

ACTIVE · SET PRICE

Kallunki Road

± 12 Acres | Columbia County | Oregon | Near Clatskanie

Charming 1923 Farmhouse on ±12 Acres

PRICE	PRICE / ACRE	ACREAGE
$625,000	$52,345	± 12

PROPERTY OVERVIEW

Charming 1923 Farmhouse on ±12 Acres — Columbia River Access & Income-Producing Lease. Rare opportunity to own a piece of history on ±12 acres of desirable agricultural land, just a stone's throw from the Columbia River. This quaint 1,223 sq ft, 2-bedroom, 2-story vintage home (built 1923) retains its original character with beautiful hardwood floors throughout, complemented by a charming wrap-around porch, perfect for enjoying the quie...

PROPERTY DETAILS

TYPE
Acreage Estates (Farm)

ACCESS
Paved Road

UTILITIES
Electric

WATER FEATURES
Creeks / Streams · River Front · River Access

VIEWS
Pastureland · River

IMPROVEMENTS
Barn · Other Buildings · Septic · Well · House · Fence · Gate

COUNTY TAX PARCEL IDS
8N4W23-B0-00900

DOCUMENTS INCLUDED
Tax Lot map · Tax Lot map · Spring easement agreement · Spring easement agreement · Transmission Line Easement · Transmission Line Easement · Water test · Water test · Assessor Map · Assessor Map · Well Drilling Log · Well Drilling Log · Misc Easement · Misc Easement · Sensor Easement · Sensor Easement · Tax Stmt · Tax Stmt · Assessment Summary · Assessment Summary

LOCATION



Columbia County, Oregon



Jim Bunker
Real Estate Salesperson, WA, OR
C: 503.551.1735
jim.bunker@afmforest.com
Principal Broker: Colton Jacobson (Oregon)

SCAN TO VIEW

Information contained herein was obtained from sources deemed reliable, but American Forest Management, Inc. makes no warranty or guarantee as to its accuracy. Acreage is approximate and based on available records; prospective purchasers are urged to independently verify all information. Property is subject to prior sale, price change, or withdrawal without notice. Generated October 19, 2026 · https://www.afmrealestate.com/properties/11.94-acres-land-for-sale-in-columbia-county-oregon/kallunki-road

Property Photos

Kallunki Road · Columbia County · Oregon · Near Clatskanie











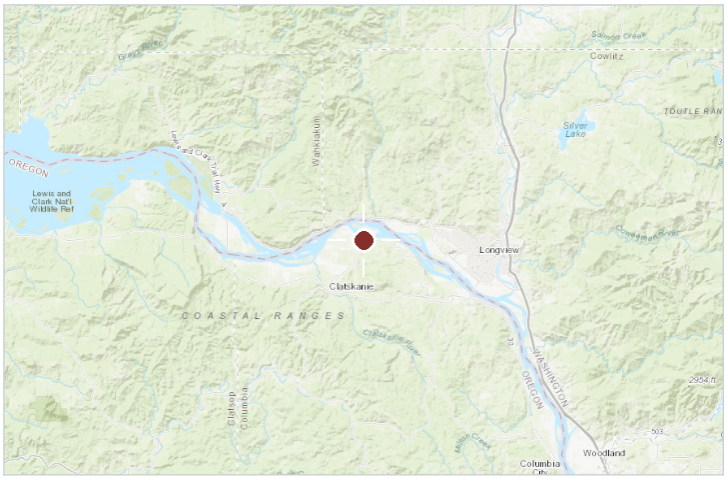


Location & Access

Kallunki Road · Columbia County · Oregon · Near Clatskanie



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE

Columbia County, Oregon

NEAREST CITY

Clatskanie

APPROXIMATE CENTRE

46.16373, -123.14666

COUNTY TAX PARCEL IDS

8N4W23-B0-00900

INTERACTIVE MAP

https://id.land/maps/d20c0e24cd02920f19dff2a84037229c/share

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

N.W.1/4 SEC.23 T.8N. R.4W. W.M.

08 0

COLUMBIA COUNTY

1" = 200'

0 55 110 220 Feet

CAN

SEE MAP 8040000

15 14 22 23

600 4.79 Ac.

500 20.01 Ac. 500 A1

CS# 2543

500

BRADBURY SLOUGH

N. LINE BRADBURY D.L.C. NO. 39

ARVID KALLUNKI CO. RD. NO. P-140

400 4.80 Ac.

400

CS# 2772

526.53'

IR SET EAST 432.36'

100 5.70 Ac.

300 1.82 Ac.

IR SET

102 10.34 Ac.

102

101 11.18 Ac.

101

200 1.22 Ac.

200

103 10.51 Ac.

103

(AS-TRAVELLED)

5-05

CS# 3549A

CS# 3549B

KALLUN

SEE MAP 8040000

1247.3'

N0°04'W 1350.7'

N0°04'W 2382.5'

CS# 1005

104 13.07 Ac.

ELY LINE DV 94/247

NORTH 1617'

NORTH 1681.51'

5-10

NORTH 1716'

CS# 145

CS# 2772

NORTH 1622'

NORTH 1553'

700 11.49 Ac.

280.6' NE COR DV 158/116

187.5'

62.5'

DV 70364

PORTLAND & WESTERN R.R. (BNRR/SPSS)

P.G.E. BEAVER - B.P.A. ALLSTON

WEST LINE DV 158/150

672.8'

N0°04'W

N43°46'44"W

SEE MAP 8042200

CS# 1156

CS# 2543

CS# 1005

800 4.41 Ac.

320'

225'

230'

300'

900 11.94 Ac.

EAST 1573.5'

373.5'

NO. P-140

KALLUNKI CO. RD.

JOHN SLOUGH

SEE MAP 80423A0

JOHN

1/4 COR

76.75'

IR SET 204.25'

SE COR. DV 158/116 EAST 479.0'

SE COR. DV 34/247

468+86.31 44°14'45"RT

TRANS. N88°01'29"W GRID

463+63.69 44°14'45"RT

LINE

N43°46'44"W 1131.28'

1573.5'

511.0'

N43°46'44"W GRID

1570.7'

EAST

SEE MAP 8042300

211'

Last Revised: 08-18-2023

08 0

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

N.W.1/4 SEC.23 T.8N. R.4W. W.M.

08 0

COLUMBIA COUNTY

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(AS-TRAVELLED)

5-05

CS# 3549A

CS# 3549B

KALLUN

SEE MAP 8040000

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N0°04'W 2382.5'

CS# 1005

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ELY LINE DV 94/247

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5-10

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CS# 145

CS# 2772

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NORTH 1553'

700 11.49 Ac.

280.6' NE COR DV 158/116

187.5'

62.5'

DV 70364

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P.G.E. BEAVER - B.P.A. ALLSTON

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SEE MAP 8042200

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KALLUNKI CO. RD.

JOHN SLOUGH

SEE MAP 80423A0

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SE COR. DV 34/247

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LINE

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1573.5'

511.0'

N43°46'44"W GRID

1570.7'

EAST

SEE MAP 8042300

211'

Last Revised: 08-18-2023

08 0

MONTEREY BAY ELDER CARE

306 CAPITAL STREET, SUITE 102

SALINAS, CA 93901

Phone: (831) 676-0389

Fax: (831) 676-3411

Warren Nahkila
503-728-3296
is neighbor in charge of water. He lives on the 1st house on the left.

FAX COVERSHEET

TO: EMPIRE REAL ESTATE (503)397-5557

FROM: Theodore Payne

DATE: 11/25/15

PAGES: 7

COMMENTS:

"Water Agreement": Theodore Payne bought John & Kathleen's Lines. Property. They never recorded anything. Presently, there are only 2 users of the water: (Bradbury Water) Ken Kern and Ted Payne.

SPRING USE AND MAINTENANCE AGREEMENT

This agreement this 5 day of May, 1997, among ~~Robert D. Hvidsten and Tricia J. Hvidsten,~~ husband and wife ("Hvidsten"), Warren W. Nakkela"), Ken E. Kern ("Kern"), and John O. Line and Kathleen L. Line, husband and wife, ("Line");

Dana & Kelly Van Zandor

RECITALS

WHEREAS, there is now a spring located on real property described in the attached Exhibit "A" incorporated by reference herein ("the spring");

WHEREAS, Hvidsten is the owner of the real property described on Exhibit "B", Nakkela is the owner of the real property described on Exhibit "C", Kern is the owner of the real property described on "D", and Line is the owner of the real property described on Exhibit "E" (all of which exhibits "B", "C", "D", and "E" are incorporated by reference herein).

WHEREAS, Hvidsten, Nakkela, Kern, and Line are now using the spring for domestic water purposes and they wish to enter into an agreement providing for the joint use and maintenance of the spring.

WHEREAS, Nakkela, Kern, and Line are hereby informed that John P. Salisbury, Attorney at Law, who has prepared this agreement is representing Hvidsten only. The other parties hereto are hereby informed that they have the right to independent counsel and are in no way represented by John P. Salisbury in this matter.

AGREEMENTS

NOW, THEREFORE, IT IS HEREBY AGREED THAT:

1. Hvidsten, Nakkela, Kern, and Line each agree that each shall share equally in the cost of maintenance of those items of equipment necessary for the proper operation of the spring which are of mutual benefit to each party hereto. Each party shall have the right to enter on the land of the other in order to replace, repair and maintain the existing pipeline from that party's property to the spring. Each party shall have the equal right to use up to one-quarter of the water from the spring for domestic purposes. No party warrants to any other party the sufficiency, potability, quantity or quality of the water from the spring.

EXHIBIT "A"

Beginning at a point marked with a 1 1/2 inch iron pipe which is East 2372.9 feet and North 3881.0 feet from the Southwest corner of the Piper Donation Land Claim in Sections 22, 23, 26 and 27, Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon; thence South 49° West, 289.0 feet to an iron pipe; thence North 47°30' West, 213.0 feet; thence North 18°24' West, 224.7 feet; thence along the Southerly line of Quincy-Mayger County Road, North 62°16' East, 510.0 feet to the East line of the Bradbury Donation Land Claim; thence South, a distance of 402.0 feet to the point of beginning.

EXHIBIT "B"

Beginning at a point on the line between Section 22 and 23 that is South 0° 04' East 1031.7 feet from the quarter post between Section 22 and 23, in Township 8 North, Range 4 West, of the Willamette Meridian; Columbia County, Oregon, thence from the said point of beginning, West 1211.4 feet to the Easterly edge of the twenty foot roadway; thence South 177 feet; thence East 3042.4 feet to the Westerly bank of the slough and Easterly edge of the Drainage District; thence North 23° 15' East 200.96 feet; thence West 2021.9 feet, more or less, to the point of beginning, located in Sections 22 and 23 and in the Clement A. Bradbury Donald Land Claim.

2. This agreement shall be permanent and shall run with the land and shall be binding on and shall inure to the benefit of the parties to this agreement, their respective heirs, successors, or assigns.

DATED this 5 day of May, 1997.

Robert D. Hvidsten

Tricia J. Hvidsten

Warren W. Nakkela

Ken E. Kern

John O. Line

Kathleen L. Line

State of Oregon)
) ss
County of Columbia)

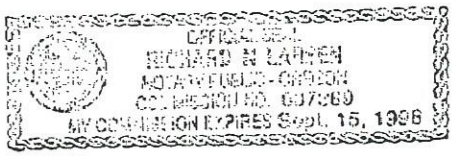
This instrument was acknowledged before me on May 17, 1997, by Robert D. Hvidsten and Tricia J. Hvidsten, husband and wife.

OFFICIAL SEAL
RICHARD N LARSEN
NOTARY PUBLIC - OREGON
COMMISSION NO. 037309
MY COMMISSION EXPIRES Sept. 15, 1998

Notary Public for Oregon
My commission expires: Sept 15, 1998

State of Oregon)
) ss
County of Columbia)

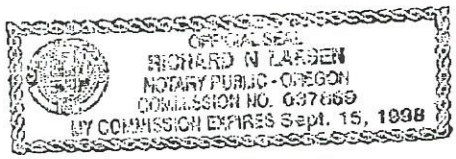
This instrument was acknowledged before me on May 9, 1997, by Warren W. Nakkela.



Notary Public for Oregon
My commission expires: Sept. 15, 1998

State of Oregon)
) ss
County of Columbia)

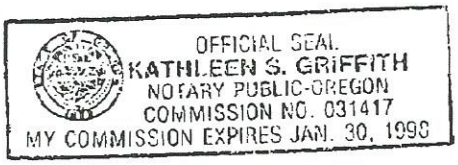
This instrument was acknowledged before me on May 14, 1997, by Ken E. Kern.



Notary Public for Oregon
My commission expires: Sept 15 1998

State of Oregon)
) ss
County of Columbia)

This instrument was acknowledged before me on May 5, 1997, by John O. Line and Kathleen L. Line, husband and wife.



Kathleen S. Griffith
Notary Public for Oregon
My commission expires: 1/30/98

EXHIBIT "C"

Beginning at a point on line between Section 22 and 23, that is South 00°04' East 1200.7 feet from the quarter section corner between said Sections 22 and 23, Township 8 North Range 4 West of Willamette Meridian, Columbia County, Oregon; thence from said point of beginning, East 1830.6 feet to a point on westerly bank of slough and easterly edge of drainage district; thence up the bank of said slough, South 70.0 feet to a point; thence South 4°33' East 270.0 feet to a point; thence South 36°08' East 100.9 feet to an intersection with the northerly right-of-way line of the Spokane, Portland and Seattle Railroad; thence along said right-of-way line, South 53° 41' West 1277.1 feet to a point; thence North 46°30' West 921.4 feet to a point; thence South 89°30' West 1437.3 feet to a point on the Easterly line of a 20 foot roadway; thence along the Easterly line of said roadway North 571.6 feet to a point; thence leaving said roadway, East 1211.8 feet to the place of beginning, located in said Sections 22 and 23, and in the Clement A. Bradbury Donation Land Claim and designated as Tract No. 3 on Map No. 145 on file in the County Surveyor's Office of Columbia County, Oregon, but excepting therefrom a 40 foot roadway along the top of the dike on the easterly end of the above described tract.

ALSO:

Beginning at the southeast corner of a tract of land conveyed by Green C. Love and Allie L. Love his wife to Arch M. Myer and Charles M. Stockwell by deed recorded October 26, 1920 in Book "30" Page 200 Deed Records of Columbia County, State of Oregon, which point of beginning is North 0° 11' West 906.2 feet and South 89° 37' West 20.0 feet from the 1/4 Section corner between Sections 22 and 27 in Township 8 North of Range 4 West of the Willamette Meridian in Columbia County, Oregon according to the survey and plat No. 171 made by L. J. Van Orshoven, County Surveyor and on file in the County Surveyor's office of Columbia County, Oregon; thence from said point of beginning running along the southerly line of said tract so sold by Green C. Love to Arch M. Myer and C. M. Stockwell as aforesaid South 89° 37' West 1777.6 feet to a point on the easterly bank of McClane Slough; thence following the easterly bank of said McClane Slough in a general northwesterly and thence easterly direction to a point on said bank that is North 1652.3 feet and west 1668.8 feet from the above described 1/4 section corner; thence south 158.0 feet; thence North 89°37' East 1644.0 feet; thence South 0°11' East 599.0 feet to the place of beginning.

EXHIBIT "D"

Beginning at a point on a line between Sections 22 and 23, that is South 0°04' East 854.7 feet from the quarter section corner between Section 22 and 23, Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon; thence from said point of beginning West 1211.4 feet to the Easterly edge of the 20 foot roadway; thence South 177 feet along said Easterly edge of roadway; thence East 3118.44 feet to the westerly bank of said slough; thence North 23°15' east 33.74 feet; thence North 34°01' east 176.2 feet to a point that is east of the point of beginning; thence west 2021.9 feet to the point of beginning. EXCEPTING THEREFROM a 40 foot roadway along the top of the dike on the easterly end of the above described tract of land.

EXHIBIT"E"

Beginning at a point that is East 760.0 feet from the quarter section corner between Sections 22 and 23 in Township 8 North of Range 4 West of the Willamette Meridian, Columbia County, Oregon; thence from said point of beginning, South 211 feet to a point; thence East 1570.7 feet to the Westerly bank of the slough and the Easterly edge of the Drainage District; thence down the bank of said slough North 00°30' East 511 feet to a point; thence West 1573.5 feet to a point; thence South 300 feet to the place of beginning. EXCEPTING THEREFROM a forty foot roadway along the top of the dike on the Easterly end of the above described tract. EXCEPTING ALSO THEREFROM that tract conveyed by deed recorded in Book 70, page 364, Deed Records of Columbia County, Oregon.

After Recording Return To:
~~Key Title Company~~
~~2534 Sykes Rd., Suite C~~
~~PO Bo~~
~~St. Helens OR 970510271~~
See Below
Send Tax Statements To:
Theodore M. Payne
80393 Kallunki Road
Clatskanie OR 97016

Title Order No. 07-24819
Escrow No. 07-24819

Tax Account No.

07-24819

WARRANTY DEED
(ORS 93.850)

John O. Line and Kathleen L. Line, as tenants by the entirety, Grantor, conveys and warrants to **Theodore M. Payne and Marian Payne, as tenants by the entirety, Grantee,** the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit 'A' attached hereto and by reference made a part hereof.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is $195,500.00

Dated this 2 day of May, 01.

John O. Line

Kathleen L. Line

State of OR, County of Columbia)ss.

This instrument was acknowledged before me on May 2nd, 2001 by John O. Line and Kathleen L. Line.

Notary Public Helen B. Johnson

My commission expires: 2/24/2004

HELEN B. JOHNSON NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXP. FEB. 24, 2004

I hereby certify that the within instrument was received for record and recorded in the County of Columbia, State of Oregon.

07938 '01 JUL 20 P3:45

ELIZABETH HUSER, County Clerk
By: Deputy
Receipt # 2242 # of Pages 2
FEES $ 31.00

MONTEREY BAY ELDER CARE

306 CAPITAL STREET, SUITE 102

SALINAS, CA 93901

Phone: (831) 676-0389

Fax: (831) 676-3411

Warren Nahkila
503-728-3296
is neighbor in charge of water. He lives on the 1st house on the left.

FAX COVERSHEET

TO: EMPIRE REAL ESTATE (503)397-5557

FROM: Theodore Payne

DATE: 11/25/15

PAGES: 7

COMMENTS:

"Water Agreement": Theodore Payne bought John & Kathleen's Lines. Property. They never recorded anything. Presently, there are only 2 users of the water: (Bradbury Water) Ken Kern and Ted Payne.

SPRING USE AND MAINTENANCE AGREEMENT

This agreement this 5 day of May, 1997, among ~~Robert D. Hvidsten and Tricia J. Hvidsten,~~ husband and wife ("Hvidsten"), Warren W. Nakkela"), Ken E. Kern ("Kern"), and John O. Line and Kathleen L. Line, husband and wife, ("Line");

Dana & Kelly Van Zandor

RECITALS

WHEREAS, there is now a spring located on real property described in the attached Exhibit "A" incorporated by reference herein ("the spring");

WHEREAS, Hvidsten is the owner of the real property described on Exhibit "B", Nakkela is the owner of the real property described on Exhibit "C", Kern is the owner of the real property described on "D", and Line is the owner of the real property described on Exhibit "E" (all of which exhibits "B", "C", "D", and "E" are incorporated by reference herein).

WHEREAS, Hvidsten, Nakkela, Kern, and Line are now using the spring for domestic water purposes and they wish to enter into an agreement providing for the joint use and maintenance of the spring.

WHEREAS, Nakkela, Kern, and Line are hereby informed that John P. Salisbury, Attorney at Law, who has prepared this agreement is representing Hvidsten only. The other parties hereto are hereby informed that they have the right to independent counsel and are in no way represented by John P. Salisbury in this matter.

AGREEMENTS

NOW, THEREFORE, IT IS HEREBY AGREED THAT:

1. Hvidsten, Nakkela, Kern, and Line each agree that each shall share equally in the cost of maintenance of those items of equipment necessary for the proper operation of the spring which are of mutual benefit to each party hereto. Each party shall have the right to enter on the land of the other in order to replace, repair and maintain the existing pipeline from that party's property to the spring. Each party shall have the equal right to use up to one-quarter of the water from the spring for domestic purposes. No party warrants to any other party the sufficiency, potability, quantity or quality of the water from the spring.

EXHIBIT "A"

Beginning at a point marked with a 1 1/2 inch iron pipe which is East 2372.9 feet and North 3881.0 feet from the Southwest corner of the Piper Donation Land Claim in Sections 22, 23, 26 and 27, Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon; thence South 49° West, 289.0 feet to an iron pipe; thence North 47°30' West, 213.0 feet; thence North 18°24' West, 224.7 feet; thence along the Southerly line of Quincy-Mayger County Road, North 62°16' East, 510.0 feet to the East line of the Bradbury Donation Land Claim; thence South, a distance of 402.0 feet to the point of beginning.

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2. This agreement shall be permanent and shall run with the land and shall be binding on and shall inure to the benefit of the parties to this agreement, their respective heirs, successors, or assigns.

DATED this 5 day of May, 1997.

Robert D. Hvidsten

Tricia J. Hvidsten

Warren W. Nakkela

Ken E. Kern

John O. Line

Kathleen L. Line

State of Oregon)
) ss
County of Columbia)

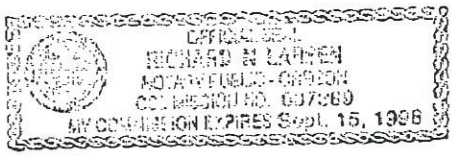
This instrument was acknowledged before me on May 17, 1997, by Robert D. Hvidsten and Tricia J. Hvidsten, husband and wife.

OFFICIAL SEAL
RICHARD N LARSEN
NOTARY PUBLIC - OREGON
COMMISSION NO. 037309
MY COMMISSION EXPIRES Sept. 15, 1998

Notary Public for Oregon
My commission expires: Sept 15, 1998

State of Oregon)
) ss
County of Columbia)

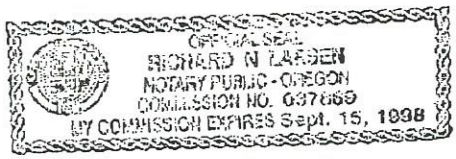
This instrument was acknowledged before me on May 9, 1997, by Warren W. Nakkela.



Notary Public for Oregon
My commission expires: Sept. 15, 1998

State of Oregon)
) ss
County of Columbia)

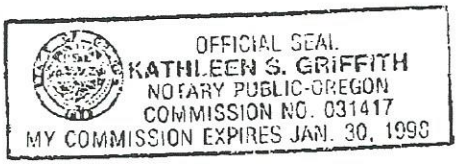
This instrument was acknowledged before me on May 14, 1997, by Ken E. Kern.



Notary Public for Oregon
My commission expires: Sept 15 1998

State of Oregon)
) ss
County of Columbia)

This instrument was acknowledged before me on May 5, 1997, by John O. Line and Kathleen L. Line, husband and wife.



Kathleen S. Griffith
Notary Public for Oregon
My commission expires: 1/30/98

EXHIBIT "C"

Beginning at a point on line between Section 22 and 23, that is South 00°04' East 1200.7 feet from the quarter section corner between said Sections 22 and 23, Township 8 North Range 4 West of Willamette Meridian, Columbia County, Oregon; thence from said point of beginning, East 1830.6 feet to a point on westerly bank of slough and easterly edge of drainage district; thence up the bank of said slough, South 70.0 feet to a point; thence South 4°33' East 270.0 feet to a point; thence South 36°08' East 100.9 feet to an intersection with the northerly right-of-way line of the Spokane, Portland and Seattle Railroad; thence along said right-of-way line, South 53° 41' West 1277.1 feet to a point; thence North 46°30' West 921.4 feet to a point; thence South 89°30' West 1437.3 feet to a point on the Easterly line of a 20 foot roadway; thence along the Easterly line of said roadway North 571.6 feet to a point; thence leaving said roadway, East 1211.8 feet to the place of beginning, located in said Sections 22 and 23, and in the Clement A. Bradbury Donation Land Claim and designated as Tract No. 3 on Map No. 145 on file in the County Surveyor's Office of Columbia County, Oregon, but excepting therefrom a 40 foot roadway along the top of the dike on the easterly end of the above described tract.

ALSO:

Beginning at the southeast corner of a tract of land conveyed by Green C. Love and Allie L. Love his wife to Arch M. Myer and Charles M. Stockwell by deed recorded October 26, 1920 in Book "30" Page 200 Deed Records of Columbia County, State of Oregon, which point of beginning is North 0° 11' West 906.2 feet and South 89° 37' West 20.0 feet from the 1/4 Section corner between Sections 22 and 27 in Township 8 North of Range 4 West of the Willamette Meridian in Columbia County, Oregon according to the survey and plat No. 171 made by L. J. Van Orshoven, County Surveyor and on file in the County Surveyor's office of Columbia County, Oregon; thence from said point of beginning running along the southerly line of said tract so sold by Green C. Love to Arch M. Myer and C. M. Stockwell as aforesaid South 89° 37' West 1777.6 feet to a point on the easterly bank of McClane Slough; thence following the easterly bank of said McClane Slough in a general northwesterly and thence easterly direction to a point on said bank that is North 1652.3 feet and west 1668.8 feet from the above described 1/4 section corner; thence south 158.0 feet; thence North 89°37' East 1644.0 feet; thence South 0°11' East 599.0 feet to the place of beginning.

EXHIBIT "D"

Beginning at a point on a line between Sections 22 and 23, that is South 0°04' East 854.7 feet from the quarter section corner between Section 22 and 23, Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon; thence from said point of beginning West 1211.4 feet to the Easterly edge of the 20 foot roadway; thence South 177 feet along said Easterly edge of roadway; thence East 3118.44 feet to the westerly bank of said slough; thence North 23°15' east 33.74 feet; thence North 34°01' east 176.2 feet to a point that is east of the point of beginning; thence west 2021.9 feet to the point of beginning. EXCEPTING THEREFROM a 40 foot roadway along the top of the dike on the easterly end of the above described tract of land.

EXHIBIT"E"

Beginning at a point that is East 760.0 feet from the quarter section corner between Sections 22 and 23 in Township 8 North of Range 4 West of the Willamette Meridian, Columbia County, Oregon; thence from said point of beginning, South 211 feet to a point; thence East 1570.7 feet to the Westerly bank of the slough and the Easterly edge of the Drainage District; thence down the bank of said slough North 00°30' East 511 feet to a point; thence West 1573.5 feet to a point; thence South 300 feet to the place of beginning. EXCEPTING THEREFROM a forty foot roadway along the top of the dike on the Easterly end of the above described tract. EXCEPTING ALSO THEREFROM that tract conveyed by deed recorded in Book 70, page 364, Deed Records of Columbia County, Oregon.

After Recording Return To:
~~Key Title Company~~
~~2534 Sykes Rd., Suite C~~
~~PO Bo~~
~~St. Helens OR 970510271~~
See Below
Send Tax Statements To:
Theodore M. Payne
80393 Kallunki Road
Clatskanie OR 97016

Title Order No. 07-24819
Escrow No. 07-24819

Tax Account No.

07-24819

WARRANTY DEED
(ORS 93.850)

John O. Line and Kathleen L. Line, as tenants by the entirety, Grantor, conveys and warrants to **Theodore M. Payne and Marian Payne, as tenants by the entirety, Grantee,** the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit 'A' attached hereto and by reference made a part hereof.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is $195,500.00

Dated this 2 day of May, 01.

John O. Line

Kathleen L. Line

State of OR, County of Columbia)ss.

This instrument was acknowledged before me on May 2nd, 2001 by John O. Line and Kathleen L. Line.

Notary Public Helen B. Johnson

My commission expires: 2/24/2004

HELEN B. JOHNSON NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXP. FEB. 24, 2004

I hereby certify that the within instrument was received for record and recorded in the County of Columbia, State of Oregon.

07938 '01 JUL 20 P3:45

ELIZABETH HUSER, County Clerk
By: Deputy
Receipt # 2242 # of Pages 2
FEES $ 31.00

2-66-500

BOOK 195 PAGE 485

ELECTRIC TRANSMISSION LINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That AINO I. WALLILA and ARVO O. WALLILA

(hereinafter called "the Grantors," whether one or more than one), for and in consideration of the payment of the sum of Ten and No/100ths - Dollars ($10.00), the receipt of which is hereby acknowledged, hereby grant, sell and convey to Portland General Electric Company, an Oregon Corporation, (hereinafter called "the Grantee"), its successors and assigns, a perpetual easement and right of way over, under and across the following described parcel of land situated in Columbia County, Oregon, being a strip of land ~~feet in width, extending feet on each side of a center line~~ more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the above described easement and right of way unto the Grantee, its successors and assigns, together with the present right to top, limb or fell all growing and dead trees and snags (said trees and snags hereinafter collectively called "danger trees") located on land owned by the Grantors, adjacent to the above described right of way, which danger trees will be determined by the Grantee. The consideration paid for this easement includes the value of all trees on the right of way and all danger trees adjacent to said right of way. In addition the Grantee shall have the future right to top, limb or fell all growing and dead trees and snags which shall in Grantee's estimation become danger trees in the future. In the event that Grantee exercises such future danger tree rights Grantee shall pay the owner of said future danger trees, their market value on the day they are cut, such payment to be made within a reasonable time after they have been so cut.

Said easement and right of way shall be for the following purposes, namely: the perpetual right to enter upon and to erect, maintain, repair, rebuild, operate and patrol electric power transmission lines, structures and appurtenant signal lines, including the right to erect such poles, towers, transmission structures, wires, cables, guys, supports and appurtenances as are necessary thereto, together with the present and future right to clear said right of way and keep the same clear of brush, timber, structures and fire hazards, including the right to restrict the growth of trees and brush on said right of way by the use of chemical sprays, provided however that pasture or cultivated lands shall not be sprayed and that fire hazards shall not be interpreted to include any growing crops other than trees and brush.

Grantors shall have the right to use the lands subject to the above described easement for all purposes not inconsistent with the uses and purposes herein set forth, except Grantors shall not build or erect any structure upon the right of way without the prior written consent of the Grantee.

It is hereby agreed by the Grantors that, (1) title to all brush, timber, or structures existing upon the right of way and to all present danger trees shall vest immediately in the Grantee; (2) all future danger trees cut pursuant to the terms hereof shall remain the property of the owner thereof on the date of their cutting.

The Grantors hereby acknowledge that the purchase price named herein is accepted by the Grantors as full compensation for all damages incidental to the exercise of any of said easements, except damage to growing crops on right of way during construction, for guys and anchors extending beyond the right of way and danger tree rights, except payment for any future danger tree rights as defined *hereinabove which may* be exercised by the Grantee as provided hereinabove.

If the Grantee, its successors and assigns, shall fail to use said right of way for the purposes above mentioned for a continuous period of five years after construction of said power lines, then and in that event this right of way and easement shall terminate and all rights and privileges granted hereunder shall revert to the Grantors, their heirs and assigns.

The Grantors hereby warrant that they are possessed of a marketable title to the property covered by this easement, and have the right to grant the same.

The Grantors, for themselves and their heirs and assigns, covenant to and with the Grantee, its successors and assigns, that the Grantee, its successors and assigns, shall peaceably enjoy the rights and privileges herein granted.

IN WITNESS WHEREOF, the Grantors have caused this easement to be executed this 13th day of March, 1974.

[signature] (SEAL)
Aino I. Wallila also known as Aino I. Leskinen

[signature] (SEAL)
Arvo O. Wallila

(SEAL)

(SEAL)

Recorded By
Pioneer National
Title Insurance Company

3-18-74

BOOK 135 PAGE 486

STATE OF OREGON
County of [illegible] } ss.

On this 13 day of February, 19 74, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Aino I. Wallila also known as Aino I. Leskinen

to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this, the day and year in this instrument first written.

Notary Public for Oregon

My commission expires:
4-17-77

STATE OF OREGON
County of Columbia } ss.

On this 13 day of February, 19 74, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Arvo O. Wallila

to me known to be the individuals described in the foregoing instrument and who executed the foregoing instrument, and acknowledged that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this, the day and year in this instrument first written.

Notary Public for Oregon

My commission expires:
4-17-77

3-18-74

BOOK 180 PAGE 487

EXHIBIT "A"

A tract of land situated in the Charles A. Bradbury Donation Land Claim No. 39 in Section 23, Township 8 North, Range 4 West of the Willamette Meridian in the County of Columbia and State of Oregon more particularly described as follows:

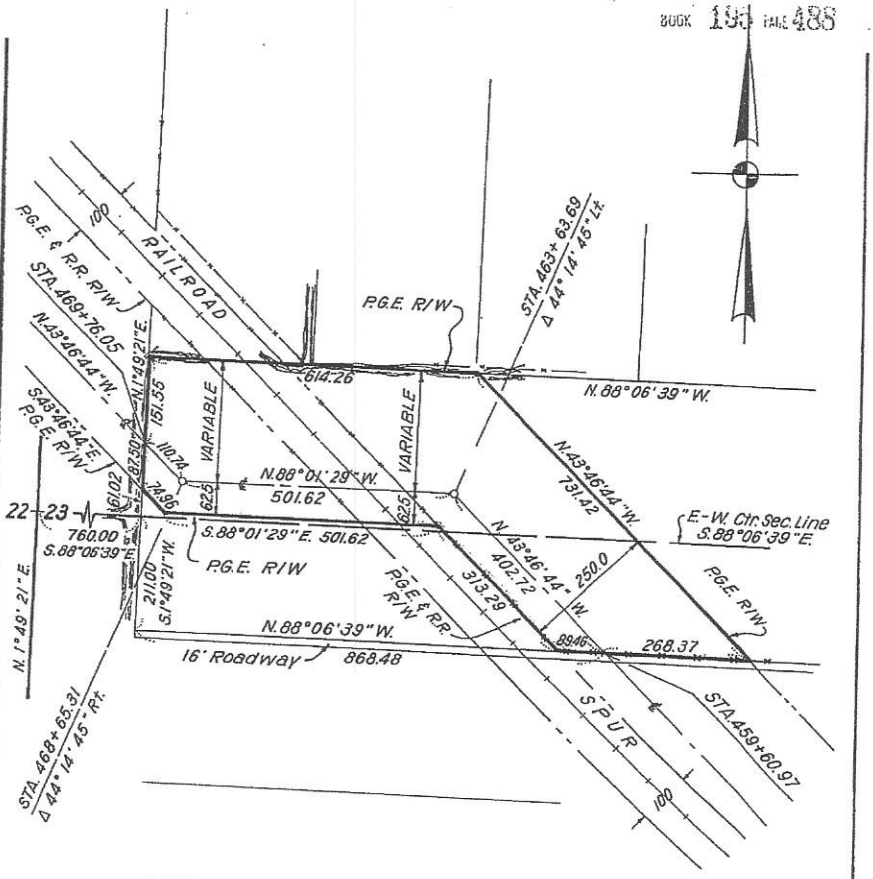
Commencing at the west one-quarter corner of said Section 23; thence S. 88°06'39" E. along the east-west centerline thereof, a distance of 760.00 feet; thence N. 1°49'21" E. parallel with the west line of said Section 23, a distance of 61.02 feet to a point in the southerly right of way line of Portland General Electric's transmission line and the point of beginning of the tract herein to be described; thence S. 43°46'44" E. along said right of way line, a distance of 74.96 feet to an angle point; thence S. 88°01'29" E. along said right of way line, a distance of 501.62 feet to an angle point; thence S. 43°46'44"E. along said right of way line, a distance of 313.29 feet to a point in the north line of the 16 foot right of way granted to Adolph Jacobson and Riika Jacobson, recorded in Book 37, Page 175, Deed Records of Columbia County, Oregon; thence S. 88°06'39" E. along said north line, a distance of 89.46 feet to Engineer's centerline Station 459+60.97; thence continuing S. 88°06'39" E. along said north line, a distance of 268.37 feet to a point in the northerly right of way line of Portland General Electric's transmission line; thence N. 43°46'44" W. along said right of way line, a distance of 731.42 feet to a point in the easterly extension of the south line of that certain tract of land conveyed to John W. Wilmarth by deed recorded October 14, 1955 in Deed Book 127, Page 124, Deed Records of Columbia County, Oregon, said line also being the north right of way line of Portland General Electric's transmission line; thence N. 88°06'39" W. along said right of way line, a distance of 614.26 feet to a point in a line 760.00 feet east of and parallel with the west line of said Section 23; thence S. 1°49'21" W. along said parallel line, a distance of 151.55 feet to Engineer's centerline Station 469+76.05; thence continuing S. 1°49'21" W. a distance of 87.50 feet to the point of beginning.

EXCEPTING therefrom that portion of the above described tract lying within the Railroad spur as described in Declaration of taking recorded July 1, 1942 in Book 70, Page 364, Deed Records of Columbia County, Oregon.

The above described strip of land is shown outlined in red on the print of Portland General Electric drawing numbered E 3664 which by reference thereto is for purposes of description made a part hereof.

3-18-74

BOOK 194 PAGE 488



AINO I. WALLILA & ARVO O. WALLILA
STA. 459+60.97 TO STA. 469+76.05
℄ LENGTH 1015.08 CONTAINS 5.895 Acres± (Exclusive of Railroad)

NOTE: Bearings based on Lambert Grid (ORE. NORTH ZONE)

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
OCT. 22, 1971
DONALD E. MARX
1345

Marx & Chase Surveyors Inc.
P.O. Box 431 Gresham, Oregon
Phone: 665-2116

PARCEL CO-167

PORTLAND GENERAL ELECTRIC CO.
PORTLAND, OREGON

To Accompany PowerLine Easement
AINO I. WALLILA & ARVO O. WALLILA
Section 23, T.8N., R4W., W.M.
COLUMBIA COUNTY, OREGON

SCALE 1" = 200'	DATE 1-17-74
DRAWN BY	TRACED BY	CHECKED
D.E.M.Jr.		T.E.S.
APPROVED	

DRG. NO. E3664

3-18-74

BOOK 135 PAGE 489

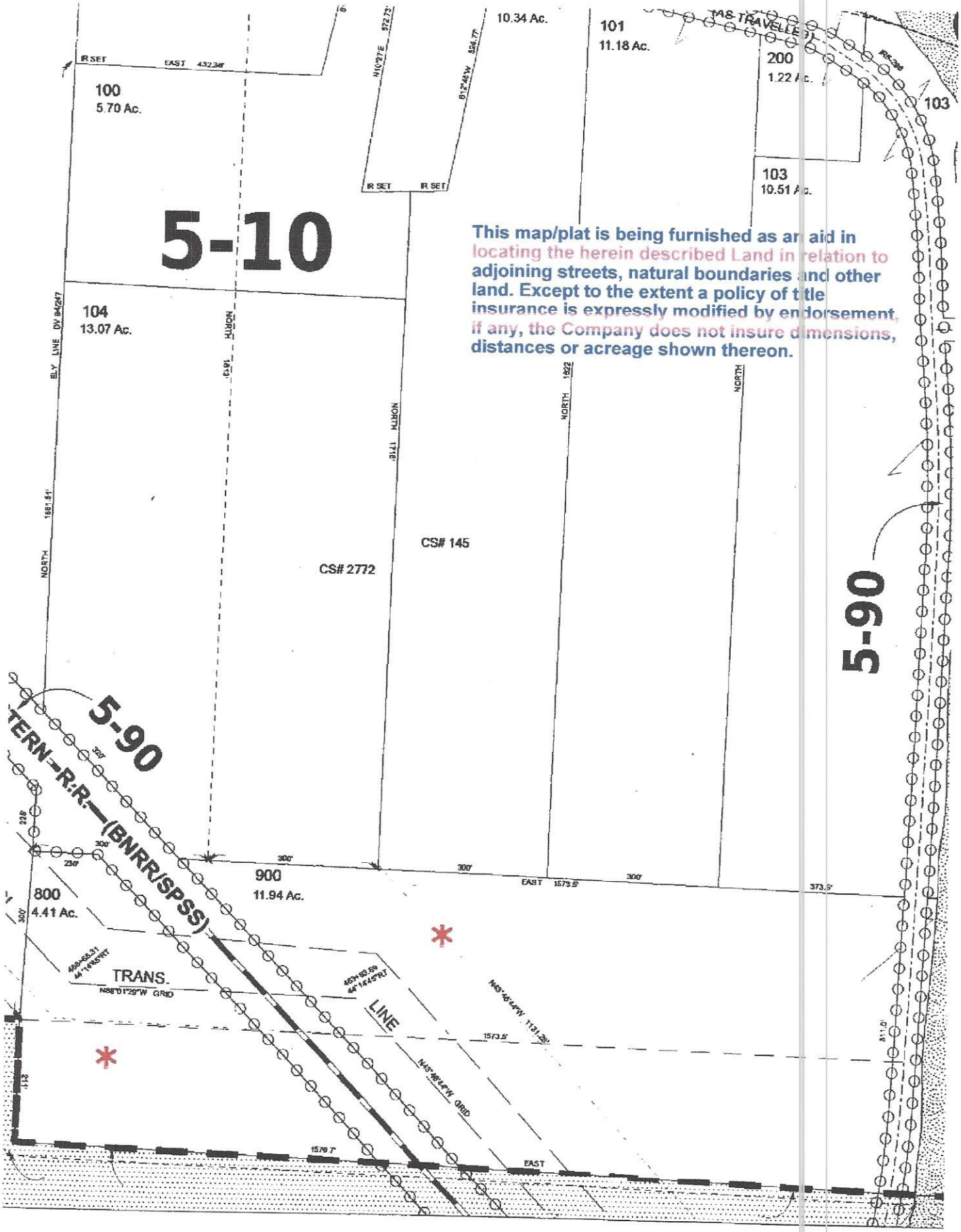
STATE OF OREGON)
Columbia County) ss.

I certify that the within instrument of writing was received for record on the ___ day of _____ 19__ at ___ o'clock ___ M., recorded in Book ___ on page ___ Records of _____ of said County.

Witness my hand and seal of County affixed.

_____ County Clerk.

By _____ Deputy


5-10
100
5.70 Ac.
104
13.07 Ac.
101
11.18 Ac.
10.34 Ac.
200
1.22 Ac.
103
10.51 Ac.
103
CS# 145
CS# 2772
5-90
5-90
900
11.94 Ac.
800
4.41 Ac.
TRANS.
LINE
EAST
NORTH
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. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

2-66-500

BOOK 186 PAGE 485

ELECTRIC TRANSMISSION LINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That AINO I. WALLILA and ARVO O. WALLILA

(hereinafter called "the Grantors," whether one or more than one), for and in consideration of the payment of the sum of Ten and No/100ths - Dollars ($10.00), the receipt of which is hereby acknowledged, hereby grant, sell and convey to Portland General Electric Company, an Oregon Corporation, (hereinafter called "the Grantee"), its successors and assigns, a perpetual easement and right of way over, under and across the following described parcel of land situated in Columbia County, Oregon, being a strip of land XXXXXXXXXXXX ~~feet in width, extending~~ XXXXXXXXXXXXXXXXXXXXXXX ~~feet on each side of a center line~~ more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the above described easement and right of way unto the Grantee, its successors and assigns, together with the present right to top, limb or fell all growing and dead trees and snags (said trees and snags hereinafter collectively called "danger trees") located on land owned by the Grantors, adjacent to the above described right of way, which danger trees will be determined by the Grantee. The consideration paid for this easement includes the value of all trees on the right of way and all danger trees adjacent to said right of way. In addition the Grantee shall have the future right to top, limb or fell all growing and dead trees and snags which shall in Grantee's estimation become danger trees in the future. In the event that Grantee exercises such future danger tree rights Grantee shall pay the owner of said future danger trees, their market value on the day they are cut, such payment to be made within a reasonable time after they have been so cut.

Said easement and right of way shall be for the following purposes, namely: the perpetual right to enter upon and to erect, maintain, repair, rebuild, operate and patrol electric power transmission lines, structures and appurtenant signal lines, including the right to erect such poles, towers, transmission structures, wires, cables, guys, supports and appurtenances as are necessary thereto, together with the present and future right to clear said right of way and keep the same clear of brush, timber, structures and fire hazards, including the right to restrict the growth of trees and brush on said right of way by the use of chemical sprays, provided however that pasture or cultivated lands shall not be sprayed and that fire hazards shall not be interpreted to include any growing crops other than trees and brush.

Grantors shall have the right to use the lands subject to the above described easement for all purposes not inconsistent with the uses and purposes herein set forth, except Grantors shall not build or erect any structure upon the right of way without the prior written consent of the Grantee.

It is hereby agreed by the Grantors that, (1) title to all brush, timber, or structures existing upon the right of way and to all present danger trees shall vest immediately in the Grantee; (2) all future danger trees cut pursuant to the terms hereof shall remain the property of the owner thereof on the date of their cutting.

The Grantors hereby acknowledge that the purchase price named herein is accepted by the Grantors as full compensation for all damages incidental to the exercise of any of said easements, except damage to growing crops on right of way during construction, for guys and anchors extending beyond the right of way and danger tree rights, except payment for any future danger tree rights as defined hereinabove which may be exercised by the Grantee as provided hereinabove.

If the Grantee, its successors and assigns, shall fail to use said right of way for the purposes above mentioned for a continuous period of five years after construction of said power lines, then and in that event this right of way and easement shall terminate and all rights and privileges granted hereunder shall revert to the Grantors, their heirs and assigns.

The Grantors hereby warrant that they are possessed of a marketable title to the property covered by this easement, and have the right to grant the same.

The Grantors, for themselves and their heirs and assigns, covenant to and with the Grantee, its successors and assigns, that the Grantee, its successors and assigns, shall peaceably enjoy the rights and privileges herein granted.

IN WITNESS WHEREOF, the Grantors have caused this easement to be executed this 13th day of March, 1974.

Aino I. Wallila (SEAL)
Aino I. Wallila also known as Aino I. Leskinen

Arvo O. Wallila (SEAL)
Arvo O. Wallila

(SEAL)

(SEAL)

Recorded By
Pioneer National
Title Insurance Company

3-18-74

BOOK 135 PAGE 486

STATE OF OREGON
County of [illegible] } ss.

On this 13 day of February, 19 74, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Aino I. Wallila also known as Aino I. Leskinen

to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this, the day and year in this instrument first written.

Notary Public for Oregon

My commission expires:
4-17-77

STATE OF OREGON
County of Columbia } ss.

On this 13 day of February, 19 74, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Arvo O. Wallila

to me known to be the individuals described in the foregoing instrument and who executed the foregoing instrument, and acknowledged that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this, the day and year in this instrument first written.

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3-18-74

BOOK 180 PAGE 487

EXHIBIT "A"

A tract of land situated in the Charles A. Bradbury Donation Land Claim No. 39 in Section 23, Township 8 North, Range 4 West of the Willamette Meridian in the County of Columbia and State of Oregon more particularly described as follows:

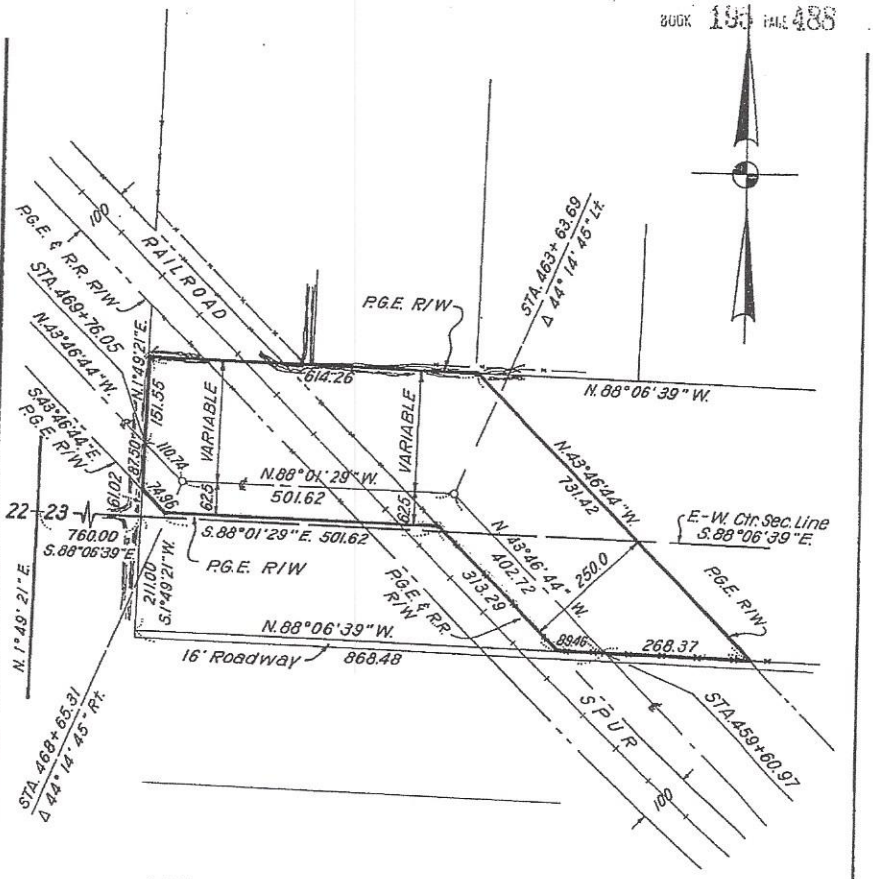
Commencing at the west one-quarter corner of said Section 23; thence S. 88°06'39" E. along the east-west centerline thereof, a distance of 760.00 feet; thence N. 1°49'21" E. parallel with the west line of said Section 23, a distance of 61.02 feet to a point in the southerly right of way line of Portland General Electric's transmission line and the point of beginning of the tract herein to be described; thence S. 43°46'44" E. along said right of way line, a distance of 74.96 feet to an angle point; thence S. 88°01'29" E. along said right of way line, a distance of 501.62 feet to an angle point; thence S. 43°46'44"E. along said right of way line, a distance of 313.29 feet to a point in the north line of the 16 foot right of way granted to Adolph Jacobson and Riika Jacobson, recorded in Book 37, Page 175, Deed Records of Columbia County, Oregon; thence S. 88°06'39" E. along said north line, a distance of 89.46 feet to Engineer's centerline Station 459+60.97; thence continuing S. 88°06'39" E. along said north line, a distance of 268.37 feet to a point in the northerly right of way line of Portland General Electric's transmission line; thence N. 43°46'44" W. along said right of way line, a distance of 731.42 feet to a point in the easterly extension of the south line of that certain tract of land conveyed to John W. Wilmarth by deed recorded October 14, 1955 in Deed Book 127, Page 124, Deed Records of Columbia County, Oregon, said line also being the north right of way line of Portland General Electric's transmission line; thence N. 88°06'39" W. along said right of way line, a distance of 614.26 feet to a point in a line 760.00 feet east of and parallel with the west line of said Section 23; thence S. 1°49'21" W. along said parallel line, a distance of 151.55 feet to Engineer's centerline Station 469+76.05; thence continuing S. 1°49'21" W. a distance of 87.50 feet to the point of beginning.

EXCEPTING therefrom that portion of the above described tract lying within the Railroad spur as described in Declaration of taking recorded July 1, 1942 in Book 70, Page 364, Deed Records of Columbia County, Oregon.

The above described strip of land is shown outlined in red on the print of Portland General Electric drawing numbered E 3664 which by reference thereto is for purposes of description made a part hereof.

3-18-74

BOOK 194 PAGE 488



AINO I. WALLILA & ARVO O. WALLILA
STA. 459+60.97 TO STA. 469+76.05
℄ LENGTH 1015.08 CONTAINS 5.895 Acres± (Exclusive of Railroad)

NOTE: Bearings based on Lambert Grid (ORE. NORTH ZONE)

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
OCT. 22, 1971
DONALD E. MARX
1345

Marx & Chase Surveyors Inc.
P.O. Box 431 Gresham, Oregon
Phone: 665-2116

PARCEL CO-167

PORTLAND GENERAL ELECTRIC CO.
PORTLAND, OREGON

To Accompany PowerLine Easement
AINO I. WALLILA & ARVO O. WALLILA
Section 23, T.8N., R4W., W.M.
COLUMBIA COUNTY, OREGON

SCALE 1" = 200'	DATE 1-17-74
DRAWN BY	TRACED BY	CHECKED
D.E.M.Jr.		T.E.S.
APPROVED	

DRG. NO. E3664

3-18-74

BOOK 135 PAGE 489

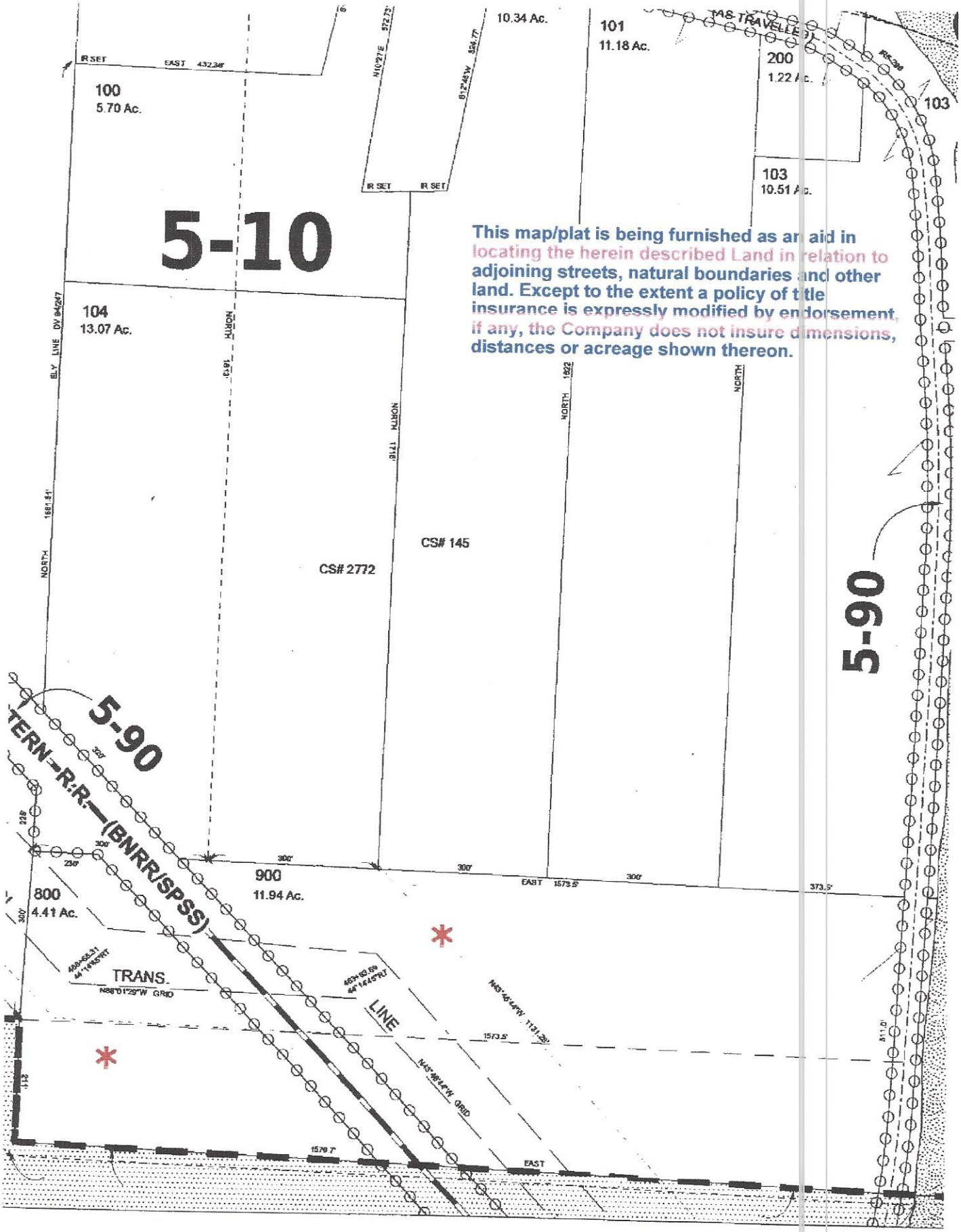
STATE OF OREGON)
Columbia County) ss.

I certify that the within instrument of writing was received for record on the ___ day of _____ 19__ at ___ o'clock ___ M., recorded in Book ___ on page ___ Records of _____ of said County.

Witness my hand and seal of County affixed.

_____ County Clerk.

By _____ Deputy


5-10
100
5.70 Ac.
104
13.07 Ac.
101
11.18 Ac.
10.34 Ac.
200
1.22 Ac.
103
10.51 Ac.
103
CS# 145
CS# 2772
5-90
5-90
900
11.94 Ac.
800
4.41 Ac.
TRANS.
LINE
EAST
NORTH
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. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

EDGE ANALYTICAL

Burlington, WA *Corporate Laboratory (a)*
1620 S Walnut St - Burlington, WA 98233 - **800.755.9295** • 360.757.1400

Bellingham, WA *Microbiology (b)*
805 Orchard Dr Ste 4 - Bellingham, WA 98225 - 360.715.1212

Portland, OR *Microbiology/Chemistry (c)*
9150 SW Pioneer Ct Ste W - Wilsonville, OR 97070 - 503.682.7802

Corvallis, OR *Microbiology/Chemistry (d)*
540 SW Third Street - Corvallis, OR 97333 - 541.753.4946

Bend, OR *Microbiology (e)*
20332 Empire Blvd Ste 4 - Bend, OR 97701 - 541.639.8425

INORGANIC COMPOUNDS (IOC) REPORT

Client Name: McMullen Water Systems
P.O. Box 1471
St. Helens, OR 97051

System Name:
System ID Number:
Source Number:
Multiple Sources:
Sample Type:
Sample Purpose: Investigative or Other
Sample Location: 80393 Kallunki Road
County:

Reference Number: 15-24818
Project: 80393 Kallunki Road

Sample Number: 80393
Lab Number: 15_55173
Collect Date: 11/17/15 12:00
Date Received: 11/16/15
Report Date: 11/20/15
Sampled By: Shawn
Sampler Phone:
Approved by: bj,tbp
Authorized by:

Thanh B Phan
Lab Manager, Portland

EPA#	ANALYTES	RESULTS	UNITS	LRL	MCL	Analyst	Lab Code*	METHOD	Analyzed	COMMENT
1040	**EPA Regulated** NITRATE-N	**0.59**	mg/L	0.005	10	cpo	OR100063 c	SM4500-NO3 F	11/17/15	
	EPA Regulated ARSENIC	**ND**	mg/L	0.001	0.010	mvp	WA200008 a	200.8	11/19/15	

NOTES:
'ND (Not Detected): indicates that the parameter was not detected above the Lower Reporting limit (LRL).
MCL (Maximum Contaminant Level) maximum permissible level of a contaminant in water established by EPA; Federal Action Levels are 0.015 mg/L for Lead and 1.3 mg/L for Copper. Sodium has a recommended limit of 20 mg/L. A blank MCL value indicates a level is not currently established.
* Lab Code - lists the laborstory accreditation code plus a letter at the far right to indicate the Edge Analytical lab facility where the analyses was performed.

An * in front of the parameter name indicates it is not NELAP accredited but it is accredited through WSDOH or USEPA Region 10.

These test results meet all the requirements of NELAP, unless otherwise stated in writing, and relate only to these samples. Estimates of uncertainty are not included in this report. If this information is required please contact us at the phone number listed in the report header.

If you have any questions concerning this report contact us at the above phone number.

FORM: cIOC OR.rpt

EDGE ANALYTICAL

Burlington, WA *Corporate Laboratory (e)*
1620 S Walnut St - Burlington, WA 98233 - **800.755.9295** • 360.757.1400

Bellingham, WA *Microbiology (b)*
805 Orchard Dr Ste 4 - Bellingham, WA 98225 - 360.715.1212

Portland, OR *Microbiology/Chemistry (c)*
9150 SW Pioneer Ct Ste W - Wilsonville, OR 97070 - 503.682.7802

Corvallis, OR *Microbiology/Chemistry (d)*
540 SW Third Street - Corvallis, OR 97333 - 541.753.4946

Bend, OR *Microbiology (e)*
20332 Empire Blvd Ste 4 - Bend, OR 97701 - 541.639.8425

Reference Number: **15-24818**

System ID Number:
System Name:
Sampler Phone:
FAX/Email: **mcmullenracing@msn.com**

Authorized by:

Thanh B Phan
Lab Manager, Portland

Client Name: **McMullen Water Systems**
P.O. Box 1471
St. Helens, OR 97051

ORLAP #: **OR100063**
Lab Sample #: 15_55173

Project: **80393 Kallunki Road**

Date Collected: **11/17/15 12:00**
Sampled By: **Shawn**
Sample Location: **80393 Kallunki Road**
Sampler Phone Number:
Field ID: **80393**

Sample Type:
Free Chlorine:
Original Sample Date:
Sample Purpose: **Investigative or Other**
Treatment:
Repeat Sample Number:

Date Received: **11/16/15 9:55**
Analysis Start: **11/17/15 17:30**
Prep Analyst: AJS
Method: **SM9223 B / Colilert-18**
Date Analyzed: **11/18/15 13:50**
Analyst: cpo
Peer Review:

Test Results

PARAMETER	RESULT
TOTAL COLIFORM	**Satisfactory, Coliforms Absent**
E. Coli	**Absent**

Sample Invalidation:

☐ Other: _____

Test results relate only to the parameters tested and to the samples as received by the laboratory. Test results meet all requirements of NELAP unless otherwise noted. This report shall not be reproduced, except in full, and with written consent of this laboratory.

If the sample is unsatisfactory you can get information at the health department website.

NOTES:

If the result is Unsatisfactory a repeat sample is required for Public Water Systems. Private individuals should investigate the cause of the unsatisfactory result and resample.
If E. Coli or Fecal Coliform are present in sample do not drink the water until it is properly treated.

FORM: cBact_OR

EDGE ANALYTICAL

Burlington, WA *Corporate Laboratory (a)*
1620 S Walnut St - Burlington, WA 98233 - **800.755.9295** • 360.757.1400

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540 SW Third Street - Corvallis, OR 97333 - 541.753.4946

Bend, OR *Microbiology (e)*
20332 Empire Blvd Ste 4 - Bend, OR 97701 - 541.639.8425

INORGANIC COMPOUNDS (IOC) REPORT

Client Name: McMullen Water Systems
P.O. Box 1471
St. Helens, OR 97051

System Name:
System ID Number:
Source Number:
Multiple Sources:
Sample Type:
Sample Purpose: Investigative or Other
Sample Location: 80393 Kallunki Road
County:

Reference Number: 15-24818
Project: 80393 Kallunki Road

Sample Number: 80393
Lab Number: 15_55173
Collect Date: 11/17/15 12:00
Date Received: 11/16/15
Report Date: 11/20/15
Sampled By: Shawn
Sampler Phone:
Approved by: bj,tbp
Authorized by:

Thanh B Phan
Lab Manager, Portland

EPA#	ANALYTES	RESULTS	UNITS	LRL	MCL	Analyst	Lab Code*	METHOD	Analyzed	COMMENT
1040	**EPA Regulated** NITRATE-N	**0.59**	mg/L	0.005	10	cpo	OR100063 c	SM4500-NO3 F	11/17/15	
	EPA Regulated ARSENIC	**ND**	mg/L	0.001	0.010	mvp	WA200008 a	200.8	11/19/15	

NOTES:
'ND (Not Detected): indicates that the parameter was not detected above the Lower Reporting limit (LRL).
MCL (Maximum Contaminant Level) maximum permissible level of a contaminant in water established by EPA; Federal Action Levels are 0.015 mg/L for Lead and 1.3 mg/L for Copper. Sodium has a recommended limit of 20 mg/L. A blank MCL value indicates a level is not currently established.
* Lab Code - lists the laborstory accreditation code plus a letter at the far right to indicate the Edge Analytical lab facility where the analyses was performed.

An * in front of the parameter name indicates it is not NELAP accredited but it is accredited through WSDOH or USEPA Region 10.

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20332 Empire Blvd Ste 4 - Bend, OR 97701 - 541.639.8425

Reference Number: **15-24818**

System ID Number:
System Name:
Sampler Phone:
FAX/Email: **mcmullenracing@msn.com**

Authorized by:

Thanh B Phan
Lab Manager, Portland

Client Name: **McMullen Water Systems**
P.O. Box 1471
St. Helens, OR 97051

ORLAP #: **OR100063**
Lab Sample #: 15_55173

Project: **80393 Kallunki Road**

Date Collected: **11/17/15 12:00**
Sampled By: **Shawn**
Sample Location: **80393 Kallunki Road**
Sampler Phone Number:
Field ID: **80393**

Sample Type:
Free Chlorine:
Original Sample Date:
Sample Purpose: **Investigative or Other**
Treatment:
Repeat Sample Number:

Date Received: **11/16/15 9:55**
Analysis Start: **11/17/15 17:30**
Prep Analyst: AJS
Method: **SM9223 B / Colilert-18**
Date Analyzed: **11/18/15 13:50**
Analyst: cpo
Peer Review:

Test Results

PARAMETER	RESULT
TOTAL COLIFORM	**Satisfactory, Coliforms Absent**
E. Coli	**Absent**

Sample Invalidation:

☐ Other: _____

Test results relate only to the parameters tested and to the samples as received by the laboratory. Test results meet all requirements of NELAP unless otherwise noted. This report shall not be reproduced, except in full, and with written consent of this laboratory.

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NOTES:

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If E. Coli or Fecal Coliform are present in sample do not drink the water until it is properly treated.

FORM: cBact_OR

STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765 & OAR 690-205-0210)

COLU 55134

1/5/2017

WELL I.D. LABEL# L 123291
START CARD # 1030959
ORIGINAL LOG #

(1) LAND OWNER

Owner Well I.D.
First Name BOBBY Last Name DE LA CRUZ
Company
Address 80393 KALLUNKI ROAD
City CLATSKINE State OR Zip 97016

(2) TYPE OF WORK

☒ New Well ☐ Deepening ☐ Conversion ☐ Alteration (complete 2a & 10) ☐ Abandonment(complete 5a)

(2a) PRE-ALTERATION

	Dia	+	From	To	Gauge	Stl	Plstc	Wld	Thrd
Casing:									

	Material	From	To	Amt	sacks/lbs
Seal:					

(3) DRILL METHOD

☒ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger ☐ Cable Mud
☐ Reverse Rotary ☐ Other

(4) PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Community
☐ Industrial/ Commericial ☐ Livestock ☐ Dewatering
☐ Thermal ☐ Injection ☐ Other

(5) BORE HOLE CONSTRUCTION

Special Standard ☐ (Attach copy)
Depth of Completed Well 180.00 ft.

BORE HOLE

Dia	From	To
10	0	18
6	18	180

SEAL

Material	From	To	Amt	sacks/lbs
Bentonite	0	18	8	S
		Calculated	75	
		Calculated		

How was seal placed: Method ☐ A ☐ B ☐ C ☐ D ☐ E
☒ Other POUR
Backfill placed from 18 ft. to 160 ft. Material BENTONITE
Filter pack from 160 ft. to 180 ft. Material SILICA SAN Size 10/20
Explosives used: ☐ Yes Type Amount

(5a) ABANDONMENT USING UNHYDRATED BENTONITE

Proposed Amount Actual Amount

(6) CASING/LINER

Casing	Liner	Dia	+	From	To	Gauge	Stl	Plstc	Wld	Thrd
●	○	6	☒	1	18	250	●	○	☒	☐
●	○	4	☐	0	160	200	○	●	☐	☒
○	○		☐				○	○	☐	☐
○	○		☐				○	○	☐	☐
○	○		☐				○	○	☐	☐

Shoe ☐ Inside ☒ Outside ☐ Other Location of shoe(s) 18
Temp casing ☐ Yes Dia From To

(7) PERFORATIONS/SCREENS

Perforations Method
Screens Type slotted Material pvc

Perf/ Screen	Casing/ Liner	Screen Dia	From	To	Scrn/slot width	Slot length	# of slots	Tele/ pipe size
Screen	Casing	4	160	180	.25	6	30	

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

○ Pump ○ Bailer ◉ Air ○ Flowing Artesian

Yield gal/min	Drawdown	Drill stem/Pump depth	Duration (hr)
5		140	1

Temperature 48 °F Lab analysis ☐ Yes By
Water quality concerns? ☐ Yes (describe below) TDS amount 200 ppb

From	To	Description	Amount	Units

(9) LOCATION OF WELL (legal description)

County COLUMBIA Twp 8.00 N N/S Range 4.00 W E/W WM
Sec 23 NE 1/4 of the SW 1/4 Tax Lot 900
Tax Map Number Lot
Lat ° ' " or 46.16404942 DMS or DD
Long ° ' " or -123.14673868 DMS or DD
◉ Street address of well ○ Nearest address
80393 KALLUNKI ROAD CLATSKINE OR 97016

(10) STATIC WATER LEVEL

	Date	SWL(psi)	+	SWL(ft)
Existing Well / Pre-Alteration				
Completed Well	9/13/2016			5

Flowing Artesian? ☐ Dry Hole? ☐

WATER BEARING ZONES Depth water was first found 165.00

SWL Date	From	To	Est Flow	SWL(psi)	+	SWL(ft)
9/12/2016	165	170	5			5

(11) WELL LOG

Ground Elevation

Material	From	To
BROWN CLAY	0	2
GREY SILT/ CLAY	2	80
BROWN SILT W/ GREY CLAY	80	120
GREY SILT W/ CLAY	120	157
SAND/ GRAVEL	157	178
GREY SILTY CLAY	178	180

Date Started 6/22/2016 Completed 9/13/2016

(unbonded) Water Well Constructor Certification

I certify that the work I performed on the construction, deepening, 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 the best of my knowledge and belief.

License Number 1975 Date 1/5/2017

Signed AARON MORLEY (E-filed)

(bonded) Water Well Constructor Certification

I accept responsibility for the construction, deepening, 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.

License Number 1480 Date 1/5/2017

Signed ARTHUR D MCMULLEN (E-filed)

Contact Info (optional) 5033972356

ORIGINAL - WATER RESOURCES DEPARTMENT

THIS REPORT MUST BE SUBMITTED TO THE WATER RESOURCES DEPARTMENT WITHIN 30 DAYS OF COMPLETION OF WORK Form Version:

WATER SUPPLY WELL REPORT - Map with location identified must be attached and shall include an approximate scale and north arrow

COLU 55134

1/5/2017

Map of Hole

STATE OF OREGON
WELL LOCATION MAP

This map is supplemental to the WATER SUPPLY WELL REPORT

Oregon Water Resources Department
725 Summer St NE, Salem OR 97301
(503)986-0900

LOCATION OF WELL

Latitude: 46.1640494204 Datum: WGS84
Longitude: -123.1467386811
Township/Range/Section/Quarter-Quarter Section:
WM 8N 4W 23 NESW
Address of Well:
80393 KALLUNKI ROAD CLATSKINE OR 97016

Well Label: 123291

Printed: January 5, 2017

DISCLAIMER: This map is intended to represent the approximate location the well. It is not intended to be construed as survey accurate in any manner.

Provided by well constructor



STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765 & OAR 690-205-0210)

COLU 55134

1/5/2017

WELL I.D. LABEL# L 123291
START CARD # 1030959
ORIGINAL LOG #

(1) LAND OWNER

Owner Well I.D.
First Name BOBBY Last Name DE LA CRUZ
Company
Address 80393 KALLUNKI ROAD
City CLATSKINE State OR Zip 97016

(2) TYPE OF WORK

☒ New Well ☐ Deepening ☐ Conversion ☐ Alteration (complete 2a & 10) ☐ Abandonment(complete 5a)

(2a) PRE-ALTERATION

	Dia	+	From	To	Gauge	Stl	Plstc	Wld	Thrd
Casing:									

	Material	From	To	Amt	sacks/lbs
Seal:					

(3) DRILL METHOD

☒ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger ☐ Cable Mud
☐ Reverse Rotary ☐ Other

(4) PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Community
☐ Industrial/ Commericial ☐ Livestock ☐ Dewatering
☐ Thermal ☐ Injection ☐ Other

(5) BORE HOLE CONSTRUCTION

Special Standard ☐ (Attach copy)
Depth of Completed Well 180.00 ft.

BORE HOLE

Dia	From	To
10	0	18
6	18	180

SEAL

Material	From	To	Amt	sacks/lbs
Bentonite	0	18	8	S
		Calculated	75	
		Calculated		

How was seal placed: Method ☐ A ☐ B ☐ C ☐ D ☐ E
☒ Other POUR
Backfill placed from 18 ft. to 160 ft. Material BENTONITE
Filter pack from 160 ft. to 180 ft. Material SILICA SAN Size 10/20
Explosives used: ☐ Yes Type Amount

(5a) ABANDONMENT USING UNHYDRATED BENTONITE

Proposed Amount Actual Amount

(6) CASING/LINER

Casing	Liner	Dia	+	From	To	Gauge	Stl	Plstc	Wld	Thrd
●	○	6	☒	1	18	250	●	○	☒	☐
●	○	4	☐	0	160	200	○	●	☐	☒
○	○		☐				○	○	☐	☐
○	○		☐				○	○	☐	☐
○	○		☐				○	○	☐	☐

Shoe ☐ Inside ☒ Outside ☐ Other Location of shoe(s) 18
Temp casing ☐ Yes Dia From To

(7) PERFORATIONS/SCREENS

Perforations Method
Screens Type slotted Material pvc

Perf/ Screen	Casing/ Liner	Screen Dia	From	To	Scrn/slot width	Slot length	# of slots	Tele/ pipe size
Screen	Casing	4	160	180	.25	6	30	

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

○ Pump ○ Bailer ◉ Air ○ Flowing Artesian

Yield gal/min	Drawdown	Drill stem/Pump depth	Duration (hr)
5		140	1

Temperature 48 °F Lab analysis ☐ Yes By
Water quality concerns? ☐ Yes (describe below) TDS amount 200 ppb

From	To	Description	Amount	Units

(9) LOCATION OF WELL (legal description)

County COLUMBIA Twp 8.00 N N/S Range 4.00 W E/W WM
Sec 23 NE 1/4 of the SW 1/4 Tax Lot 900
Tax Map Number Lot
Lat ° ' " or 46.16404942 DMS or DD
Long ° ' " or -123.14673868 DMS or DD
◉ Street address of well ○ Nearest address
80393 KALLUNKI ROAD CLATSKINE OR 97016

(10) STATIC WATER LEVEL

	Date	SWL(psi)	+	SWL(ft)
Existing Well / Pre-Alteration				
Completed Well	9/13/2016			5

Flowing Artesian? ☐ Dry Hole? ☐

WATER BEARING ZONES Depth water was first found 165.00

SWL Date	From	To	Est Flow	SWL(psi)	+	SWL(ft)
9/12/2016	165	170	5			5

(11) WELL LOG

Ground Elevation

Material	From	To
BROWN CLAY	0	2
GREY SILT/ CLAY	2	80
BROWN SILT W/ GREY CLAY	80	120
GREY SILT W/ CLAY	120	157
SAND/ GRAVEL	157	178
GREY SILTY CLAY	178	180

Date Started 6/22/2016 Completed 9/13/2016

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I certify that the work I performed on the construction, deepening, 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 the best of my knowledge and belief.

License Number 1975 Date 1/5/2017

Signed AARON MORLEY (E-filed)

(bonded) Water Well Constructor Certification

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License Number 1480 Date 1/5/2017

Signed ARTHUR D MCMULLEN (E-filed)

Contact Info (optional) 5033972356

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COLU 55134

1/5/2017

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This map is supplemental to the WATER SUPPLY WELL REPORT

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WM 8N 4W 23 NESW
Address of Well:
80393 KALLUNKI ROAD CLATSKINE OR 97016

Well Label: 123291

Printed: January 5, 2017

DISCLAIMER: This map is intended to represent the approximate location the well. It is not intended to be construed as survey accurate in any manner.

Provided by well constructor



MONTEREY BAY ELDER CARE

306 CAPITAL STREET, SUITE 102

SALINAS, CA 93901

Phone: (831) 676-0389

Fax: (831) 676-3411

FAX COVERSHEET

TO: EMPIRE REAL ESTATE (503)397-5557

FROM: Theodore Payne

DATE: 11/25/15

PAGES: 7

COMMENTS:

This is an easement with Mint grower (Seely / Payne)

Theodore Payne

Kallunki Road
Clatskanie, OR 97016
GRANTOR

Michael P. Seely
18865 Hermo Road
Clatskanie, OR 97016
GRANTEE

After recording return to:

Michael P. Seely

18865 Hermo Road

Clatskanie, OR 97016

Until a change is requested all tax statements shall be sent to the following address:

Michael P. Seely
18865 Hermo Road
Clatskanie, OR 97016

STATE OF OREGON)
) ss
County of Columbia)

I certify that the within instrument was received for recording on ____ day of ____, ___, at ____ o'clock ___M., and recorded ____ or as document/fee/file/instrument/ microfilm No.____,

Records of Deeds of said County. Witness my hand and seal of County affixed.

Name Title
By_____Deputy

* * * * * * *

INGRESS AND EGRESS EASEMENT

GRANTOR, Theodore Payne, owner of the following described real property located in Columbia County, State of Oregon, to wit:

See Exhibit A attached.

(hereafter referred to as "the servient estate"), grant to GRANTEE, Michael P. Seely, owner of the following described real property located in Columbia County, State of Oregon, to wit:

See Exhibit B attached.

(hereafter referred to as "the dominant estate"), an access easement for purposes of ingress and egress, utilities, etc., over the servient estate for the benefit of the dominant estate, which easement is legally described as follows:

A 30 feet wide easement beginning 30 feet east of southwest corner of tax lot 103, progressing west for 660 feet along ditch on north side of tax lot 900, ending 30 feet west of south east corner of tax lot 104.

See, attached map, marked as Exhibit C, attached, incorporated herein by reference.

The easement granted is for the purpose of providing ingress and egress, utilities, etc., access to and from the dominant estate over and across the servient estate to tax lot 104. The easement shall inure to the benefit of the grantees, their successors in interest, heirs and assigns and all future owners of the dominant estate. The duration of the easement shall be only for so long as access for ingress and egress is needed from the dominant estate over the servient estate. The easement is granted subject to all prior easements or encumbrances of record.

The easement granted is for the purpose of providing ingress and egress, utilites, etc., to the dominant estate for the purposes needed by the dominant estate. All reasonable and necessary use for ingress and egress, utilities, etc., is allowed under the scope and reasonable interpretation of this grant of an easement.

The consideration to be paid by April 15, 2006, for this easement is $4000.00. This grant of easement is also supported by other valuable consideration described as:

installation of fencing along entire length of north side of tax lot 900
installation of 2 culverts in ditch at each end of easement
installation of 2 gates at each end of easement
spray, plow, and disc twice tax lot 800

The grantees and their successors in interest agree to maintain and repair the easement at their own expense according to the terms set forth in this agreement. Following any repair or maintenance, grantees will return the easement to the same condition it was in prior to the repair or maintenance. All maintenance and repairs shall be completed within a reasonable period of time. Grantors, and their successors in interest, shall have no responsibility for or be obligated in any way to pay for any maintenance and repair of the easement except as set forth in this paragraph. Any damage to the easement due to the negligence or abnormal use by any party, or the party's agents, invitees or independent contractors, shall be the responsibility of that party and shall be repaired at that party's sole expense.

At grantors' reasonable request, grantors are entitled to request that a roadway maintenance agreement shall be prepared to further delineate each parties' rights and obligations to the future use, maintenance and repair of the easement.

Pursuant to ORS 105.180, in any action filed to enforce or interpret this agreement the prevailing party shall be entitled to recover their costs and attorney fees incurred at trial and on appeal.

3. The following questions relate to the **LAND ONLY.**

   a. Who is the farm operator: Owner :
   (e.g. owner, tenant, relative, neighbor, friend, etc.)

   b. If the land is leased, what is the annual rent per acre? -0-
   (You may be asked to participate in a rent study which helps set farm use values for the county.)

   c. If leasing your land, do you also farm any portion? If so, note the number of acres, type of crop or number of animals. Also, describe your activities.

   Ø

Please complete the entire form. Your cooperation will be very helpful in determining whether your land will remain qualified for the special assessment.

I declare under the penalties for false swearing (ORS 305.990(4)) that I have examined this document, including any attachments, and to the best of my knowledge it is true, correct and complete.

Theodore R Kaye 4/18/06 503-728-0184

Taxpayer signature Date Day Phone No.

In construing this easement, where the context so requires, the singular included the plural and all grammatical changes shall be made so that this easement shall apply equally to individuals and to entities.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

IN WITNESS WHEREOF, grantor has caused this instrument to be executed on the 28th day of ~~April~~ Feb 2006.

GRANTOR:

Theodore Payne

OFFICIAL SEAL
SUSAN SHERMAN
NOTARY PUBLIC-OREGON
COMMISSION NO. 390381
MY COMMISSION EXPIRES FEB. 27, 2009

STATE OF OREGON)
) ss.
County of Columbia)

~~April~~ Feb 28, 2006

Personally appeared the above named Theodore Payne, who acknowledged the foregoing to be his/her voluntary act and deed.

Notary Public for Oregon
My Commission Expires: 2.27.2009

GRANTEE

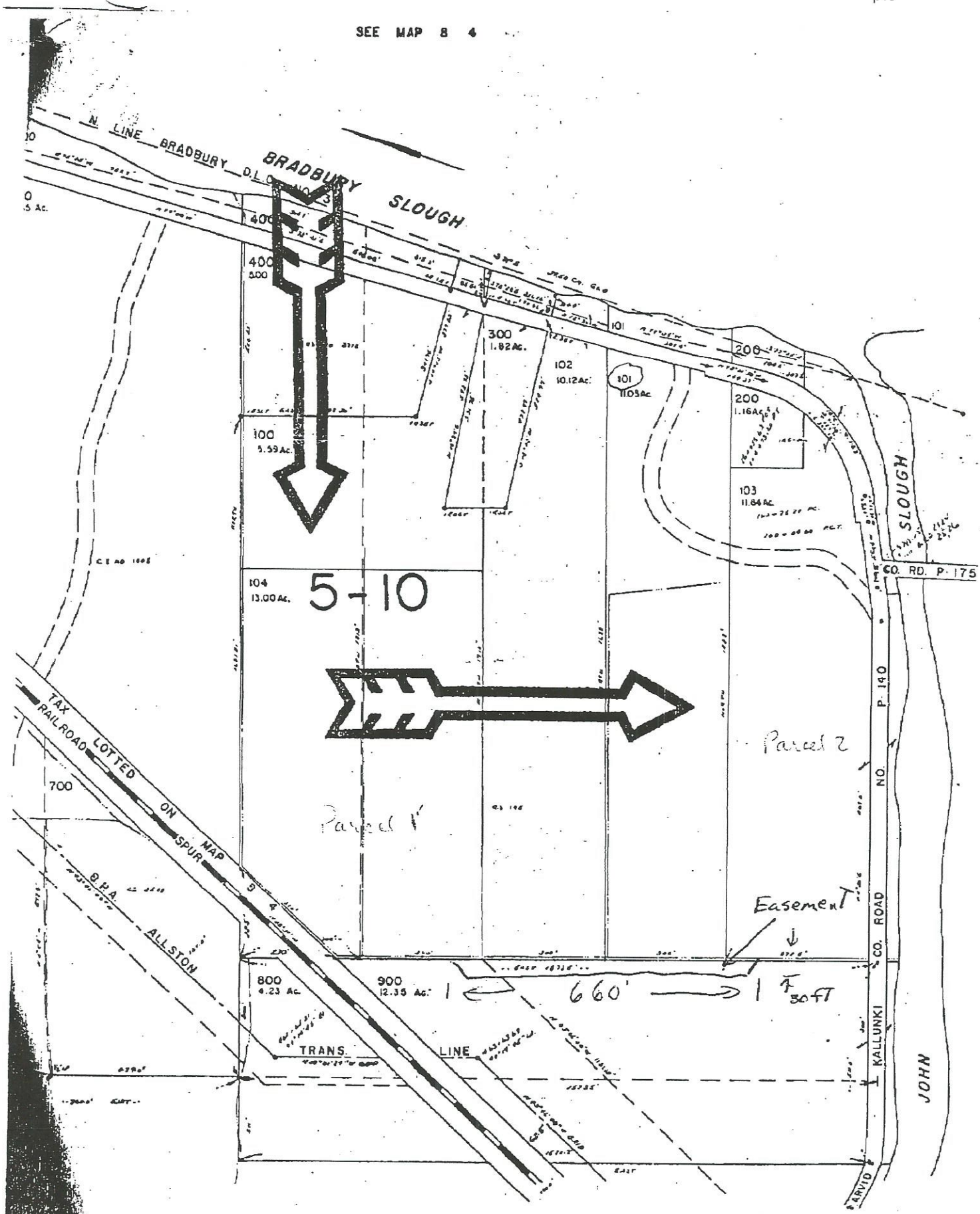
Michael P. Seely

STATE OF OREGON)
) ss.
County of Columbia)

April ____, 2006

Personally appeared the above named Michael P. Seely, who acknowledged the foregoing to be his/her voluntary act and deed.

Notary Public for Oregon
My Commission Expires:


SEE MAP 8 4
N. LINE BRADBURY D.L.C. NO. 43
BRADBURY SLOUGH
400
5.00
300
1.82 Ac.
102
10.12 Ac.
101
11.05 Ac.
200
1.16 Ac.
100
5.59 Ac.
103
11.84 Ac.
SLOUGH
CO. RD. P-175
104
13.00 Ac.
5-10
Parcel 2
Parcel 1
TAX LOTTED ON MAP
RAILROAD SPUR
700
8 PA.
ALLSTON
800
4.23 Ac.
900
12.35 Ac.
660'
50 FT
Easement
CO. ROAD NO. P-140
KALLUNKI
TRANS. LINE
JOHN
ARVID
SEE MAP 8 4 23

COLUMBIA COUNTY
ASSESSORS OFFICE
ST. HELENS, OR 97051

02-06-2006

ACCOUNT NO: /0510 842302C00900

OWNER - PAYNE THEODORE M & MARIAN
80393 KALLUNKI RD
CLATSKANIE
OR 97016

YOUR LAND IS BEING SPECIALLY ASSESSED AS EXCLUSIVE FARM USE LAND UNDER ORS 308.370(1). THIS SPECIAL VALUATION IS APPLICABLE ONLY TO LAND ACTUALLY USED EXCLUSIVELY IN A BONA FIDE FARM OPERATION FOR THE PURPOSE OF PRODUCING A PROFIT. IN ORDER TO COMPLY WITH ORS 215.203 (FARM USE), AND ORS 308.376 (FARM DWELLING), THE ASSESSOR MUST INQUIRE ON A REGULAR CYCLE AS TO THE STATUS OF EACH SPECIALLY ASSESSED PARCEL IN COLUMBIA COUNTY.

TO RETAIN YOUR CURRENT SPECIALLY ASSESSED STATUS, COMPLETE SECTIONS 1,2 & 3 AND RETURN THIS QUESTIONNAIRE WITHIN 60 DAYS OF THE ABOVE DATE.

IF YOU HAVE ANY QUESTIONS ON THIS MATTER OR WOULD LIKE ADDITIONAL INFORMATION, YOU MAY CALL US AT 397-2240 AFTER 8:30 AM.

PLEASE ENCLOSE THIS LETTER, ALONG WITH THE COMPLETED QUESTIONNAIRE, IN THE RETURN ENVELOPE PROVIDED.

/S/JUDITH GETTMAN
DEFERRAL APPRAISER

MONTEREY BAY ELDER CARE

306 CAPITAL STREET, SUITE 102

SALINAS, CA 93901

Phone: (831) 676-0389

Fax: (831) 676-3411

FAX COVERSHEET

TO: EMPIRE REAL ESTATE (503)397-5557

FROM: Theodore Payne

DATE: 11/25/15

PAGES: 7

COMMENTS:

This is an easement with Mint grower (Seely / Payne)

Theodore Payne

Kallunki Road
Clatskanie, OR 97016
GRANTOR

Michael P. Seely
18865 Hermo Road
Clatskanie, OR 97016
GRANTEE

After recording return to:

Michael P. Seely

18865 Hermo Road

Clatskanie, OR 97016

Until a change is requested all tax statements shall be sent to the following address:

Michael P. Seely
18865 Hermo Road
Clatskanie, OR 97016

STATE OF OREGON)
) ss
County of Columbia)

I certify that the within instrument was received for recording on ____ day of ____, ___, at ____ o'clock ___M., and recorded ____ or as document/fee/file/instrument/ microfilm No.____,

Records of Deeds of said County. Witness my hand and seal of County affixed.

Name Title
By_____Deputy

* * * * * * *

INGRESS AND EGRESS EASEMENT

GRANTOR, Theodore Payne, owner of the following described real property located in Columbia County, State of Oregon, to wit:

See Exhibit A attached.

(hereafter referred to as "the servient estate"), grant to GRANTEE, Michael P. Seely, owner of the following described real property located in Columbia County, State of Oregon, to wit:

See Exhibit B attached.

(hereafter referred to as "the dominant estate"), an access easement for purposes of ingress and egress, utilities, etc., over the servient estate for the benefit of the dominant estate, which easement is legally described as follows:

A 30 feet wide easement beginning 30 feet east of southwest corner of tax lot 103, progressing west for 660 feet along ditch on north side of tax lot 900, ending 30 feet west of south east corner of tax lot 104.

See, attached map, marked as Exhibit C, attached, incorporated herein by reference.

The easement granted is for the purpose of providing ingress and egress, utilities, etc., access to and from the dominant estate over and across the servient estate to tax lot 104. The easement shall inure to the benefit of the grantees, their successors in interest, heirs and assigns and all future owners of the dominant estate. The duration of the easement shall be only for so long as access for ingress and egress is needed from the dominant estate over the servient estate. The easement is granted subject to all prior easements or encumbrances of record.

The easement granted is for the purpose of providing ingress and egress, utilites, etc., to the dominant estate for the purposes needed by the dominant estate. All reasonable and necessary use for ingress and egress, utilities, etc., is allowed under the scope and reasonable interpretation of this grant of an easement.

The consideration to be paid by April 15, 2006, for this easement is $4000.00. This grant of easement is also supported by other valuable consideration described as:

installation of fencing along entire length of north side of tax lot 900
installation of 2 culverts in ditch at each end of easement
installation of 2 gates at each end of easement
spray, plow, and disc twice tax lot 800

The grantees and their successors in interest agree to maintain and repair the easement at their own expense according to the terms set forth in this agreement. Following any repair or maintenance, grantees will return the easement to the same condition it was in prior to the repair or maintenance. All maintenance and repairs shall be completed within a reasonable period of time. Grantors, and their successors in interest, shall have no responsibility for or be obligated in any way to pay for any maintenance and repair of the easement except as set forth in this paragraph. Any damage to the easement due to the negligence or abnormal use by any party, or the party's agents, invitees or independent contractors, shall be the responsibility of that party and shall be repaired at that party's sole expense.

At grantors' reasonable request, grantors are entitled to request that a roadway maintenance agreement shall be prepared to further delineate each parties' rights and obligations to the future use, maintenance and repair of the easement.

Pursuant to ORS 105.180, in any action filed to enforce or interpret this agreement the prevailing party shall be entitled to recover their costs and attorney fees incurred at trial and on appeal.

3. The following questions relate to the **LAND ONLY.**

   a. Who is the farm operator: Owner :
   (e.g. owner, tenant, relative, neighbor, friend, etc.)

   b. If the land is leased, what is the annual rent per acre? -0-
   (You may be asked to participate in a rent study which helps set farm use values for the county.)

   c. If leasing your land, do you also farm any portion? If so, note the number of acres, type of crop or number of animals. Also, describe your activities.

   Ø

Please complete the entire form. Your cooperation will be very helpful in determining whether your land will remain qualified for the special assessment.

I declare under the penalties for false swearing (ORS 305.990(4)) that I have examined this document, including any attachments, and to the best of my knowledge it is true, correct and complete.

Theodore R Kaye 4/18/06 503-728-0184

Taxpayer signature Date Day Phone No.

In construing this easement, where the context so requires, the singular included the plural and all grammatical changes shall be made so that this easement shall apply equally to individuals and to entities.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

IN WITNESS WHEREOF, grantor has caused this instrument to be executed on the 28th day of ~~April~~ Feb 2006.

GRANTOR:

Theodore Payne

OFFICIAL SEAL
SUSAN SHERMAN
NOTARY PUBLIC-OREGON
COMMISSION NO. 390381
MY COMMISSION EXPIRES FEB. 27, 2009

STATE OF OREGON)
) ss.
County of Columbia)

~~April~~ Feb 28, 2006

Personally appeared the above named Theodore Payne, who acknowledged the foregoing to be his/her voluntary act and deed.

Notary Public for Oregon
My Commission Expires: 2.27.2009

GRANTEE

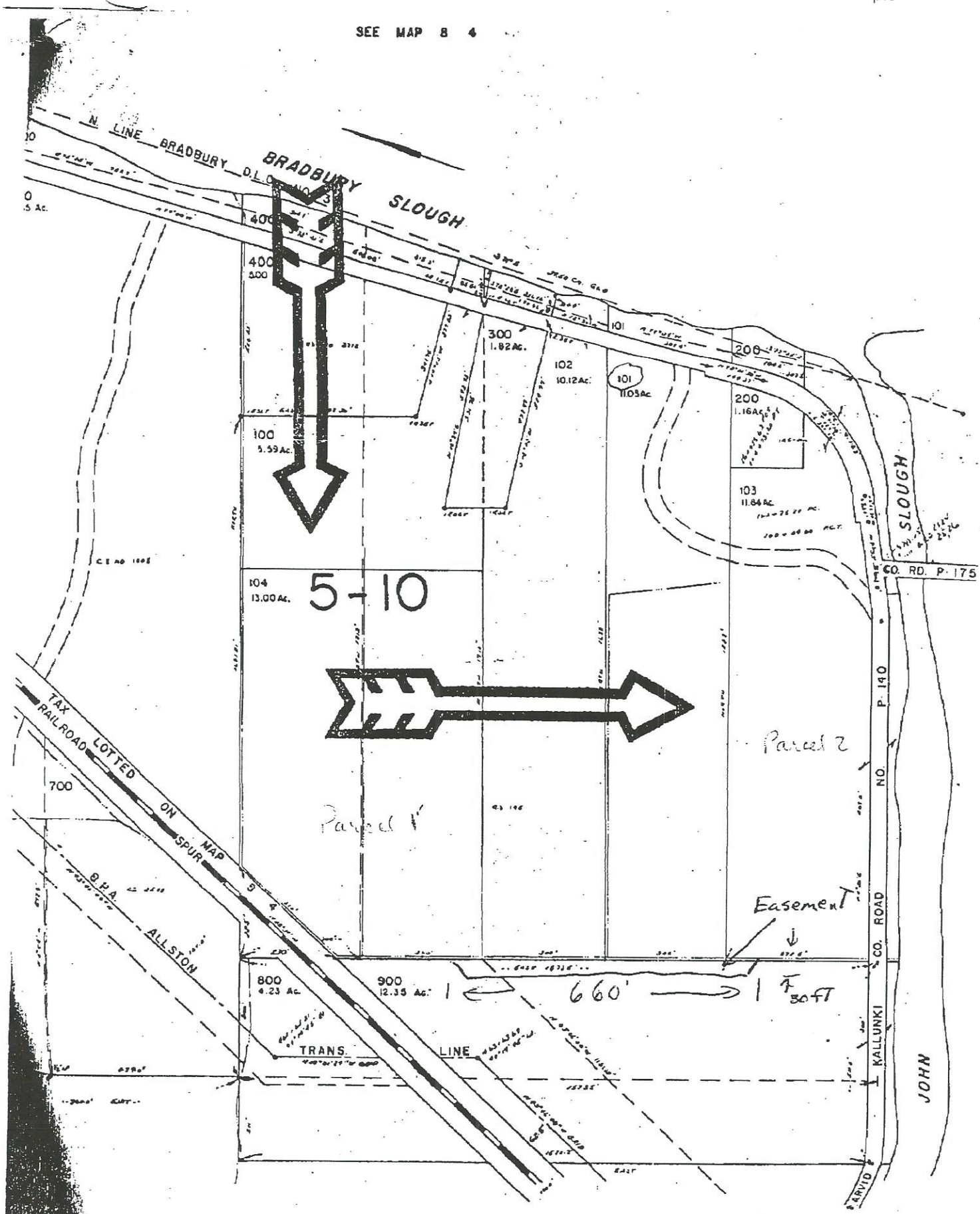
Michael P. Seely

STATE OF OREGON)
) ss.
County of Columbia)

April ____, 2006

Personally appeared the above named Michael P. Seely, who acknowledged the foregoing to be his/her voluntary act and deed.

Notary Public for Oregon
My Commission Expires:


SEE MAP 8 4
N. LINE BRADBURY D.L.C. NO. 43
BRADBURY SLOUGH
400
5.00
300
1.82 Ac.
102
10.12 Ac.
101
11.05 Ac.
200
1.16 Ac.
100
5.59 Ac.
103
11.84 Ac.
SLOUGH
CO. RD. P-175
104
13.00 Ac.
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Parcel 2
Parcel 1
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12.35 Ac.
660'
50 FT
Easement
CO. ROAD NO. P-140
KALLUNKI
TRANS. LINE
JOHN
ARVID
SEE MAP 8 4 23

COLUMBIA COUNTY
ASSESSORS OFFICE
ST. HELENS, OR 97051

02-06-2006

ACCOUNT NO: /0510 842302C00900

OWNER - PAYNE THEODORE M & MARIAN
80393 KALLUNKI RD
CLATSKANIE
OR 97016

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/S/JUDITH GETTMAN
DEFERRAL APPRAISER

DocuSign Envelope ID: 2675A9E4-E749-4F1D-A5A7-63AC86359307

Wood Mackenzie

Genscape, Inc.
1140 Garvin Place
Louisville, KY 40203
USA

T +1 502 583 3435
F +1 502 583 3464
E genscapeamericas@genscape.com
www.woodmac.com

EASEMENT AGREEMENT

Effective Date (Internal Use Only)

This Easement Agreement ("Agreement") is made as of the _____ day of _____, 20____, (the "Effective Date")
Grantor Reference ID: _____

Grantor Contact Information

Name: Felipe H De La Cruz,

Address: 80393 Kallunki Road (Street address or PO Box), Clatskanie (City), Oregon (State) USA (Country), 97016 (Zip/Post Code)

Phone: (5033084099)- _____ Email: _____

Secondary Contact: _____ Secondary Phone: (_____) _____-_____

Special Notes: _____

This Agreement establishes the terms and conditions by which an easement will be conveyed from the person or entity identified above (the "Grantor"), to Genscape, Inc., a wholly owned subsidiary of Wood Mackenzie, Inc. (the "Grantee'). For valuable consideration, the receipt and sufficiency of which is acknowledged by the Grantor and Genscape, the Parties hereby agree, and covenant as follows:

1. Grant. Grantor hereby grants to Grantee and its employees and contractors an easement (the "Easement") and right of entry (the "Right of Entry")on over, and to (including the right of ingress and egress to maintain, repair, and operate the Sensor(s) (as defined herein)) the real property owned by Grantor located at:

   80393 Kallunki Road, (Street address or PO Box) Clatskanie, (City) OR, (State) USA (Country) 97016 (Zip/Post Code),

   (the "Premises") for the placement and utilization of monitoring equipment (the "Sensor(s)") upon the Premises.

2. Placement & Retrieval. The parties shall determine by mutual agreement the exact location for placement of the Sensors(s). Following termination of the agreement, the parties agree that Grantee will be allowed access to the Premises to remove the Sensors(s) at a mutually agreeable time. Grantor shall not be liable for any loss of or damage to Sensor(s) installed on the Premises.

3. Exclusivity. Grantor agrees that, during the Term, Genscape (and its employee and/or contractors) will have the exclusive right to place Sensor(s) on the Premises. Grantor shall not allow the installation or deployment of any competing technology or device on the Premises.

4. Reverse Engineering & Ownership Rights. Grantor acknowledges that the Sensor(s) is proprietary technology and agrees not to allow or participate in tampering with, modifying, or reverse engineering the Sensor(s) in any way. Grantor acknowledges that Genscape retains all ownership rights to the Sensor(s) and to all data collected or transmitted by the Sensor(s), and to all intellectual property.

5. Term. This Agreement is effective upon the parties as of the Effective Date and shall continue in force for (5) years, (the "Initial Term"). Thereafter, this Agreement shall automatically renew for successive one (1) year periods (each, a "Renewal Term"), except that either party may elect not to renew this Agreement by providing notice to the other not less than sixty (60) days before the end of the Initial Term or any Renewal Term.

6. Fees. Genscape will pay Grantor a total annual payment of **$**1,300 due within sixty (60) days from the date of the Effective Date for the Initial Term and within sixty (60) days of the anniversary of the Effective Date thereafter during the Term.

7. Expenses. All costs and expenses incurred during installation, maintenance, and removal of the Sensor(s) as per the terms of this Agreement shall be paid for by Genscape.

8. Notices. All notices, requests and other communication to Genscape as required hereunder shall be sent to:

   Genscape, Inc.
   ATTN: Sensor Network Operations
   1140 Garvin Place
   Louisville, KY 40203

IN WITNESS WHEREOF, the parties have executed this Agreement.

GRANTOR: DocuSigned by: _____ 3FDA1AE62A87429...
Date: April 7, 2023

GRANTEE: DocuSigned by: Andrew Adams E5358243ED79416...
Date: April 5, 2023

DocuSign Envelope ID: 2675A9E4-E749-4F1D-A5A7-63AC86359307

Wood Mackenzie

Genscape, Inc.
1140 Garvin Place
Louisville, KY 40203
USA

T +1 502 583 3435
F +1 502 583 3464
E genscapeamericas@genscape.com
www.woodmac.com

EASEMENT AGREEMENT

Effective Date (Internal Use Only)

This Easement Agreement ("Agreement") is made as of the _____ day of _____, 20____, (the "Effective Date")
Grantor Reference ID: _____

Grantor Contact Information

Name: Felipe H De La Cruz,

Address: 80393 Kallunki Road (Street address or PO Box), Clatskanie (City), Oregon (State) USA (Country), 97016 (Zip/Post Code)

Phone: (5033084099)- _____ Email: _____

Secondary Contact: _____ Secondary Phone: (_____) _____-_____

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GRANTOR: DocuSigned by: _____ 3FDA1AE62A87429...
Date: April 7, 2023

GRANTEE: DocuSigned by: Andrew Adams E5358243ED79416...
Date: April 5, 2023

REAL PROPERTY TAX STATEMENT
JULY 1, 2025 TO JUNE 30, 2026
COLUMBIA COUNTY, OREGON
230 STRAND STREET
ST. HELENS, OR 97051

28109 - 2017

ACCOUNT NO: 28109

PROPERTY DESCRIPTION

CODE: 0510
MAP: 8N4W23-B0-00900
ACRES: 11.94
SITUS: 80393 KALLUNKI RD CLATSKANIE

28109 - 2017 - 024572 - 211141
DE LA CRUZ FELIPE & DEL LA CRUZ BOBBY
80393 KALLUNKI RD
CLATSKANIE OR 97016

VALUES	LAST YEAR	THIS YEAR
REAL MARKET		
LAND	33,970	34,409
STRUCTURES	155,970	160,220
TOTAL RMV	189,940	194,629
ASSESSED VALUE	**152,056**	**156,484**
TOTAL PROPERTY TAX	**2,115.12**	**2,176.71**

If your assessed value has grown by more than 3% from last year and you have any questions, please contact the Assessor's Office at (503) 397-2240.

NW REGIONAL ESD	24.07
CLATSKANIE 6J SCHOOL	720.80
EDUCATION TOTAL:	744.87
COLUMBIA COUNTY	218.39
JAIL OPERATIONS - LOCAL OPTION	90.71
PATROL ENFORCEMENT-LOCAL OPTION	45.38
COLUMBIA 4H & EXTENSION	8.94
COL 9-1-1 COMM DISTR	39.97
COLUMBIA VECTOR	20.01
RAINIER CEMETERY	18.91
CLATSKANIE PARK & REC	54.50
CLATSKANIE LIBRARY	44.88
PORT OF COLUMBIA COUNTY	13.86
COLUMBIA SWCD	15.65
CLATSKANIE RFPD	465.24
GENERAL GOVT TOTAL:	1,036.44
CLATSKANIE 6J SCHOOL	73.02
BEAVER DRAINAGE	322.38
BONDS - OTHER TOTAL:	395.40

POTENTIAL ADDITIONAL TAX LIABILITY

COURTESY STATEMENT IF LENDER IS SCHEDULED TO PAY

Please use Drop Box for Tax Payments

Online payments visit columbiacountyor.gov
Tax Payments: 866-587-4007 **Questions: 503-397-2240**

2025 - 2026 TAX (Before Discount) 2,176.71

PAYMENT OPTIONS			
Date Due	**3% Option**	**2% Option**	**Trimester Option**
11/17/25	**2,111.41**	**1,422.12**	**725.57**
02/17/26			**725.57**
05/15/26		**725.57**	**725.57**
Total	**2,111.41**	**2,147.69**	**2,176.71**

TOTAL DUE (After Discount and Pre-payments) 2,111.41

↑ **Tear Here** **PLEASE RETURN THIS PORTION WITH YOUR PAYMENT** **Tear Here** ↑

2025 - 2026 PROPERTY TAXES — COLUMBIA COUNTY REAL — ACCOUNT NO. 28109

PAYMENT OPTIONS	Discount	Date Due	Amount	Date Due	Amount	Date Due	Amount
Full Payment Enclosed	**3%**	11/17/25	2,111.41				
or 2/3 Payment Enclosed	2%	11/17/25	1,422.12			05/15/26	725.57
or 1/3 Payment Enclosed	0%	11/17/25	725.57	02/17/26	725.57	05/15/26	725.57

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE (UNPAID DELINQUENT TAX INCLUDED IN PAYMENT)

☐ Mailing address change on back

Enter Payment Amount
$

28109 - 2017 - 024572 - 211141
DE LA CRUZ FELIPE & DEL LA CRUZ BOBBY
80393 KALLUNKI RD
CLATSKANIE OR 97016

MAKE PAYMENT TO:
COLUMBIA COUNTY TAX COLLECTOR
230 STRAND STREET
ST. HELENS, OR 97051

0510000028109000007255700001422120000211141 9

REAL PROPERTY TAX STATEMENT
JULY 1, 2025 TO JUNE 30, 2026
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230 STRAND STREET
ST. HELENS, OR 97051

28109 - 2017

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28109 - 2017 - 024572 - 211141
DE LA CRUZ FELIPE & DEL LA CRUZ BOBBY
80393 KALLUNKI RD
CLATSKANIE OR 97016

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POTENTIAL ADDITIONAL TAX LIABILITY

COURTESY STATEMENT IF LENDER IS SCHEDULED TO PAY

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$

28109 - 2017 - 024572 - 211141
DE LA CRUZ FELIPE & DEL LA CRUZ BOBBY
80393 KALLUNKI RD
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MAKE PAYMENT TO:
COLUMBIA COUNTY TAX COLLECTOR
230 STRAND STREET
ST. HELENS, OR 97051

0510000028109000007255700001422120000211141 9

Columbia County
2025 Real Property Assessment Report
Account 28109

Map	8N4W23-B0-00900	**Tax Status**	Assessable
Code - Tax ID	0510 - 28109	**Account Status**	Active
		Subtype	Normal
Legal Descr	See Record		
Mailing	DE LA CRUZ FELIPE & DEL LA CRUZ BOBBY 80393 KALLUNKI RD CLATSKANIE OR 97016	**Deed Reference #**	2016-6391
		Sales Date/Price	07-20-2016 / $0
		Appraiser	

Property Class	551	**MA**	**SA**	**NH**
RMV Class	401	05	55	000

Site	Situs Address	City
	80393 KALLUNKI RD	CLATSKANIE

Value Summary

Code Area		RMV	MAV	AV		RMV Exception	CPR %
0510	**Land**	168,730			**Land**	0	
	Impr	160,220			**Impr**	0	
Code Area Total		328,950	140,270	156,484		0	
Grand Total		328,950	140,270	156,484		0	

Land Breakdown

Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0510	1	☑		CO:PA-80	Farm Site	104	1.00 AC		006*	8,160
	2	☑		CO:PA-80	Farm Use Zoned	104	10.94 AC	5D2	006*	89,270
					OSD - Single Family - SA	100				71,300
					Code Area Total		11.94 AC			168,730

Improvement Breakdown

Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0510	1	1923	133	Two story	96	1,223			108,120
	3		325	General Purpose Building	96	864			12,160
	5		375	Muti-Purpose Shed	96	288			5,300
	6		360	Machine Shed	96	480			5,750
	7		325	General Purpose Building	96	900			12,990
	8		350	Lean-To	96	540			3,360
	9		350	Lean-To	96	96			600
	10		325	General Purpose Building	96	528			11,940
				Code Area Total		4,919			160,220

Exemptions / Special Assessments / Notations

Code Area 0510

Special Assessments	Amount	Acres	Year Used
■ Beaver Improvement Company	322.38	11.94	2025

Notations

- Farm Potential Additional Tax Liability ADDED 2007

Columbia County
2025 Real Property Assessment Report
Account 28109

Contig Accts	28108
Comments	2/2018: removed the SAOSD MAV. jl 2012: Reappraisal. Pta'd w/TL 800. TL 800 is land locked. Home in avg condition. New for cycle is LT estimated 18x30, $2,100. TT

Columbia County
2025 Real Property Assessment Report
Account 28109

Map	8N4W23-B0-00900	**Tax Status**	Assessable
Code - Tax ID	0510 - 28109	**Account Status**	Active
		Subtype	Normal
Legal Descr	See Record		
Mailing	DE LA CRUZ FELIPE & DEL LA CRUZ BOBBY 80393 KALLUNKI RD CLATSKANIE OR 97016	**Deed Reference #**	2016-6391
		Sales Date/Price	07-20-2016 / $0
		Appraiser	

Property Class	551	**MA**	**SA**	**NH**
RMV Class	401	05	55	000

Site	Situs Address	City
	80393 KALLUNKI RD	CLATSKANIE

Value Summary

Code Area		RMV	MAV	AV		RMV Exception	CPR %
0510	**Land**	168,730			**Land**	0	
	Impr	160,220			**Impr**	0	
Code Area Total		328,950	140,270	156,484		0	
Grand Total		328,950	140,270	156,484		0	

Land Breakdown

Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0510	1	☑		CO:PA-80	Farm Site	104	1.00 AC		006*	8,160
	2	☑		CO:PA-80	Farm Use Zoned	104	10.94 AC	5D2	006*	89,270
					OSD - Single Family - SA	100				71,300
					Code Area Total		11.94 AC			168,730

Improvement Breakdown

Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0510	1	1923	133	Two story	96	1,223			108,120
	3		325	General Purpose Building	96	864			12,160
	5		375	Muti-Purpose Shed	96	288			5,300
	6		360	Machine Shed	96	480			5,750
	7		325	General Purpose Building	96	900			12,990
	8		350	Lean-To	96	540			3,360
	9		350	Lean-To	96	96			600
	10		325	General Purpose Building	96	528			11,940
				Code Area Total		4,919			160,220

Exemptions / Special Assessments / Notations

Code Area 0510

Special Assessments	Amount	Acres	Year Used
■ Beaver Improvement Company	322.38	11.94	2025

Notations

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