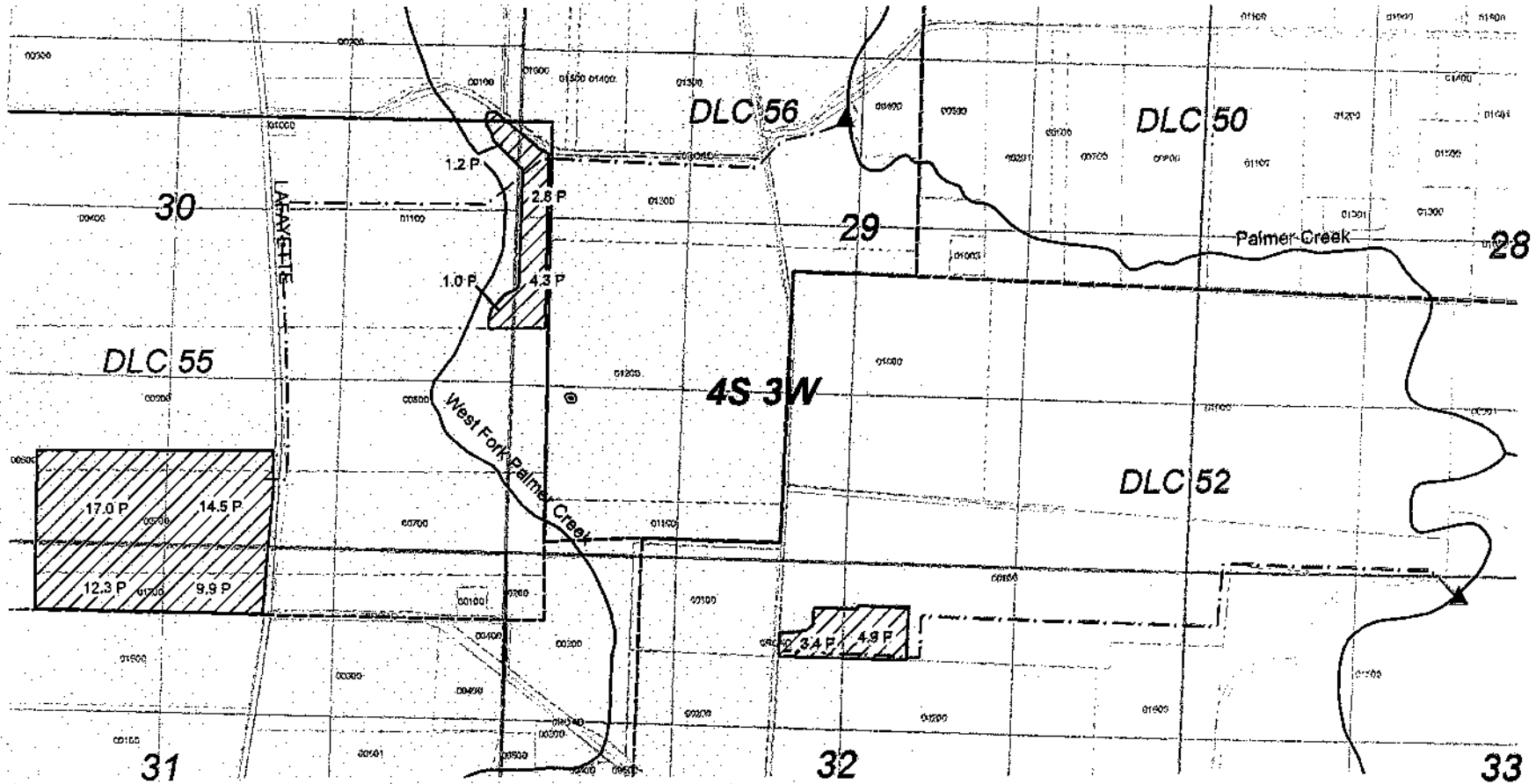
**Water Right Application  
Palmer Creek Water District  
Improvement Company**

**Application Map 1 of 6**

2-886620

P-2222

### T4S, R3W, WM, Sections 30, 31 & 32 Yamhill County, Oregon

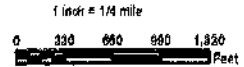


- Explanation**
- ▲ Rediversion
  - Rediversion Pipeline
  - Water Features
  - Roads
  - DLC Boundaries
  - Tax Lots
  - ▨ Primary
  - ▩ Supplemental

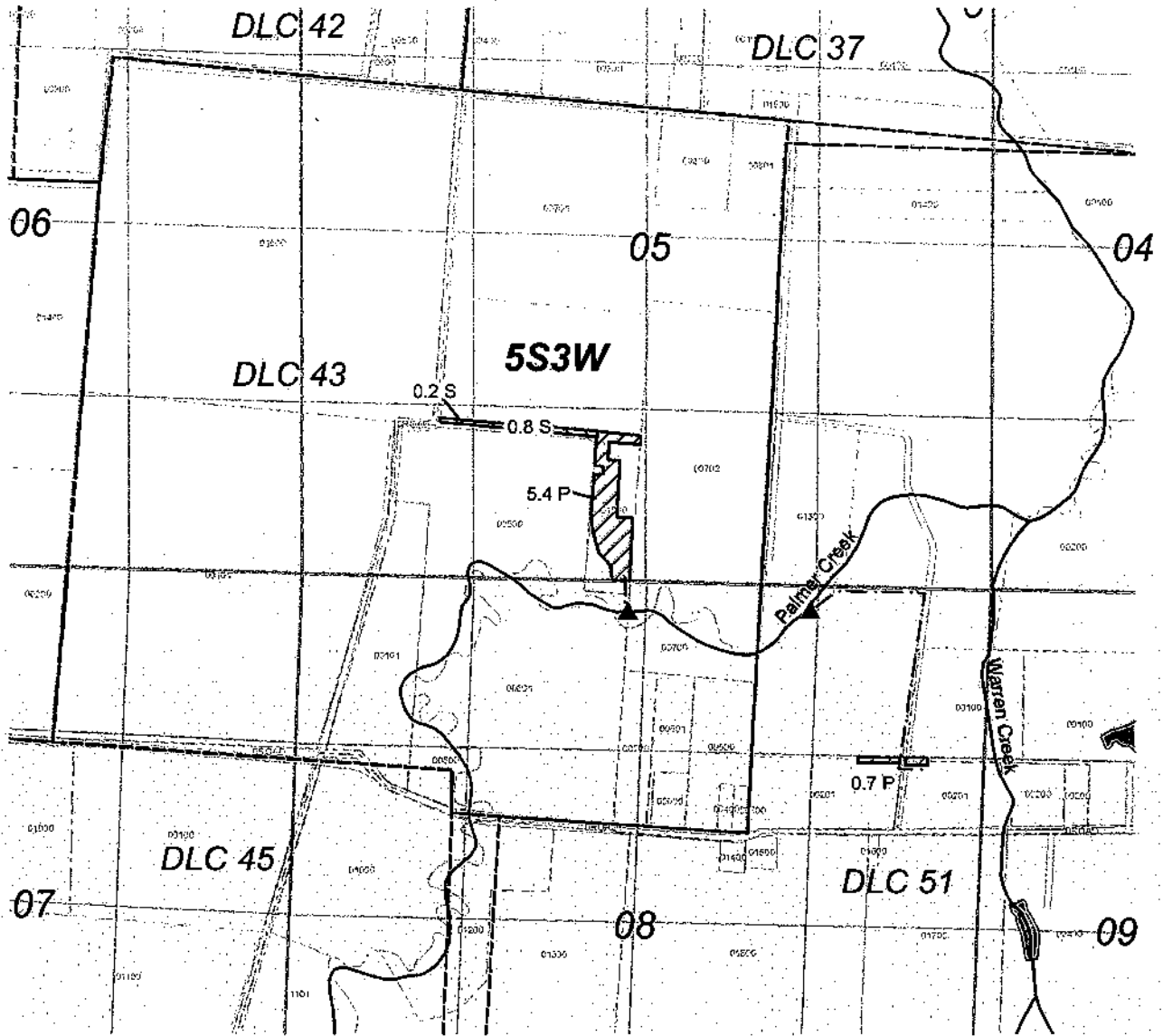
NAD 1983 HARN  
Datum of 1983  
Prepared August 28, 2018

Sources: BLM CadNEDI PLSS  
(GeoCommunicator LRS, 2015),  
Oregon Spatial Data Library water  
features, county lines & tax lots, roads  
(spatialdata.oregonexplorer.info), Pacific  
Hydro-Geology, Inc. main canal, point of  
diversion, DLC lines, et al (shapfiles  
provided by)

This map was prepared for the purpose  
of identifying the location of a water right  
only and is not intended to provide legal  
dimensions or locations of property



T5S, R3W, WM, Sections 5 & 8  
Yamhill County, Oregon



Explanation

- ▲ Rediversion
- Rediversion Pipeline
- Water Features
- Roads
- DLC Boundaries
- Tax Lots
- ▨ Primary
- ▩ Supplemental

NAD 1983 HARN  
Datum of 1983  
Prepared August 28, 2018

Sources: BLM CadNSDI PLSS (GeoCommunicator LSI, 2015), Oregon Spatial Data Library water features, county lines & tax lots, roads (spatialdata.oregonexplorer.info), Pacific Hydro-Geology, Inc. main canal, point of diversion, DLC lines, et al (shapefiles provided by)

This map was prepared for the purpose of identifying the location of a water right only and is not intended to provide legal dimensions or locations of property ownership lines.

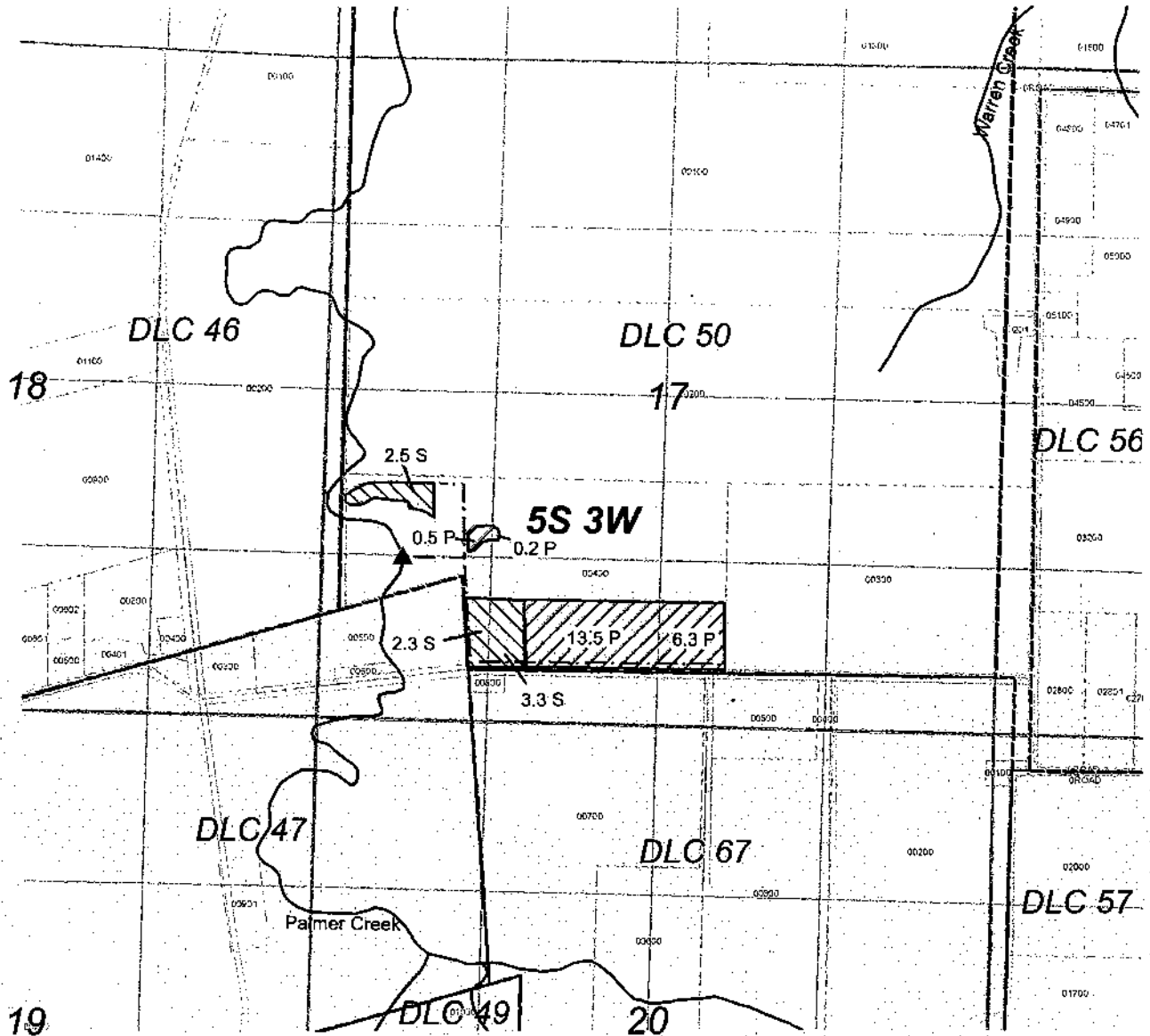
Water Right Application  
Palmer Creek Water District  
Improvement Company

Application Map 3 of 6

S-88880



T5S, R3W, WM, Section 17  
Yamhill County, Oregon



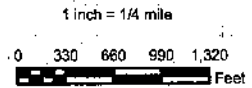
**Explanation**

- ▲ Rediversion
- - - Rediversion Pipeline
- Water Features
- Roads
- DLC Boundaries
- Tax Lots
- ▨ Primary
- ▨ Supplemental

NAD 1983 HARN  
Datum of 1983  
Prepared August 28, 2018

Sources: BLM, CadNSDI, PLSS (GeoCommunicator, LSIS, 2015), Oregon Spatial Data Library, water features, county lines & tax lots, roads (spatialdata.oregonexplorer.info), Pacific Hydro-Geology, Inc, main canal; point of diversion, DLC lines, et al (shapfiles provided by)

This map was prepared for the purpose of identifying the location of a water right only and is not intended to provide legal dimensions or locations of property ownership lines.

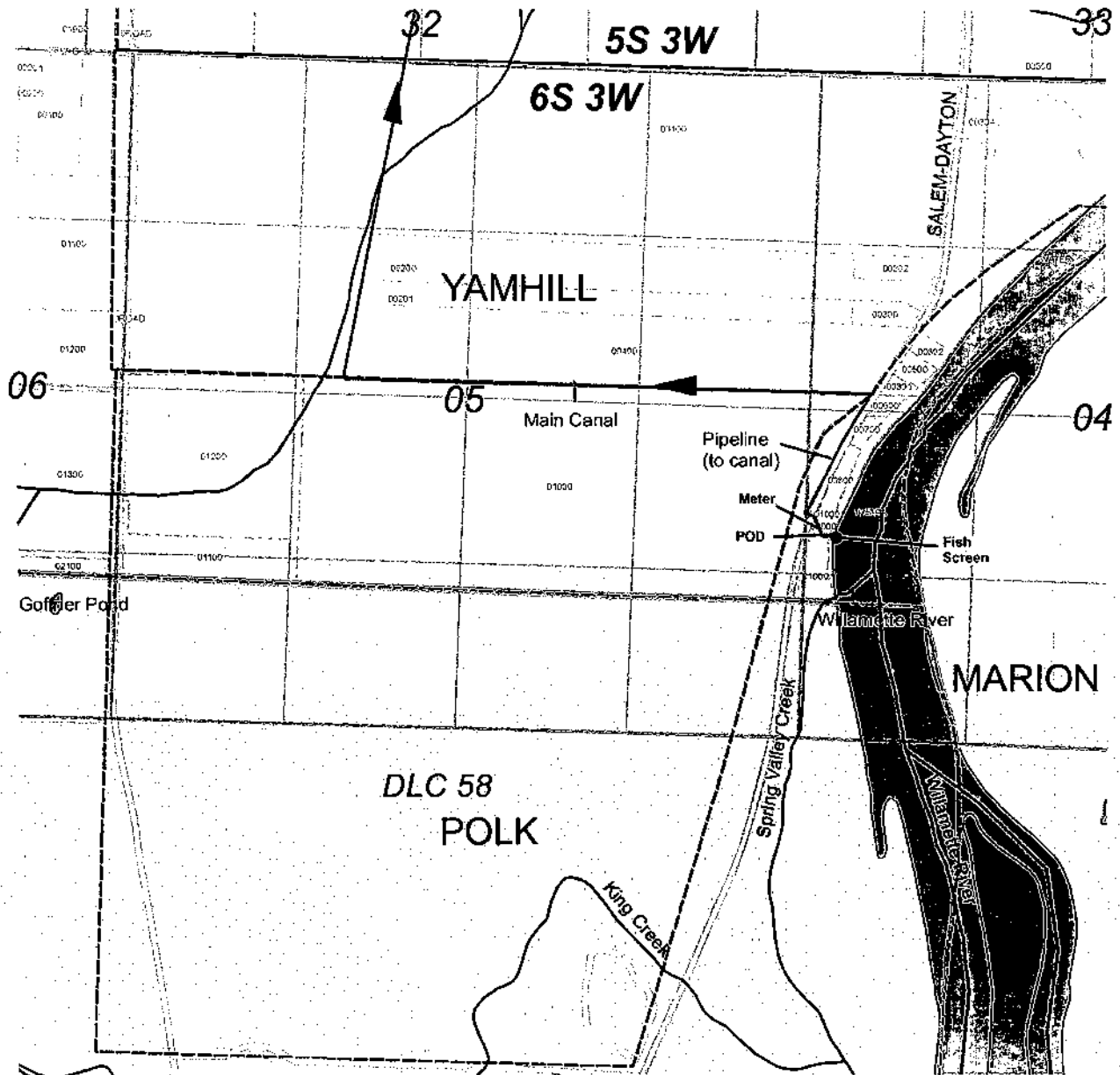


**Water Right Application  
Palmer Creek Water District  
Improvement Company**

**Application Map 4 of 6**

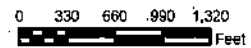


T6S, R3W, WM, Section 04  
Yamhill County, Oregon



POD is located 4,700' N and 1,290' E from SE corner of DLC 58

1 inch = 1/4 mile



- Explanation**
- (tax lot 800)
  - Point of Diversion
  - Water Features
  - Roads
  - DLC Boundaries
  - Tax Lots

NAD 1983 HARN  
Datum of 1983  
Prepared August 28, 2018

Sources: BLM CadNDCI PLSS (GeoCommunicator L&IS, 2015); Oregon Spatial Data Library water features, county lines & tax lots, roads (spatialdata.oregonexplorer.info); Pacific Hydro-Geology, Inc. main canal, point of diversion, DLC lines, et al (shapefiles provided by)

This map was prepared for the purpose of identifying the location of a water right only and is not intended to provide legal dimensions or locations of property ownership lines.

**Water Right Application  
Palmer Creek Water District  
Improvement Company**

**Application Map 6 of 6**

STATE OF OREGON

COUNTY OF YAMHILL

PERMIT TO APPROPRIATE THE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO:

PALMER CREEK WATER DISTRICT IMPROVEMENT CO.  
14395 SE WALLACE RD  
DAYTON OR 97114

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

APPLICATION FILE NUMBER: S-88680

SOURCE OF WATER: WILLAMETTE BASIN PROJECT RESERVOIRS, CONSTRUCTED UNDER PERMITS R-1625 AND R-5363, TRIBUTARIES TO WILLAMETTE RIVER

PURPOSE OR USE: PRIMARY IRRIGATION OF 254.6 ACRES AND SUPPLEMENTAL IRRIGATION OF 49.8 ACRES

MAXIMUM VOLUME: 761.0 ACRE-FEET (OR AS FURTHER LIMITED BY CONTRACT)

DATE OF PRIORITY: NOVEMBER 8, 2018

PERIOD OF USE: MARCH 1 THROUGH OCTOBER 31

**Authorized Point of Diversion:**

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
6 S	3 W	WM	4	NW SW	4700 FEET NORTH AND 1290 FEET EAST FROM SE CORNER, DLC 58

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year. The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described.

**Authorized Place of Use:**

PRIMARY IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
4 S	3 W	WM	20	NE NE	0.10
4 S	3 W	WM	20	NW NE	1.40
4 S	3 W	WM	21	SW NE	6.90
4 S	3 W	WM	21	SE NW	16.40
4 S	3 W	WM	29	SW NW	2.80
4 S	3 W	WM	29	NW SW	4.30
4 S	3 W	WM	30	SE NE	1.20
4 S	3 W	WM	30	SE SW	17.00
4 S	3 W	WM	30	NE SE	1.00
4 S	3 W	WM	30	SW SE	14.50
4 S	3 W	WM	31	NW NE	9.90
4 S	3 W	WM	31	NE NW	12.30
4 S	3 W	WM	32	NW NE	4.90
4 S	3 W	WM	32	NE NW	3.40
5 S	3 W	WM	5	SE SW	5.40
5 S	3 W	WM	8	SE NE	0.70



PRIMARY IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
5 S	3 W	WM	17	NE SW	0.20
5 S	3 W	WM	17	NW SW	0.50
5 S	3 W	WM	17	SE SW	13.50
5 S	3 W	WM	17	SW SE	6.30
5 S	3 W	WM	29	NW SE	1.10
5 S	3 W	WM	32	NE NE	21.60
5 S	3 W	WM	32	NW NE	6.20
5 S	3 W	WM	32	SW NE	10.70
5 S	3 W	WM	32	SE NE	39.80
5 S	3 W	WM	32	NE SE	1.20
5 S	3 W	WM	32	NW SE	0.50
5 S	3 W	WM	33	NW NW	17.90
5 S	3 W	WM	33	SW NW	32.30
5 S	3 W	WM	33	NW SW	0.60

SUPPLEMENTAL IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
4 S	3 W	WM	21	NE NW	10.60
4 S	3 W	WM	21	NW NW	0.20
4 S	3 W	WM	21	SE NW	7.20
5 S	3 W	WM	5	SW SW	0.20
5 S	3 W	WM	5	SE SW	0.80
5 S	3 W	WM	17	NW SW	2.50
5 S	3 W	WM	17	SW SW	2.30
5 S	3 W	WM	17	SE SW	3.30
5 S	3 W	WM	29	SW SE	6.20
5 S	3 W	WM	29	SE SE	6.20
5 S	3 W	WM	32	NE NE	4.10
5 S	3 W	WM	32	NW NE	6.20

**1. Measurement Devices and Recording/Reporting of Annual Water Use Conditions:**

- A. Before water use may begin under this permit, the permittee shall install a totalizing flow meter at each point of diversion. The permittee shall maintain the device in good working order.
- B. The permittee shall allow the watermaster access to the device; provided however, where any device is located within a private structure, the watermaster shall request access upon reasonable notice.
- C. The permittee shall keep a complete record of the volume of water diverted each month, and shall submit a report which includes 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.
- D. The Director may provide an opportunity for the permittee to submit alternative measuring and reporting procedures for review and approval.

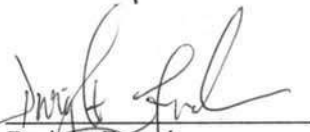
- 2. The water user shall install, maintain, and operate fish screening and fish passage devices consistent with current Oregon Department of Fish and Wildlife (ODFW) standards. Fish screening is to prevent fish from entering the proposed diversion, while passage devices provide adequate upstream and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

3. The use of water under this right is subject to the terms and conditions of contract No. 199E101980, or a satisfactory replacement, between the Bureau of Reclamation and the permittee, a copy of which must be on file in the records of the Water Resources Department.

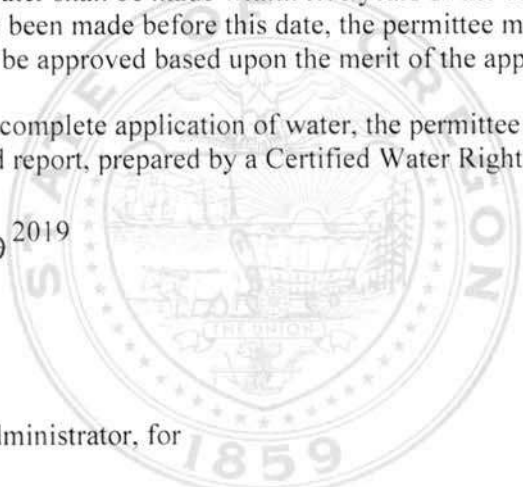
### STANDARD CONDITIONS

1. Failure to comply with any of the provisions of this permit may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the permit.
2. 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.
3. 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.
4. 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.
5. The use of water allowed herein may be made only at times when sufficient water is available to satisfy all prior rights, including prior rights for maintaining instream flows.
6. Construction of the water system shall begin within five years of the date of permit issuance. The deadline to begin construction may not be extended. This permit is subject to cancellation proceedings if the begin construction deadline is missed.
7. Complete application of the water shall be made within five years of the date of permit issuance. If beneficial use of permitted water has not been made before this date, the permittee may submit an application for extension of time, which may be approved based upon the merit of the application.
8. Within one year after making complete application of water, the permittee shall submit a claim of beneficial use, which includes a map and report, prepared by a Certified Water Rights Examiner.

Issued April 10<sup>th</sup> 2019



Dwight French  
Water Right Services Division Administrator, for  
Thomas M. Byler, Director  
Oregon Water Resources Department



# Well



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NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

