

20612 OLMSTEAD RD NE

AURORA, OR



**Oregon
Farm & Home**
★ BROKERS ★

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

AGENT INFORMATION



BRANDI
ELLIOTT

BRANDIELLIOTT@KW.COM
541-844-5027

Brandi Elliott is a licensed real estate agent in the state of Oregon helping her clients with buying and selling property in the Mid-Willamette Valley. She specializes in residential, small acreage, hobby farms, and 1031 exchanges. Her intimate knowledge of the area has been an asset to her clients seeking to relocate to the area. The problem solving skills that she used growing up in competitive sports and horsemanship have created the perfect segue into real estate where her clients can expect a certain level of professionalism paired with the ability to adapt and adjust to any situations that may arise. Her knack for creating solid negotiation strategies has also proven successful for her clients in competitive markets with bidding wars. As a daily practice she is looking at the local real estate market trends and taking time to learn something new related to the industry. Brandi is very well versed with digital marketing and has a special interest in social media marketing. Her high level of communication with her clients and peers in real estate combined with her willingness to break down processes and information sheds light throughout every transaction.



**Oregon
Farm & Home**
★ BROKERS ★

Land and Location

30.19 Acres

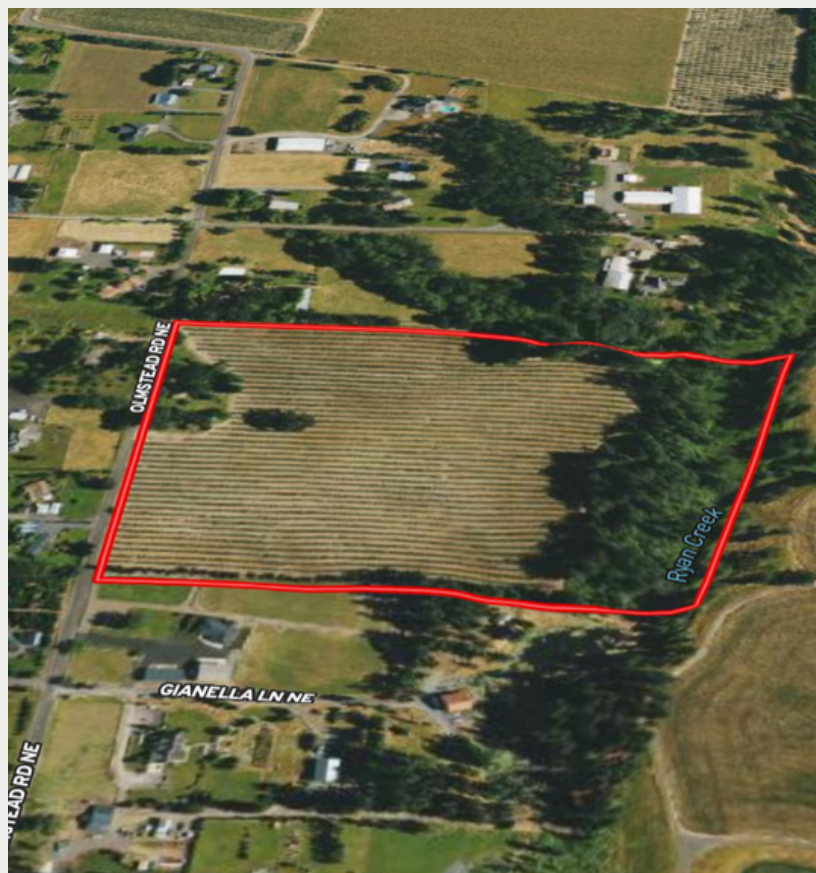
Zoned EFU

- Approximately 20 Acres of Leased Hazelnuts
 - Jefferson Variety
 - Aged 6/7 Years
- Class 2 and 3 Soils
 - Amity Silt Loam
 - Woodburn Silt Loam
 - Concord Silt Loam
- 20.8 Acres of Irrigation Water Rights
 - See Water Rights Certificates
- 1,992 SqFt Home
 - Built 1926
 - See Remarks for More Details
- Close to Aurora, Donald, Hubbard and Woodburn!

Maps



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



**Oregon
Farm & Home**

★ B R O K E R S ★

KW MID-WILLAMETTE
KELLER WILLIAMS REALTY

LAND

Luxury
INTERNATIONAL

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

County Information

List Packet (s) Provided Through County Records



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



Fidelity National Title®

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **561167**

Tax Lot: **041W18C001500**

Owner: Zulaski, Stephanie N

CoOwner:

Site: 20612 Olmstead Rd NE

Aurora OR 97002

Mail: 13430 Diamond Lake Ct NE

Aurora OR 97002

Zoning: EFU - Exclusive Farm Use

Std Land Use: RSFR - Single Family Residence

Legal: STRONG & RIGGS FRUIT TRACTS NO 1, LOT 16, ACRES 30.19

Twn/Rng/Sec: T:04S R:01W S:18 Q:SW QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$724,450.00**

Market Land: **\$561,260.00**

Market Impr: **\$163,190.00**

Assessment Year: **2022**

Assessed Total: **\$122,685.00**

Exemption:

Taxes: **\$1,374.96**

Levy Code: 15560

Levy Rate: 11.2072

PROPERTY CHARACTERISTICS

Year Built: 1926

Eff Year Built:

Bedrooms: 1

Bathrooms: 1

of Stories: 1

Total SqFt: 1,992 SqFt

Floor 1 SqFt: 1,992 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 30.19 Acres (1,315,076 SqFt)

Garage SqFt: 378 SqFt

Garage Type: Unfinished Detached Garage

AC:

Pool:

Heat Source: Baseboard

Fireplace: 1

Bldg Condition:

Neighborhood:

Lot: 16

Block:

Plat/Subdiv: Strong & Riggs' Fruit Tracts 01

School Dist: 15 - North Marion

Census: 1060 - 010201

Recreation:

SALE & LOAN INFORMATION

Sale Date: 06/02/2022

Sale Amount:

Document #: 46290059

Deed Type: Deed

Loan Amount:

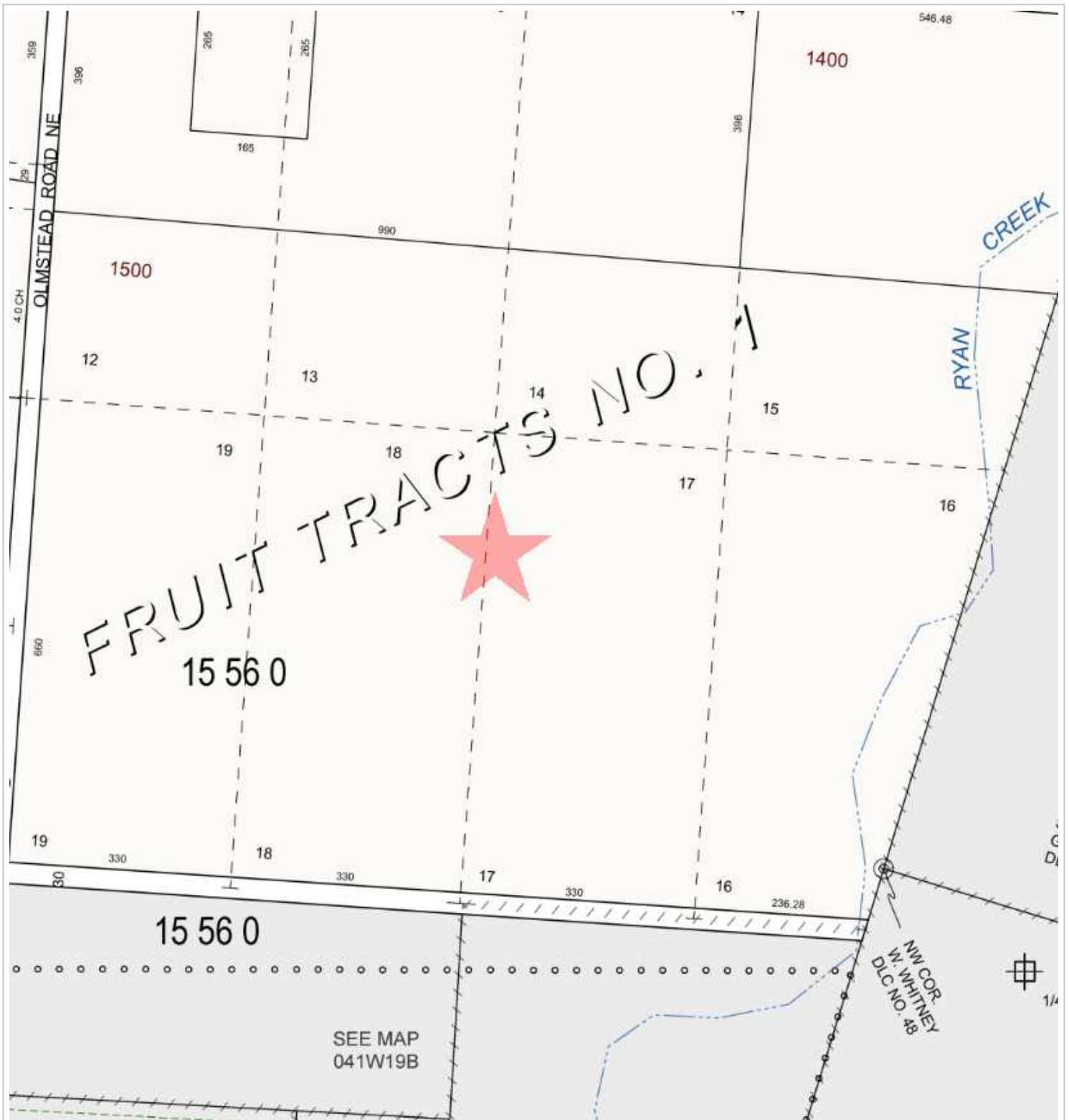
Lender:

Loan Type:

Interest Type:

Title Co: ATTORNEY ONLY

Assessor Map

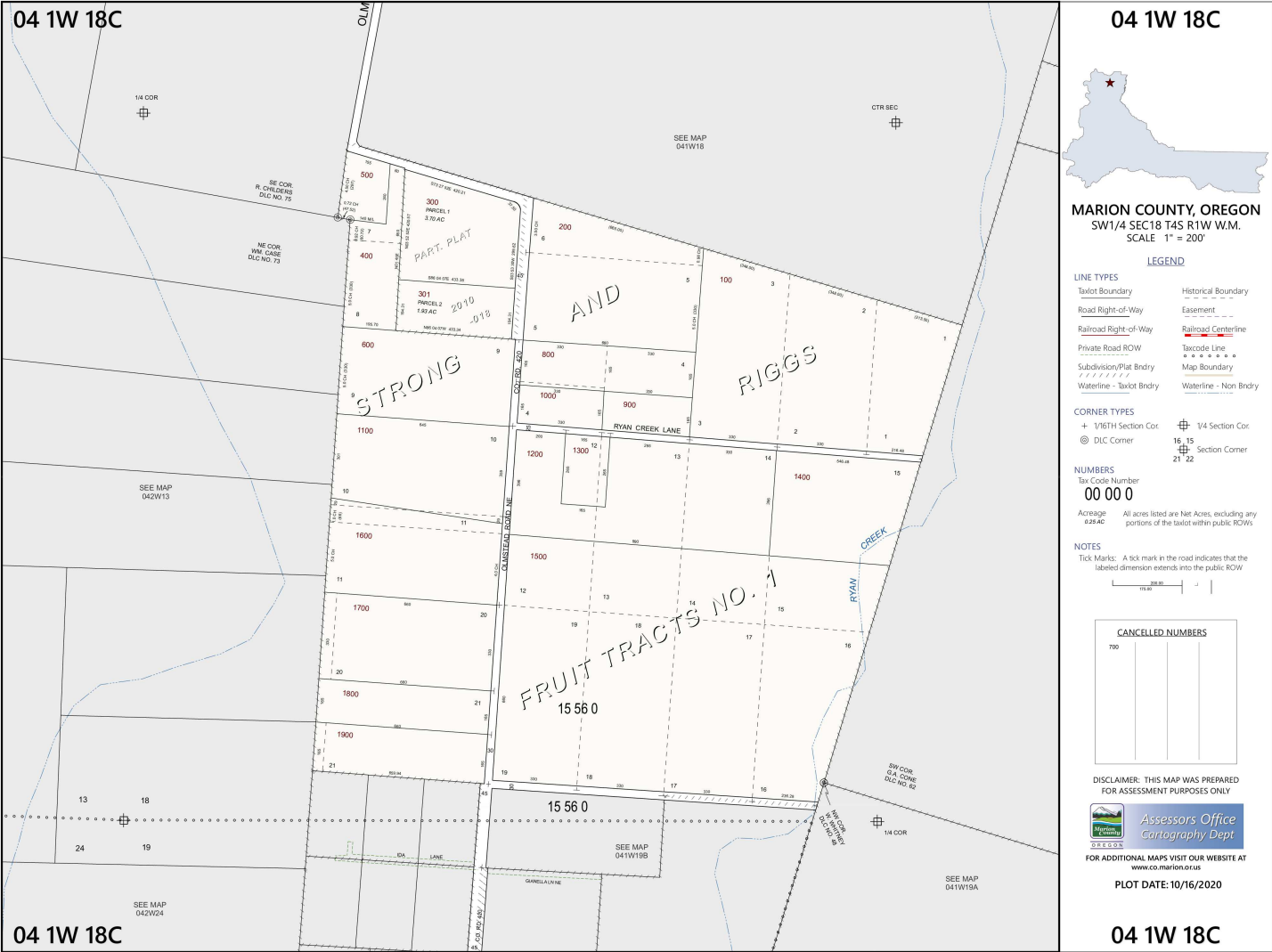


Fidelity National Title

Parcel ID: 561167

Site Address: 20612 Olmstead Rd NE

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Fidelity National Title

Parcel ID: 561167

Site Address: 20612 Olmstead Rd NE

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Aerial Map

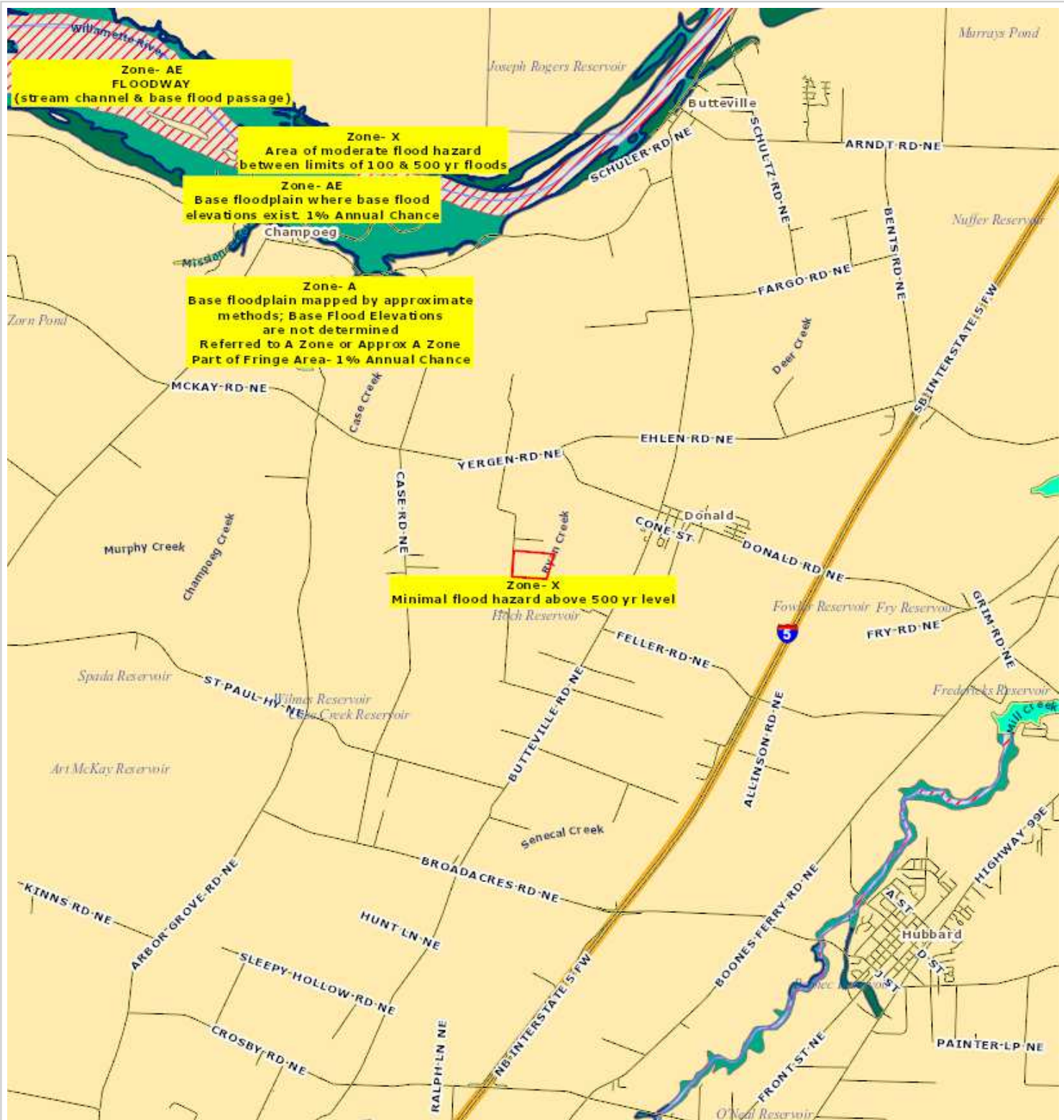


Fidelity National Title

Parcel ID: 561167

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Flood Map



Fidelity National Title

Parcel ID: 561167

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

May 31, 2023

Property Identification

Account ID:

561167

Tax Account ID:

561167

Tax Roll Type:

Real Property

Situs Address:

20612 OLMSTEAD RD NE AURORA OR 97002

Map Tax Lot:

041W18C001500

Owner:

ZULASKI, STEPHANIE N
13430 DIAMOND LAKE CT NE
AURORA, OR 97002

Manufactured Home Details:**Other Tax Liability:**

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

Subdivision:

STRONG & RIGGS' FRUIT TRACTS NO 1 LOT 16

Related Accounts:

Owner History

Grantee	Grantor	Sales Info	Deed Info
ZULASKI, STEPHANIE N AURORA OR 97002			6/2/2022 46290059 TD 561167, 599661
MICHAEL ZULASKI FAM TR & ZULASKI, MICHAEL J TRE 20612 OLMSTEAD RD NE AURORA OR 97002			12/31/2012 34580448 MI 561167
ZULASKI, MICHAEL J 20612 OLMSTEAD RD NE AURORA OR 97002			10/5/2003 26560415 DC 104222, 561167
ZULASKI, MICHAEL J & ZULASKI, CONNIE M 20612 OLMSTEAD RD NE AURORA OR 97002			6/6/2001 17930238 B&S 561167
ZULASKI, MICHAEL J & CONNIE MARIE 20612 OLMSTEAD RD NE AURORA OR 97002	STATE OF OR-DIR OF VETS' AFFAIRS	11/16/1993 \$0.00 12 1	11/16/1993 11220135 RD 561167
700 SUMMER ST NE AURORA OR 97002	STATE OF OR-DIR OF VETS' AFFAIRS	12/26/1985 \$75,000.00 03 1	12/26/1985 04340347 CON 561167

Grantee	Grantor	Sales Info	Deed Info
STATE OF OR-DIR OF VETS' AFFAIRS 2902 E 2ND SPACE 109 AURORA OR 97002	FISHER,NORMAN WAYNE	12/6/1984 \$0.00 03 1	12/6/1984 148211CCJ U 561167
FISHER,NORMAN WAYNE & F LOUISE 20612 OLMSTEAD RD NE AURORA OR 97002	UNDERLAND,LARS & MARGET	10/9/1980 \$100,000.00 27 1	10/9/1980 02281973 WD 561167

Property Details

Property Class:

551

RMV Property Class:

551

Levy Code Area:

15560

Zoning:

(Contact Local Jurisdiction)

Notes:

Exemption (Begin/End):

Deferral (Begin/End):

Land/On-Site Developments Information:

ID	Type	Acres	Sq Ft
0	On Site Development - SA OSD - AVERAGE		
2	005 Farm Homesite	1	43560
3	005 Farm Use - EFU 2BI TWO BENCH IRR	17.45	760122
4	005 Woodlot WOOD FARM WOODLOT	7.74	337154
5	005 Farm Use - EFU 4BI FOUR BENCH IRR	4	174240

Improvements/Structures:

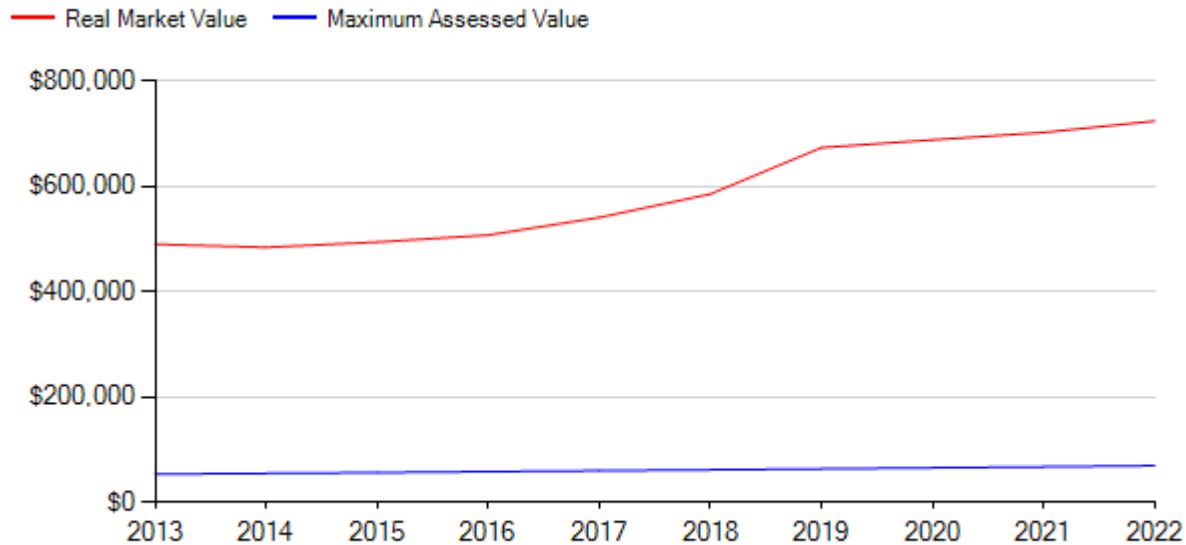
ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built
1	RESIDENCE	132 Multi Story above grade		3	1992	1926
1.1		DECK			96	1948
2	RESIDENCE	138 Res other improvements		3	0	1926

Value Information (per most recent certified tax roll)

RMV Land Market:	\$0
RMV Land Spec.	\$561,260
Assess.:	
RMV Structures:	\$163,190

RMV Total: \$724,450
AV: \$122,685
SAV: \$120,568
Exception RMV: \$0
RMV Exemption Value: \$0
AV Exemption Value: \$0
Exemption Description: None
M5 Taxable: \$283,758
MAV: \$69,460
MSAV: \$53,225

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



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2022	\$163,190	\$0	\$561,260/\$53,225	None	\$122,685
2021	\$134,620	\$0	\$568,270/\$51,780	None	\$119,230
2020	\$120,490	\$0	\$568,270/\$50,390	None	\$115,880
2019	\$105,770	\$0	\$568,270/\$49,050	None	\$112,640
2018	\$105,770	\$0	\$480,030/\$46,780	None	\$108,520
2017	\$93,830	\$0	\$447,450/\$46,460	None	\$106,410
2016	\$79,890	\$0	\$428,060/\$45,230	None	\$103,440
2015	\$66,440	\$0	\$428,060/\$44,020	None	\$100,540
2014	\$62,500	\$0	\$422,060/\$42,860	None	\$97,740
2013	\$61,480	\$0	\$428,980/\$42,690	None	\$95,980

Taxes: Levy, Owed

Taxes Levied 2022-23: \$1,374.96
Tax Rate: 11.2072
Tax Roll Type: R
Current Tax Payoff Amount: \$0.00

Year	Total Tax Levied	Tax Paid
2022	\$1,374.96	\$2,708.67
2021	\$1,327.44	\$1,327.44
2020	\$1,296.64	\$1,296.64
2019	\$1,272.11	\$1,272.11
2018	\$1,170.16	\$1,170.16
2017	\$1,106.75	\$1,106.75
2016	\$1,080.13	\$1,080.13

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2022		\$1,333.71	\$0.00	\$0.00	-\$1,333.71	3/28/2023
2022	3900047	-\$1,333.71	\$0.00	\$0.00	\$1,333.71	11/21/2022
2022	3897570	-\$1,374.96	\$41.25	\$0.00	\$1,333.71	11/11/2022
2021	3878801	-\$1,327.44	\$39.82	\$0.00	\$1,287.62	11/11/2021
2020	3859028	-\$1,296.64	\$38.90	\$0.00	\$1,257.74	11/14/2020
2019	139319	-\$1,272.11	\$38.16	\$0.00	\$1,233.95	10/31/2019
2018	244916	-\$1,170.16	\$35.10	\$0.00	\$1,135.06	11/9/2018
2017	385528	-\$1,106.75	\$33.20	\$0.00	\$1,073.55	11/13/2017
2016	533158	-\$1,080.13	\$32.40	\$0.00	\$1,047.73	11/14/2016

REEL 4629 PAGE 59
MARION COUNTY
BILL BURGESS, COUNTY CLERK
06-02-2022 02:10 pm.
Control Number 707680 \$ 101.00
Instrument 2022 00024194

AFTER RECORDING, RETURN TO:

✓ Mari Bailey
Mari Bailey, Lawyer
2985 River Road S.
Salem, OR 97302

Consideration: Inheritance

Send Tax Statements To: Stephanie N. Zulaski
13430 Diamond Lake Ct. NE
Aurora, OR 97002

Grantor's Address:
13430 Diamond Lake Ct. NE
Aurora, OR 97002

Grantee's Address:
Stephanie N. Zulaski
13430 Diamond Lake Ct. NE
Salem, OR 97002

TRUSTEE'S DEED

STEPHANIE N. ZULASKI, Trustee of the MICHAEL ZULASKI FAMILY TRUST, dated December 21, 2012, as Grantor, conveys to

STEPHANIE N. ZULASKI as Grantee;

all of the right, title and interest of the MICHAEL ZULASKI FAMILY TRUST as of May 3, 2021, in the following described real properties located in Marion County, Oregon:

Parcel 1

All of Lots 12, 13, 14, 15, 16, 17, 18 and 19 in Strong and Riggs Fruit Tracts No. 1, Marion County, Oregon. (See Volume 6, Page 32, Record of Town Plats for said County and State).

SAVE AND EXCEPT the following described parcel:

Beginning at the Southeast corner of Lot 1 of said tracts and running West, along the South line of Lots 1, 2, 3 and 4, to the Southwest corner of said Lot 4; thence South 5.00 chains to the Southeast corner of Lot 10; thence West, along the South line of

said Lot 10 to the Southwest corner of the same; thence South 01°45' West, along the West line of Lot 11, a distance of 1.00 chain to an iron pipe; thence East 31.87 chains to an iron pipe in the West line of the G.A. Cone Donation Land Claim; thence North 15°30' East, along said West line, 6.18 chains to the place of beginning, being in the J.E. Hall Donation Land Claim in Township 4 South, Range 1 West of the Willamette Meridian in Marion County, Oregon.

Parcel 2

See legal description attached as EXHIBIT A which is incorporated in this instrument by this reference.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Duly executed May 17, 2022.



Stephanie N. Zulaski, Trustee of
the MICHAEL ZULASKI FAMILY TRUST, GRANTOR



Clackamas
C.M.L. Marion County, Oregon - ss.

On this 17 day of May, 2022, personally appeared
STEPHANIE N. ZULASKI, Trustee, and acknowledged the foregoing instrument to
be her voluntary act and deed.

Before me:

Cheyenne Michelle Livesay
Notary Public for Oregon
My Commission Expires: 08/08/2025

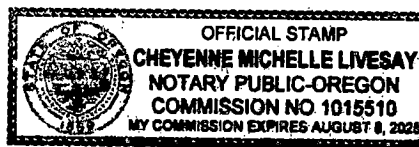


EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Marion, State of Oregon, described as follows:

All of Lot 5, Block 10, HUBBARD, in the City of Hubbard, Marion County, Oregon (Plat Volume 1, Page 10) also the following described real property, to-wit:

Beginning at a point marked by an iron pin driven in the ground at the Northwestern corner of Lot 5, Block 10, Hubbard, Oregon; thence in a Northerly direction along the Fourth Street frontage of Lot 6, Block 10, Hubbard, Oregon, 10 feet to a point which is marked by an iron pin; thence in an Easterly direction on a line parallel with the dividing line between Lots 6 and 5, in said Block 10, to a point marked by an iron pin on the Easterly line of Lot 6, Block 10; thence in a Southerly direction along the Easterly line of said Lot 6, Block 10, a distance of 10 feet to the Northeasterly corner of Lot 5, Block 10, which point is marked by an iron pin; thence in a Westerly direction and along the boundary line between Lots 5 and 6, Block 10, to a point of beginning, in the Town of Hubbard, Oregon, according to the plat of said property on record in the Office of the County Recorder, for Marion County, Oregon.

NOTE: This Legal Description was created prior to January 01, 2008.

REEL: 4629

PAGE: 59

June 02, 2022, 02:10 pm.

CONTROL #: 707680

State of Oregon
County of Marion

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

FEE: \$ 101.00

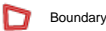
BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

Soil Report



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



Boundary 27.73 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Am	Amity silt loam	9.94	35.83	0	91	2w
WuC	Woodburn silt loam, 3 to 12 percent slopes	8.32	29.99	0	83	2e
Co	Concord silt loam	4.29	15.47	0	40	3w
Wc	Wapato silty clay loam	3.23	11.64	0	28	3w
WuA	Woodburn silt loam, 0 to 3 percent slopes	1.66	5.98	0	85	2w
Da	Dayton silt loam	0.26	0.94	0	29	4w
Te	Terrace escarpments	0.03	0.11	0	-	6e
TOTALS		27.73(*)	100%	-	72.31	2.29









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

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

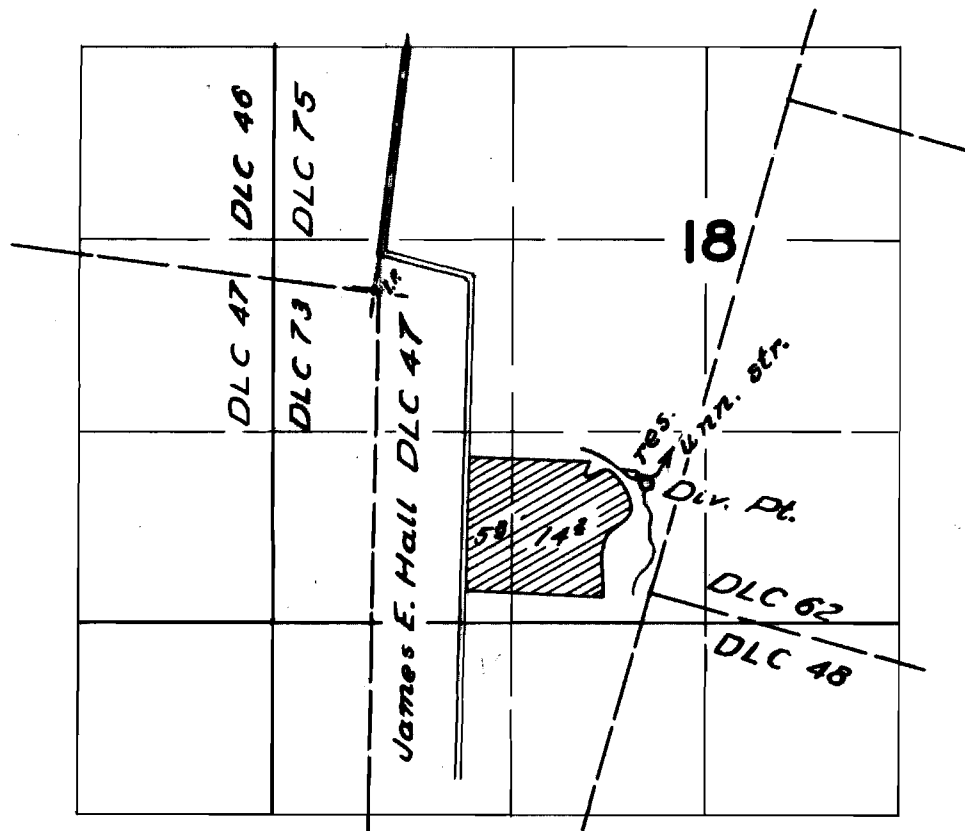
Water Rights

Documents Provided Through OWRD



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

T. 4S. R. 1W. W.M.



FINAL PROOF SURVEY
UNDER

R-29594 R-1697
Application No. 29595 Permit No. 23304
IN NAME OF

Lars Underland

Surveyed June 25 1958, by M. B. Ish

STATE OF OREGON
COUNTY OF MARION
CERTIFICATE OF WATER RIGHT

This Is to Certify, That LARS UNDERLAND

of Route 1, Box 214, Aurora, State of Oregon, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of 2 unnamed streams & res. const. under Appl. No. R-29594, Per. No. R-1697 a tributary of Willamette River for the purpose of irrigation of 15.4 acres.

under Permit No. 23304 of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from December 3, 1954.

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.19 cubic foot per second; being 0.07 cubic foot per second from easterly stream and 0.12 cubic foot per second from northerly stream and reservoir,

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ as projected within Hall DLC #47, Section 18, Township 4 South, Range 1 West, W.M.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-eightieth of one cubic foot per second per acre, or its equivalent for each acre irrigated from direct flow and shall be further limited to a diversion of not to exceed 2 $\frac{1}{2}$ acre feet per acre for each acre irrigated during the irrigation season of each year from direct flow and storage from reservoir constructed under Permit No. R-1697,

and shall

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

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

1.2 acres SW $\frac{1}{4}$ SW $\frac{1}{4}$
14.2 acres SE $\frac{1}{4}$ SW $\frac{1}{4}$
All as projected within Hall DLC #47
Section 18
Township 4 South, Range 1 West, W.M.

Land on which water is to be used is part of that described as follows:
Lots 17, 18, 19 & S $\frac{1}{2}$ Lots 12, 13, 14, Strong & Riggs Fruit Tracts #1.

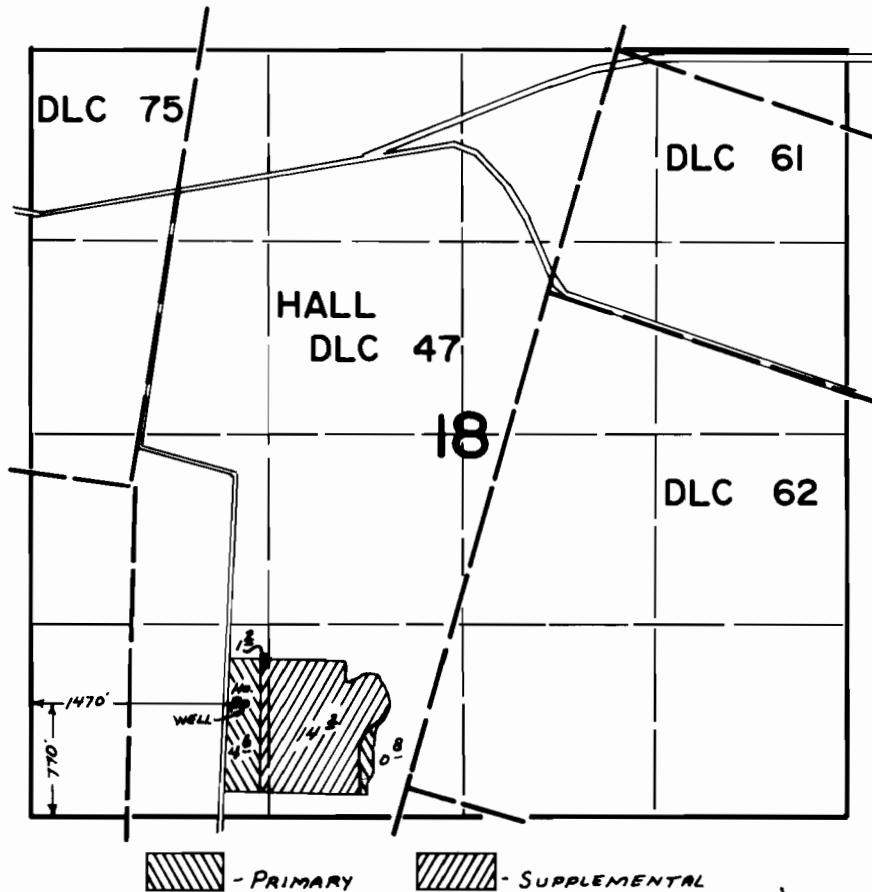
The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the State Engineer, affixed

this date. AUGUST 13 1959

LEWIS A. STANLEY
State Engineer

T.4S.,R.1W.,W.M.



FINAL PROOF SURVEY
UNDER

Application No. G-5545 Permit No. G-5424
IN NAME OF

LARS UNDERLAND

Surveyed APRIL 16 1976, by L. TOLL

STATE OF OREGON

COUNTY OF

MARION

CERTIFICATE OF WATER RIGHT

This Is to Certify, That

LARS UNDERLAND

of Rt. 1, Box 214, Aurora, State of Oregon, 97002, has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of a well:

a tributary of Ryan Creek for the purpose of irrigation of 5.4 acres and supplemental irrigation of 15.4 acres

under Permit No. G-5424 and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from June 10, 1971

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.16 cubic foot per second

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the SW $\frac{1}{4}$ SW $\frac{1}{4}$, as projected within Hall DLC 47, Section 18, T. 4 S., R. 1 W., W. M., 770 feet North and 1470 feet East from the SW Corner, Section 18

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

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

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

Primary

4.6 acres SW $\frac{1}{4}$ SW $\frac{1}{4}$ 0.8 acre SE $\frac{1}{4}$ SW $\frac{1}{4}$

Both as projected within Hall DLC 47
Section 18

Supplemental

1.2 acres SW $\frac{1}{4}$ SW $\frac{1}{4}$ 14.2 acres SE $\frac{1}{4}$ SW $\frac{1}{4}$

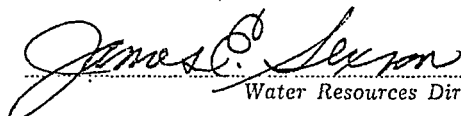
Both as projected within Hall DLC 47
Section 18

T. 4 S., R. 1 W., W. M.

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described and is subject to the existing minimum flow policies established by the Water Policy Review Board.

WITNESS the signature of the Water Resources Director, affixed

this date. September 29, 1978


Water Resources Director

Permit No. G- G 5424

APPLICATION FOR A PERMIT

CERTIFICATE NO. 46596

To Appropriate the Ground Waters of the State of Oregon

I, Lars Underland
(Name of applicant)
of Rt. 1 Box 214 Aurora, county of Marion
(Postoffice Address)
state of Oregon, do hereby make application for a permit to appropriate the following described ground waters of the state of Oregon, SUBJECT TO EXISTING RIGHTS:

If the applicant is a corporation, give date and place of incorporation

1. Give name of nearest stream to which the well, tunnel or other source of water development is situated unnamed stream
(Name of stream)

tributary of Willamette River

2. The amount of water which the applicant intends to apply to beneficial use is 0.2 cubic feet per second or _____ gallons per minute.

3. The use to which the water is to be applied is supplemental irrigation

4. The well or other source is located 30' ft. South and 120' ft. East from the N.W. corner of Lot 19 of Strong & Riggs Fruit Tracts No. 1
(N. or S.) (E. or W.)
(Section or subdivision)
Section 18 T. 4 S. R. 1 W. W. M. Marion Co. Ore. (N.W.)
(If preferable, give distance and bearing to section corner)

corner of lot 19 is E. 20.8 ch. & N. 13.5 ch. from the S.W. cor. of Sec. 18)
(If there is more than one well, each must be described. Use separate sheet if necessary)

bearing within the SE 1/4 SW 1/4 of Sec. 18, Twp. 4 S., R. 1 W., W. M., in the county of Marion

5. The Portable System to be _____ miles
(Canal or pipe line)
in length, terminating in the _____ of Sec. _____, Twp. _____,
(Smallest legal subdivision)
R. _____, W. M., the proposed location being shown throughout on the accompanying map.

6. The name of the well or other works is _____

DESCRIPTION OF WORKS

7. If the flow to be utilized is artesian, the works to be used for the control and conservation of the supply when not in use must be described.

8. The development will consist of one well having a
(Give number of wells, tunnels, etc.)
diameter of 6" inches and an estimated depth of 115 feet. It is estimated that 110
feet of the well will require steel casing. Depth to water table is estimated 20
(Kind) (Feet)

Drilled by Bill Christensen well drilling 1-21-71

CANAL SYSTEM OR PIPE LINE—

9. (a) Give dimensions at each point of canal where materially changed in size, stating miles from headgate. At headgate: width on top (at water line) feet; width on bottom feet; depth of water feet; grade feet fall per one thousand feet.

(b) At miles from headgate: width on top (at water line) feet; width on bottom feet; depth of water feet; grade feet fall per one thousand feet.

(c) Length of pipe, ft.; size at intake in.; in size at ft. from intake in.; size at place of use in.; difference in elevation between intake and place of use, ft. Is grade uniform? Estimated capacity, sec. ft.

10. If pumps are to be used, give size and type 1 & Cal Pump Sub.

Give horsepower and type of motor or engine to be used 3 H.P. 230 volt

11. If the location of the well, tunnel, or other development work is less than one-fourth mile from a natural stream or stream channel, give the distance to the nearest point on each of such channels and the difference in elevation between the stream bed and the ground surface at the source of development

Channel of Unnamed Stream 20' East of the S.E. Cor. of Lot 16 of Strong + Riggs F.T. Vol. 6 P. 32 and runs Northeasterly (difference in elev.) 20'

12. Location of area to be irrigated, or place of use

Township N. or S.	Range E. or W. of Willamette Meridian	Section	Forty-acre Tract	Number Acres To Be Irrigated
4 S.	1 W.	18	SW 1/4 SW 1/4	1.2
			SE 1/4 SW 1/4	14.2
4 S.	1 W.	18	S.W. 1/4 S.E. 1/4	1.99
4 S.	1 W.	18	S.E. 1/4 S.W. 1/4	26.56 (15.4 suppl)
				28.55

(If more space required, attach separate sheet)

Character of soil Kind of crops raised barries, Hay, & pasture

MUNICIPAL SUPPLY—

13. To supply the city of _____
 in _____ county, having a present population of _____
 and an estimated population of _____ in 19_____

ANSWER QUESTIONS 14, 15, 16, 17 AND 18 IN ALL CASES

14. Estimated cost of proposed works, \$ 2000.00

15. Construction work will begin on or before started

16. Construction work will be completed on or before Oct 1, 1971

17. The water will be completely applied to the proposed use on or before Oct 1, 1973

18. If the ground water supply is supplemental to an existing water supply, identify any application for permit, permit, certificate or adjudicated right to appropriate water, made or held by the applicant. Permit No. 23304 (Appl. 29595)

* Larry Underland
 (Signature of applicant)

Remarks: In part this is suppl to right under

cert 26157. Location of lands within section

as shown on final plat do not agree with

the plat of S&R Fruit Tracts I in respect to

the $\frac{1}{2}$ of sec 18. The intent is to provide for

suppl irrig of 15.4 ac under cert 26157.

STATE OF OREGON, }
 County of Marion, } ss.

This is to certify that I have examined the foregoing application, together with the accompanying maps and data, and return the same for _____

In order to retain its priority, this application must be returned to the State Engineer, with corrections on or before _____, 19_____

WITNESS my hand this _____ day of _____, 19_____

STATE ENGINEER

By _____

ASSISTANT

STATE OF OREGON, }
County of Marion, } ss.

PERMIT

This is to certify that I have examined the foregoing application and do hereby grant the same, SUBJECT TO EXISTING RIGHTS and the following limitations and conditions:

The right herein granted is limited to the amount of water which can be applied to beneficial use and shall not exceed 0.20 cubic feet per second measured at the point of diversion from the well or source of appropriation, or its equivalent in case of rotation with other water users, from a well

The use to which this water is to be applied is irrigation and supplemental irrigation

If for irrigation, this appropriation shall be limited to 1/80 of one cubic foot per second or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed .25 acre feet per acre for each acre irrigated during the irrigation season of each year; provided further that the right allowed herein shall be limited to any deficiency in the available supply of any prior right existing for the same land and shall not exceed the limitation allowed herein.

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

The well shall be cased as necessary in accordance with good practice and if the flow is artesian the works shall include proper capping and control valve to prevent the waste of ground water.

The works constructed shall include an air line and pressure gauge or an access port for measuring line, adequate to determine water level elevation in the well at all times.

The permittee shall install and maintain a weir, meter, or other suitable measuring device, and shall keep a complete record of the amount of ground water withdrawn.

The priority date of this permit is June 10, 1971

Actual construction work shall begin on or before February 21, 1976 and shall thereafter be prosecuted with reasonable diligence and be completed on or before October 1, 1976

Complete application of the water to the proposed use shall be made on or before October 1, 1977

WITNESS my hand this 21st day of February, 19 75

Chris L. Wheeler

STATE ENGINEER

6

Application No. G-5545

Permit No. G-5424

PERMIT

TO APPROPRIATE THE GROUND
WATERS OF THE STATE
OF OREGON

This instrument was first received in the
office of the State Engineer at Salem, Oregon,
on the 10th day of June,
1971, at 9:55 o'clock A M.

Returned to applicant:

Approved:

February 21, 1975

Recorded in book No. _____ of _____

Ground Water Permits on page G 5424

CHRIS L. WHEELER
STATE ENGINEER

Drainage Basin No. 2 page 123

#2000

APPLICATION FOR PERMIT

To Appropriate the Public Waters of the State of Oregon

I, Lars Underland (Name of applicant)
of R1-214 Aurora (Mailing address)
State of Ore., do hereby make application for a permit to appropriate the following described public waters of the State of Oregon, SUBJECT TO EXISTING RIGHTS:

If the applicant is a corporation, give date and place of incorporation

1. The source of the proposed appropriation is 2 unnamed streams (Name of stream) and Reservoir near Glendale tributary of Willamette River
2. The amount of water which the applicant intends to apply to beneficial use is 0.2 cubic feet per second. 10 ac from stream with dam balance from the other stream (If water is to be used from more than one source, give quantity from each)
- **3. The use to which the water is to be applied is Irrigation (Irrigation, power, mining, manufacturing, domestic supplies, etc.)

4. The point of diversion is located _____ ft. _____ and _____ ft. _____ from the corner of _____ (N. or S.) (E. or W.) (Section or subdivision)

2770' S. 66°30' W. to S.W. Cor. Section 18 (Dam) near (If preferable, give distance and bearing to section corner)
2820' S. 67°35' W. from the creek to the intersection SW Cor Sec 18 (If there is more than one point of diversion, each must be described. Use separate sheet if necessary)
being within the S.E. 1/4 S.W. 1/4 & S.W. 1/4 S.E. 1/4 of Sec. 18 Tp. 4 S. (Give smallest legal subdivision) (N. or S.)
R. 1 W. W. M., in the county of Marion (E. or W.)

5. The _____ (Main ditch, canal or pipe line) to be _____ (Miles or feet) in length, terminating in the _____ (Smallest legal subdivision) of Sec. _____ Tp. _____ (N. or S.) R. _____ W. M., the proposed location being shown throughout on the accompanying map. (E. or W.)

DESCRIPTION OF WORKS

Diversion Works—

6. (a) Height of dam 9 feet, length on top 70 feet, length at bottom 20 feet; material to be used and character of construction earth (Loose rock, concrete, masonry, spillway around north end of dam, rock and brush, timber crib, etc., wasteway over or around dam)
- (b) Description of headgate _____ (Timber, concrete, etc., number and size of openings)
- (c) If water is to be pumped give general description 10 H.P. Gas (Size and type of pump) (Size and type of engine or motor to be used, total head water to be lifted, etc.)

*A different form of application is provided where storage works are contemplated
**Application for permits to appropriate water for the generation of electricity, with the exception of municipalities must be made to the Hydroelectric Commission. Either of the above forms may be secured, without cost, together with instructions by addressing the State Engineer, Salem, Oregon.

Canal System or Pipe Line—

7. (a) Give dimensions at each point of canal where materially changed in size, stating miles from headgate. At headgate: width on top (at water line) feet; width on bottom feet; depth of water feet; grade feet fall per one thousand feet.

(b) At miles from headgate: width on top (at water line) feet; width on bottom feet; depth of water feet; grade feet fall per one thousand feet.

(c) Length of pipe, ft.; size at intake, in.; size at ft. from intake in.; size at place of use in.; difference in elevation between intake and place of use, ft. Is grade uniform? Estimated capacity, sec. ft.

8. Location of area to be irrigated, or place of use

Township	Range E. or W. of Willamette Meridian	Section	Forty-acre Tract	Number Acres To Be Irrigated
4 S.	1 W.	18	S.E. $\frac{1}{4}$ S.W. $\frac{1}{4}$	15.4

(If more space required, attach separate sheet)

(a) Character of soil *Willamette silt loam*

(b) Kind of crops raised *pasture & berries*

Power or Mining Purposes—

9. (a) Total amount of power to be developed theoretical horsepower.

(b) Quantity of water to be used for power sec. ft.

(c) Total fall to be utilized feet.
(Head)

(d) The nature of the works by means of which the power is to be developed

(e) Such works to be located in of Sec.
(Legal subdivision)

Tp., R., W. M.
(No. N. or S.) (No. E. or W.)

(f) Is water to be returned to any stream?
(Yes or No)

(g) If so, name stream and locate point of return
....., Sec., Tp., R., W. M.
(No. N. or S.) (No. E. or W.)

(h) The use to which power is to be applied is

(i) The nature of the mines to be served

Municipal or Domestic Supply—

10. (a) To supply the city of
 County, having a present population of
 and an estimated population of in 19.....

(b) If for domestic use state number of families to be supplied

(Answer questions 11, 12, 13, and 14 in all cases.)

11. Estimated cost of proposed works, \$.....
 12. Construction work will begin on or before Sept. 1, 1954
 13. Construction work will be completed on or before Sept. 1, 1955
 14. The water will be completely applied to the proposed use on or before Sept. 1, 1956

Larr Underland
 (Signature of applicant)

Remarks:

STATE OF OREGON, }
 County of Marion, } ss.

This is to certify that I have examined the foregoing application, together with the accompanying maps and data, and return the same for

In order to retain its priority, this application must be returned to the State Engineer, with corrections on or before, 19.....

WITNESS my hand this day of, 19.....

STATE ENGINEER

PERMIT

STATE OF OREGON,

County of Marion,

This is to certify that I have examined the foregoing application and do hereby grant the same, SUBJECT TO EXISTING RIGHTS and the following limitations and conditions:

The right herein granted is limited to the amount of water which can be applied to beneficial use and shall not exceed 0.193 cubic feet per second measured at the point of diversion from the stream, or its equivalent in case of rotation with other water users, from 2 unnamed streams and reservoir to be constructed under Application No. R-29594, Permit No. R-1697 being 0.068 cfs. from stream No. 1 and 0.125 cfs. from stream No. 2 and reservoir.

The use to which this water is to be applied is Irrigation

If for irrigation, this appropriation shall be limited to 1/80 of one cubic foot per second or its equivalent for each acre irrigated from direct flow and shall be further limited to a diversion of not to exceed 2 1/2 acre feet per acre for each acre irrigated during the irrigation season of each year from direct flow and storage from reservoir to be constructed under Permit No. R-1697,

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

The priority date of this permit is December 3, 1954

Actual construction work shall begin on or before April 21, 1956 and shall thereafter be prosecuted with reasonable diligence and be completed on or before October 1, 1957

Complete application of the water to the proposed use shall be made on or before October 1, 1956

WITNESS my hand this 21st day of April

19 55

STATE ENGINEER

Permits for power development are subject to the payment of annual fees as provided in sections 1 and 2, chapter 74, Oregon Laws 1933.

Application No. 29595

Permit No. 23304

PERMIT

TO APPROPRIATE THE PUBLIC WATERS OF THE STATE OF OREGON

Division No. District No.

This instrument was first received in the office of the State Engineer at Salem, Oregon, on the 31 day of December 19 54 at 10:35 o'clock A. M.

Returned to applicant:

Corrected application received:

Approved:

April 21, 1955

Recorded in book No. 61 of

Permits on page 23301

LEWIS A. STANLEY STATE ENGINEER

Drainage Basin No. 2 Page 74 of 11

Fees Paid \$15.00

Leases



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

CROP SHARE FARM LEASE

THIS LEASE is between Michael Zulaski 20612 Olmstead Rd NE Aurora, Oregon 97002, hereinafter Lessor, and MERTEN FARMS, LLC, P O Box 261, St. Paul, OR 97137, an Oregon limited liability company, hereinafter Lessee.

The parties to this Lease agree to the following provisions:

1. **Description of Rented Land and Length of Tenure.** The Lessor rents and leases to Lessee approximately 20 acres to be occupied and used for agricultural purposes only, the following real property located in Marion County, State of Oregon, and described as approximately 20 acres located at 20612 Olmstead Rd NE Aurora, Oregon 97002 and more particularly described on the attached Exhibit 1. Lessor to provide water rights from property's pump sight and Lessee shall pay all power bills for water pumping.

2. **Rental amount-** Lessee to pay Lessor \$1,500.00 per year rent for the first four years of 20 year term. The Rent will be paid in advance. The first rental payment will be paid upon signing of this contract.

Payment #1 Due upon signing for \$1,500.00 from 2018 to November 2019

Payment #2 \$1,500.00 Due November 2019 for 2019 thru November 2020

Payment #3 \$1,500.00 due November 2020 for 2020 thru November 2021

Payment #4 \$1,500.00 due November 2021 for 2021 thru November 2022

After the November 2021 payment has been made, that will be the last Payment and contract will go to division of crops as stated in Item 6 on this contract. This contract will be only a sharecrop at 33 1/3% on growing year # 5 to remaining term of contract.

3. **Term.** The term of the lease shall be for a period of twenty (20) years, beginning January 5th 2018, and ending November 30, 2039. Lessee may record a memorandum of this lease with the Marion County Deed Records. Lessor agrees to sign a memorandum of this lease for recording.

4. **Option to Renew.** So long as Lessee is not in default under the terms of this Lease, Lessee shall have the right to lease the real property described in paragraph 1 above for an additional twenty (20) year term, on the same terms as this Lease for the 33 1/3% sharecrop. To exercise this option, Lessee shall provide written notice to the Lessor of its intention to exercise the Option to Renew at least six (6) months before the end of the then current lease term to the address noted above or such other address as shall be supplied in the future by Lessor.

5. **Investments and Expenses.** The Lessee, at Lessee's sole expense, shall plant, fertilize and maintain hazelnut trees on the Property. Lessee shall, at its option, be allowed to plant any additional acreage as it sees fit. All costs of the trees, planting, care, spraying, labor, harvest and storage shall be the cost of the Lessee.

In the interim between the planting of the original 20 acres and the planting of the entire Property, Lessee, at its option, may plant other cover crops and/or annual crops. Any proceeds from the harvest of these interim crops shall be the property of Lessee.

6. **Division of Crops.** Lessee agrees to pay to Lessor thirty-three and one third percent (33 1/3%) of the gross proceeds received for each annual hazelnut harvest. The thirty-three and one third percent of gross proceeds will be due upon payment from the purchaser of the hazelnuts to Lessee. To secure payment, Lessor at its option may record a farm financing statement with the Oregon Secretary of State. Lessee further agrees to perform and carry out the stipulations below.

a. Activities Required.

1. To cultivate the farm faithfully and in a timely, thorough and businesslike manner.
2. To prevent noxious weeds from going to seed on said premises and to destroy the same and keep the weeds and grass cut.
3. To keep open ditches, tile drains, tile outlets, grass waterways, and terraces in good repair.
4. To preserve established watercourses or ditches, and to refrain from any operation that will injure them.
5. To keep the farmland neat and orderly.
6. To prevent all unnecessary waste, or loss, or damage to the property of the Lessor.
7. To take proper care of all trees and to prevent injury to the same, and to replace trees lost due to accident, natural *causes*, or intentional removal.
8. To comply with pollution control and environmental protection requirements as required by local, state, and federal agencies, as well as to implement soil erosion control practices to comply with the soil loss standards mandated by local, state, and federal agencies.
9. To use prudence and care in transporting, storing, handling, and applying all fertilizers, pesticides, herbicides, and other chemicals and similar substances; to read and follow instructions on the labels for the use of such materials in order to avoid injury or damages to persons or property or both on the leased premises and adjoining areas, and to comply with state pesticide training,

licensing, storing, and usage.

10. Any chemicals for weed or insect control or other use, when used, should be applied at levels not to exceed the manufacturer's recommendation for the soil types involved. The Tenant agrees to provide to the Lessor, annually, a written report indicating the product name, amount, date of application and location of application of all pesticides, fertilizers, and seed used on the farm.

11. No chemicals will be stored on the property for more than one year. When chemicals or petroleum products are stored on the farm, they will be only those planned to be used on the farm and they will be in closed, tight containers above ground and clearly marked. No chemicals or chemical containers will be disposed of on the property.

12. To generally follow Natural Resource Conservation Service and Farm Service Agency recommendations and to maintain all other requirements necessary to qualify current and future farm operators to participate in federal farm programs.

b. **Activities Restricted.** The Lessee further agrees, unless the written consent of the Lessor has been obtained:

1. Not to erect or permit to be erected any structure or building or to incur any expense to the Lessor for such purposes.

2. Not to permit, encourage or invite other persons to use any part or all of this Property for any purpose or activity not directly related to its use for agricultural production.

3. Not to allow any stock on any tillable land except by annual agreement.

4. Not to burn or remove straw or other crop residues grown upon the farm.

5. Not to cut live trees for sale purposes or personal uses.

6. Not to erect or permit to be erected any commercial advertising signs on the farm.

7. Not to enter into any agreement, contract, or other farming or business arrangement that alters rights in the Lessor's security interest, right of entry, default or possession.

6. **Property Taxes.** The Lessor shall be responsible to pay all real property taxes for the property described in Exhibit 2, including improvements, and hold the Lessee harmless. Lessee shall be responsible and reimburse Lessor for any increase in property taxes for the

property described in Exhibit 2, including improvements.

7. ***Liability Insurance.*** The Lessee shall provide a policy of liability insurance in an amount of not less than the stated minimum amount per occurrence with a carrier acceptable to Lessor insuring Lessee and Lessor against all claims arising from Lessee's use of the Property. Lessee agrees that all applicable insurance policies will name Lessor as an additional insured. Lessee shall provide Lessor proof of said insurance annually. The policy of insurance provided by the Lessee to the Lessor shall have language providing that the policy of insurance shall not be cancelled without giving the Lessor at least 15 days prior written notice.

8. ***Workman's Compensation Insurance.*** Workman's Compensation Insurance is required by statute. Lessee shall provide Lessor proof of said insurance annually. Lessee shall not cancel said insurance without giving Lessor at least 15 days prior written notice.

9. ***Financial Production Records.*** Lessee agrees to keep financial records of the farm business and to furnish an annual report to Lessor.

10. ***Lessee is Responsible for Hired Labor.*** Lessee shall be solely responsible for all employer obligations and hired labor with respect to safety requirements, social security and workman's compensation contributions. Lessor shall have no responsibility therefore.

11. ***Default, Right of Entry, Liability, Extent of Agreement.*** The Lessor and Lessee agree to the following provisions:

a. **Termination Upon Default.** If either party fails to carry out substantially the terms of the Lease in due and proper time, the Lease may be terminated by the other party by serving a written notice citing the instance(s) of default and specifying a termination date of thirty (30) days from the date of such notice.

b. **Yielding Possession.** The Lessee agrees at the expiration or termination of this Lease to yield possession of the premises to the Lessor without further demand or notice, in as good order and condition as when they were entered upon by the Lessee, loss by fire, flood, or tornado, and ordinary wear excepted.

c. **Landlord's Lien.** The Landlord's lien provided by statute on crops grown or growing, together with any other security agreement(s) created by Lessee in favor of Lessor, shall be the security for the rent herein specified and for the faithful performance of the terms of the Lease. The Lessee shall provide the Lessor with the names of persons to whom the Lessee intends to sell crops grown on the Property at least thirty (30) days prior to the sale of the crop. A lesser period may be allowed by mutual written agreement. Lessee consents to any filing required by law to perfect the statutory Landlord's lien upon crops. If the Lessee fails to pay the rent due or fails to keep any of the agreements of this Lease, all costs and attorney fees of the Lessor in enforcing collection or performance shall be added to and become a part of the obligations payable by the Lessee.

d. **Landowner's Right of Entry.** The Lessor reserves the right personally or

by agents, employees or assigns to enter upon the Property at any reasonable time to view them, to work or make repairs or improvements thereon.

e. Landowner Liability. The Lessee takes possession of the leased premises subject to the hazards of operating a farm, and assumes all risk of accidents personally as well as for family, employees or agents in pursuance of farming operations, or in performing repairs on fences, tile and other improvements.

f. Binding on Heirs, Etc. The terms of this Lease shall be binding on the heirs, executors, administrators and assigns of both Lessor and Lessee in like manner as upon the original parties.

12. ***Improvements to Property.*** Lessee will make no additional improvements to the leased property without the prior written consent of the Lessor.

13. ***Oregon Law.*** The parties agree that all questions concerning the construction and validity of this Lease shall be determined by the laws of the State of Oregon. This Lease shall be binding to and inure to the benefit of the parties and their heirs, successors, and assigns.

DATED this 5th day of January 2018.

LESSOR:

LESSEE:

Michael Zulaski

Merten Farms LLC

By: _____

By: Chris Merten
Christopher J. Merten, Manager

Property Permits



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

FOR OFFICE USE ONLY

Received by: _____

Date: _____

MARION COUNTY BUILDING INSPECTION220 High Street NE
Salem, Oregon 97301

Phone 588-5147 8:00 am - 4:30pm

Code-A-Phone: 588-7904

FAX: 588-7948

96-370

SITE #: _____ Permit No. _____

Date: _____

Issued by: _____

ELECTRICAL PERMIT APPLICATION

Please complete all Sections, 1 through 5

1. LOCATION OF INSTALLATION

Job Address	20,612 Olmstead Rd.	
City	Doon AR	Cross St. - Battle Rd.
Directions	Out by Broadeners -	
Description		

PERMITS ARE NON-TRANSFERABLE AND NON-REFUNDABLE AND EXPIRE IF WORK IS NOT STARTED WITHIN 180 DAYS OF ISSUANCE OR IF WORK IS SUSPENDED FOR 180 DAYS.

2A. CONTRACTOR INSTALLATION ONLY

Electrical Contractor	BBB Electric	Phone	357-4211
Mailing Address	1600 Laurel St.		
Property Owner		Phone	
Contractor's License No.	67091		67091
Contractor's Board Reg. No.	24-251-C	Job No.	
Signature of Supervising Electrician	<i>[Signature]</i>		
Supervisor's License No.	15995	Phone	8318076

24-251C

2B. FOR OWNER INSTALLATIONS

Property Owner	
Mailing Address	Phone
City/State/Zip	
The installation is being made on property I own which is not intended for sale, lease, or rent.	
Owner's Signature _____	

3. PLAN REVIEW SECTION

We will provide plan review service if you complete Section 5B and submit two (2) sets of plans and specifications with this application.

This optional plan review program does not suspend the required submission of lighting power calculations, plans, and specifications when required by the Oregon Structural Specialty Code, Chapter 53.

4. FEE SCHEDULE (Complete and enter total in A1 below)

		Number of Inspections per permit allowed		
A. Residential Per Unit Service Included:	Items	Cost (each)	Sum	
1000 sq. ft. or less	_____	\$85.00	_____	4
Each additional 500 sq. ft. or portion thereof	_____	\$15.00	_____	
Limited Energy	_____	\$20.00	_____	1
Each Manuf'd Home or Modular Dwelling Service or Feeder	_____	\$40.00	_____	2
B. Services or Feeders (Does not include branch circuits, see section D)				
Installation, Alterations or Relocation	_____			
200 amps or less	_____	\$50.00	_____	2
201 amps to 400 amps	_____	\$60.00	_____	2
401 amps to 600 amps	_____	\$100.00	_____	2
601 amps to 1000 amps	_____	\$130.00	_____	2
Over 1000 amps or volts	_____	\$300.00	_____	2
Reconnect only	_____	\$40.00	_____	2
C. Temporary Services/Feeders Installation, Alteration, or Relocation				
200 amps or less	_____	\$35.00	_____	2
201 amps to 400 amps	_____	\$40.00	_____	2
401 amps to 600 amps	_____	\$80.00	_____	2
Over 600 amps or 1000 volts see "B" above	_____			
D. Branch Circuits New, Alteration, or Extension Per Panel				
a) The fee for branch circuits <u>with</u> purchase of service or feeder fee				
Each branch circuit	_____	\$2.00	_____	
b) The fee for branch circuits <u>without</u> purchase of service or feeder fee				
First branch circuit	_____	\$35.00	_____	
Each additional branch circuit	_____	\$2.00	_____	
E. Miscellaneous (Service or Feeder Not Included)				
Each pump or irrigation circle	_____	\$40.00	_____	2
Each sign or outline lighting	_____	\$40.00	_____	2
Signal circuit(s) or a limited energy panel, alteration or extension	_____	\$40.00	_____	2
F. Each additional Inspection over the allowable in any of the above, per Inspection				
_____	_____	\$35.00	_____	
G. Minor Installation Labels				
Pack of 10 labels @ \$5.00 each (sold only to electrical contractors)	_____	\$50.00	_____	
H. Other (As required by Building Official)				
_____	_____			

5. FEES

A1. Enter total of fees from Sec. #4
A2. Add 5% surcharge (.05 x A1)

Subtotal

B. Enter 25% of line A1 for Plan Review (Sec. 3), if required
C. Investigation Fee (if required)
D. Reinspection Fee (\$25.00)

TOTAL AMOUNT DUE

Receipt No. _____



**MARION COUNTY BUILDING INSPECTION
COMMUNITY DEVELOPMENT CENTER**

285 Church Street NE • Room 132 • Salem, Oregon 97301-3670
Office Hours: 8:00-4:30 • Phone: (503) 588-5147 • 24-HR Inspection Line: (503) 588-7904

ELECTRICAL PERMIT

DATE/TIME : 01/17/96 14:06
TYPE : Resident. addition/alteration
OCCUPANCY : R-3

PERMIT NO : 96-00370
STATUS : ISSUED
ISSUED : 01/17/1996
TO EXPIRE : 07/15/1996

WORK DESC : UPGRADE SERVICE

SITE ADDRESS : 20612 OLMSTEAD RD NE AR

CITY: MARION COUNTY

CROSS STREET : BUTTEVILLE RD

PARCEL NUMBER : 74780-140

OWNER NAME : ZULASKI, MICHAEL J & CONNIE MARIE

APPLICANT
NAME : EHRENS WILLIAM D
ADDRESS : 1690 LAUREL AVE

WOODBURN, OR 97071
PHONE : 981-8096

CONTRACTOR
PHONE : EHRENS WILLIAM D
: 981-8096

OCCB: 0067091

ELECTRICIAN
PHONE : BEE ELECTRIC
: 981-8096

CONTRACTOR LICENSE: 24-251C

SUPV ELEC
PHONE : EHRENS RUDOLPH D
: EHRENS RUDOLPH D

SUPERVISOR LICENSE: 1599S

Units	Description	Fee
1	Service/feeders up to 200 amps	50.00
1	State surcharge	2.50
1	Refund	.00

Assessed fees : 52.50
Adjustments : .00
Total fees : 52.50
Total payments: 52.50
Balance due : .00

PAYEE: EHRENS WILLIAM D

THIS PERMIT IS NON-TRANSFERABLE AND EXPIRES 180 DAYS FROM ISSUE DATE IF WORK HAS NOT COMMENCED, OR IF CONSTRUCTION CEASES FOR A PERIOD OF 180 DAYS, OR IF WORK FAILS TO MEET ALL REQUIREMENTS OF STATE LAWS AND MARION COUNTY ORDINANCES. UPON WRITTEN REQUEST, ONE SIX MONTH EXTENSION MAY BE GRANTED.

SIGNATURE OF APPLICANT: _____

DONALD E WOODLEY, MARION COUNTY BUILDING OFFICIAL / BY DFREILIN

DF



**MARION COUNTY BUILDING INSPECTION
COMMUNITY DEVELOPMENT CENTER**

285 Church Street NE • Room 132 • Salem, Oregon 97301-3670

Office Hours: 8:00-4:30 • Phone: (503) 588-5147 • 24-HR Inspection Line: (503) 588-7904

REPT131 MARION COUNTY PAGE 56
04/19/96 07:38 REQUESTS FOR INSPECTION WORK SHEETS FOR: 4/19/96 AREA: 333

Activity: 96-00370 4/19/96 Type: ELEC Status: ISSUED Constr: ARES
Address: 20612 OLMSTEAD RD NE AR
Location: BUTTEVILLE RD
Parcel: 74780-140 Occ: R-3 Use: R
Description: UPGRADE SERVICE
Applicant: EHRENS WILLIAM D Phone: 981-8096
Owner: ZULASKI, MICHAEL J & CONNIE MARIE Phone:
Contractor: EHRENS WILLIAM D Phone: 981-8096

Inspection Request Information.....

Requestor: CONNIE Phone:
Req Time: Comments:
Items requested to be Inspected... Action Comments 4.45 Time Exp
00399 ELECTRICAL FINAL A- 6

Inspection History.....

00305: SERVICE
01/29/96 333 APPR APPROVED

ELECTRIC FINAL
APPROVED

DAVE NUN 4/19/96



**MARION COUNTY BUILDING INSPECTION
COMMUNITY DEVELOPMENT CENTER**

285 Church Street NE • Room 132 • Salem, Oregon 97301-3670
Office Hours: 8:00-4:30 • Phone: (503) 588-5147 • 24-HR Inspection Line: (503) 588-7904

BUILDING PERMIT

DATE/TIME : 10/04/95 11:32
TYPE : Resident. addition/alteration
CLASS : Dwelling addition/alteration
OCCUPANCY : R-3
CONSTRUCTION : V-N
PERMIT NO : 95-15777
STATUS : ISSUED
ISSUED : 10/04/1995
TO EXPIRE : 04/01/1996
PAGE : 1

VALUATION : \$2,525.00
WORK DESC : ADD.-RELOCATED HOUSE TO BE ADDED TO EXISTING HOUSE
SITE ADDRESS : 20612 OLMSTEAD RD NE AR CITY: MARION COUNTY

CROSS STREET : DONALD EXIT/WEST ON EHLEN TO OLMSTEAD RD
PARCEL NUMBER : 74730-140
PARCEL SIZE : 30.0 AC
PROPERTY LOCATOR: 041W10C 01500
ZONE: EFJ

OWNER NAME : ZULASKI, MICHAEL J & CONNIE MARIE

APPLICANT
NAME : ZULASKI, MICHAEL J & CONNIE MARIE
ADDRESS : 20612 OLMSTEAD RD NE
AURORA, OR.

PHONE : 678-1325 97002

CONTRACTOR/
AGENT : ZULASKI, MICHAEL J & CONNIE MARIE
PHONE :

OCCB:

BUILDING SQ FT: 101 STORIES: 1 HEIGHT: 16

Units	Description	Fee
1.0	Building Fee	38.50
1.0	Plan Review Fee	25.03
1	State surcharge	1.93
1	Zone surcharge	1.93

Assessed fees : 67.39
Adjustments : .00
Total fees : 67.39
Total payments: 67.39
Balance due: .00

PAYEE: ZULASKI, MICHAEL J & CONNIE MARIE

THIS PERMIT IS NON-TRANSFERABLE AND EXPIRES 180 DAYS FROM ISSUED DATE IF WORK
HAS NOT COMMENCED, OR IF CONSTRUCTION CEASES FOR A PERIOD OF 180 DAYS, OR IF WORK
FAILS TO MEET ALL REQUIREMENTS OF STATE LAWS AND MARION COUNTY ORDINANCES. UPON
WRITTEN REQUEST, ONE SIX MONTH EXTENSION MAY BE GRANTED.

SIGNATURE OF APPLICANT: _____

DONALD E WOODLEY, MARION COUNTY BUILDING OFFICIAL / BY PRYON



MARION COUNTY BUILDING INSPECTION COMMUNITY DEVELOPMENT CENTER

285 Church Street NE • Room 132 • Salem, Oregon 97301-3670

Office Hours: 8:00-4:30 • Phone: (503) 588-5147 • 24-HR Inspection Line: (503) 588-7904

BUILDING PERMIT

DATE/TIME : 10/04/95 11:32
TYPE : Resident. addition/alteration
CLASS : Dwelling addition/alteration
OCCUPANCY : R-3
CONSTRUCTION : V-N

PERMIT NO : 95-15777
STATUS : ISSUED
ISSUED : 10/04/1995
TO EXPIRE : 04/01/1996
PAGE : 2

PLAN REVIEW COMMENTS AND CONDITIONS

REQUIRED SETBACKS: Front: 20 Left: 20 Right: 20 Rear: 20 Special:

1. THIS PLAN REVIEW WAS COMPLETED BY J TRUSSELL ON 10-2-95.
2. Required inspections are: ZONING/SETBACKS: Stake property lines; FOOTINGS/FOUNDATION: Call before pouring concrete; UNDERFLOOR: Call before adding subfloor; FRAMING, ELECTRICAL, MECHANICAL, PLUMBING: to be weather tight, chimney/fireplace installed, all backing, fire blocking, stairs and soffits in place, plumbing, electrical, and mechanical complete and approved for cover, truss details posted, flood elevation certification submitted; INSULATION: Call before covered; DRYWALL: Call before tape is applied; FINAL INSPECTION: Building is complete and ready to occupy.
3. Approved address numbers shall be painted or affixed to the front of the building in a contrasting and highly visible color, not less than six (6) inches in height for commercial use or four (4) inches in height for residential use. The numbers shall be affixed prior to final inspection. (513) (UFC 10.301) (ORD 774)
4. A roadside marker shall be placed at the access point with address numbers in a contrasting and highly visible color, not less than five (5) inches in height for commercial use, or three (3) inches in height for residential use.
5. Work may proceed only at the direction of the inspector. To request an inspection of completed work, call 588-7904 (24-hour line) prior to 7:00 a.m. to receive the same day service.
6. The INSPECTION RECORD GREEN CARD shall be posted in a visible and readily accessible location throughout construction.
APPROVED CONSTRUCTION PLANS AND PLAN REVIEW COMMENTS AND CONDITIONS shall be kept on the site of the building or work at the time of inspection.
7. Approval of submitted plans is not an approval of omissions or oversights by this office or of noncompliance with any applicable regulations of local government.
8. A roadside marker shall be placed at the access point with address numbers in a contrasting and highly visible color, not less than five (5) inches in height for commercial use, or three (3) inches in height for residential use.
9. APPROVED AS AN ADDITION TO EXISTING HOUSE. ONLY ONE SINGLE FAMILY DWELLING ALLOWED ON PROPERTY.
10. Existing buildings or structures which are removed from their foundation and relocated to another site within this state shall be in substantial compliance as defined below. (ORS 455.410.)
11. "Substantial compliance" means compliance with local construction codes in effect as of the original permit date of the building or structure, or where there was no permitting required at the time of original construction, with basic health and safety standards, as described in the closest dated Uniform Housing Code, as published by the International Conference of Building Officials as of the date of construction. Only the insulation, overhead and underneath the structure, shall be upgraded to the current insulation requirements of the state building code, or the maximum extent possible subject to the design of the structure.
12. All moved houses shall be provided with either



MARION COUNTY BUILDING INSPECTION COMMUNITY DEVELOPMENT CENTER

285 Church Street NE • Room 132 • Salem, Oregon 97301-3670
Office Hours: 8:00-4:30 • Phone: (503) 588-5147 • 24-HR Inspection Line: (503) 588-7904

BUILDING PERMIT			
DATE/TIME	: 10/04/95 11:32	PERMIT NO	: 95-15777
TYPE	: Resident. addition/alteration	STATUS	: ISSUED
CLASS	: Dwelling addition/alteration	ISSUED	: 10/04/1995
OCCUPANCY	: R-3	TO EXPIRE	: 04/01/1996
CONSTRUCTION	: V-N	PAGE	: 3

battery-operated or hard-wired smoke detection devices
located in accordance with the provisions of the state
building code.



**MARION COUNTY BUILDING INSPECTION
COMMUNITY DEVELOPMENT CENTER**

285 Church Street NE • Room 132 • Salem, Oregon 97301-3670
Office Hours: 8:00-4:30 • Phone: (503) 588-5147 • 24-HR Inspection Line: (503) 588-7000

REPT131 MARION COUNTY PAGE 44
04/19/96 07:38 REQUESTS FOR INSPECTION WORK SHEETS FOR: 4/19/96 AREA: 332

Activity: 98-15777 4/19/96 Type: BUILD Status: ISSUED Instr: ARES
Address: 20612 OLMSTEAD RD NE AR
Location: DONALD EXIT/WEST ON EHLEN TO OLMSTEAD RD
Parcel: 74780-140 Occ: R-3 User: R
Description: ADD.-RELOCATED HOUSE TO BE ADDED TO EXISTING HOUSE
Applicant: ZULASKI, MICHAEL J & CONNIE MARIE Phone: 678-1555
Owner: ZULASKI, MICHAEL J & CONNIE MARIE Phone:
Contractor: Phone:

Inspection Request Information.....

Requestor: CONNIE

Phone:

Req Time:

Comments:

Items requested to be Inspected... Action Comment

Time Exp

00199 STRUCTURAL FINAL

A -

JB

10

Inspection History.....

00101: ZONING/SETBACKS

12/06/95 332 APPR APPROVED

00102: FOOTINGS

12/06/95 332 APPR APPROVED

00105: INSULATION

02/21/96 332 APPR UNDERFLOOR

00106: DRYWALL

02/21/96 332 APPR HALLWAY/TWE

00198: OTHER STRUCTURAL

02/15/96 332 D DISAPPROVED

00199: STRUCTURAL FINAL

04/09/96 332 D DISAPPROVED

Structural final OK -

Jerry B.



MARION COUNTY BUILDING INSPECTION
COMMUNITY DEVELOPMENT CENTER

285 Church Street NE • Room 132 • Salem, Oregon 97301-3670
Office Hours: 8:00-4:30 • Phone: (503) 588-5147 • 24-HR Inspection Line: (503) 588-7904

REPT131

MARION COUNTY

PAGE 32

04/09/96 07:00 REQUESTS FOR INSPECTION WORK SHEETS FOR: 4/ 9/96

AREA: 332

Activity: 95-15777 4/ 9/96 Type: BUILD Status: ISSUED Constr: ARES
Address: 20612 OLMSTEAD RD NE AR
Location: DONALD EXIT/WEST ON EHLEN TO OLMSTEAD RD
Parcel: 74780-140 Occ: R-3 Use: R
Description: ADD.-RELOCATED HOUSE TO BE ADDED TO EXISTING HOUSE
Applicant: ZULASKI, MICHAEL J & CONNIE MARIE Phone: 678-1325
Owner: ZULASKI, MICHAEL J & CONNIE MARIE Phone:
Contractor: Phone:

Inspection Request Information.....

Requestor: DF

Phone:

Req Time:

Comments:

Items requested to be Inspected... Action Comments

Time Exp

00199 STRUCTURAL FINAL

Inspection History.....

00101: ZONING/SETBACKS

12/06/95 332 APPR APPROVED

00102: FOOTINGS

12/06/95 332 APPR APPROVED

00105: INSULATION

02/21/96 332 APPR UNDERFLOOR IN

00106: DRYWALL

02/21/96 332 APPR HALLWAY BETWE

00198: OTHER STRUCTURAL

02/15/96 332 D DISAPPROVED

① Provide landing & steps at rear door of dwelling - (Steps max 8 1/4" rise by min 9" run.
② Under floor opening shall have screen covers with no more than 1/4" openings. Keep unwanted vermin out from under home.

3) Outside grade to code & approved -

4) Call for final reinspection -

Jerry B



**MARION COUNTY BUILDING INSPECTION
COMMUNITY DEVELOPMENT CENTER**

285 Church Street NE • Room 132 • Salem, Oregon 97301-3670
Office Hours: 8:00-4:30 • Phone: (503) 588-5147 • 24-HR Inspection Line: (503) 588-7904

REPT131

MARION COUNTY

PAGE 46

02/21/96 07:47 REQUESTS FOR INSPECTION WORK SHEETS FOR: 2/21/96

AREA: 332

Activity: 95-15777 2/21/96 Type: BUILD Status: ISSUED Constr: AREA
Address: 28612 OLMSTEAD RD NE AR
Location: DONALD EXIT/WEST ON EHLEN TO OLMSTEAD RD
Parcel: 74780-140 Occ: R-3 User: R
Description: ADD.-RELOCATED HOUSE TO BE ADDED TO EXISTING HOUSE
Applicant: ZULASKI, MICHAEL J & CONNIE MARIE Phone: 678-1325
Owner: ZULASKI, MICHAEL J & CONNIE MARIE Phone:
Contractor: Phone:

Inspection Request Information.....

Requestor: MIKE

Phone:

Req Time:

Comments:

Items requested to be Inspected... Action Comments

00105 INSULATION

00106 DRYWALL

Time Exp

Inspection History.....

00101: ZONING/SETBACKS

12/06/95 332

APPR APPROVED

00102: FOOTINGS

12/06/95 332

APPR APPROVED

u/floor insulation - OK

drywall at hallway between dwelling units,

OK for Cover -

Jerry B -



MARION COUNTY BUILDING INSPECTION
COMMUNITY DEVELOPMENT CENTER

285 Church Street NE • Room 132 • Salem, Oregon 97301-3670
Office Hours: 8:00-4:30 • Phone: (503) 588-5147 • 24-HR Inspection Line: (503) 588-7904

REPT131

MARION COUNTY

PAGE 20

02/15/96 00103 REQUESTS FOR INSPECTION WORK SHEETS FOR: 2/15/96

AREA: 332

Activity: 95-15777 2/15/96 Type: BUILD Status: ISSUED Constr: ARES
Address: 20612 OLMSTEAD RD NE AR
Location: DONALD EXIT/WEST ON EHLEN TO OLMSTEAD RD
Parcel: 74780-140 Occ: R-3 Use: R
Description: ADD.-RELOCATED HOUSE TO BE ADDED TO EXISTING HOUSE
Applicant: ZULASKI, MICHAEL J & CONNIE MARIE Phone: 678-1325
Owner: ZULASKI, MICHAEL J & CONNIE MARIE Phone:
Contractor: Phone:

Inspection Request Information.....

Requestor: MIKE

Phone:

Req Time: Comments: UNDERFLOOR INSULATION

Items requested to be Inspected... Action Comments

00198 OTHER STRUCTURAL

D

Time Exp

15

Inspection History.....

00101: ZONING/SETBACKS

12/06/95 332 APPR APPROVED

00102: FOOTINGS

12/06/95 332 APPR APPROVED

1) U/ floor insulation is installed up-side-down.
2) Kraft back shall be against warm side in winter. (either turn insulation over or remove paper).

3) Insulation in hall area between units - O.K. for cover.

Call for reinspection
Jerry B



**MARION COUNTY BUILDING INSPECTION
COMMUNITY DEVELOPMENT CENTER**

285 Church Street NE • Room 132 • Salem, Oregon 97301-3670
Office Hours: 8:00-4:30 • Phone: (503) 588-5147 • 24-HR Inspection Line: (503) 588-7904

REP:131 MARION COUNTY PAGE 36
12/04/95 07:19 REQUESTS FOR INSPECTION WORK SHEETS FOR: 12/ 6/95 AREA: 332

Activity: 95-15777 12/ 6/95 Type: BUILD Status: ISSUED Constr: ARES
Address: 28612 OLMSTEAD RD NE AR
Location: DONALD EXIT/WEST ON EHLEN TO OLMSTEAD RD
Parcel: 24780-140 Occ: R-3 Use: R
Description: ADD.-RELOCATED HOUSE TO BE ADDED TO EXISTING HOUSE
Applicant: ZULASKI, MICHAEL J & CONNIE MARIE Phone: 678-1325
Owner: ZULASKI, MICHAEL J & CONNIE MARIE Phone:
Contractor: Phone:

Inspection Request Information.....

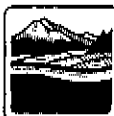
Requestor: OF DENNIS Phone: 678-1917
Reg time: Comments:

Items requested to be inspected...	Action Comments	Time Exp
00101 ZONING/SETBACKS	A	10
00102 FOOTINGS	JBB	

Inspection History.....

- 1) Setbacks appear as indicated on green Card
- 2) Concrete Footing w/ C.M.U. Block stemwall in place w/ dwelling located on top of stemwall.
- 3) Electrical, Plumbing & Mechanical inspections plus a final inspection required as ready -

Jerry B.



**MARION COUNTY BUILDING INSPECTION
COMMUNITY DEVELOPMENT CENTER**

285 Church Street NE • Room 132 • Salem, Oregon 97301-3670
Office Hours: 8:00-4:30 • Phone: (503) 588-5147 • 24-HR Inspection Line: (503) 588-7904

BUILDING APPLICATION

DATE/TIME : 09/06/95 12:39 STATUS : APPLIED
PERMIT NO : 95-15777 APPLIED : 09/06/1995
TYPE : Resident. addition/alteration
CLASS : Dwelling addition/alteration
OCCUPANCY : R-3 TO EXPIRE : 03/04/1996
PAGE : 1

CONSTRUCTION : V-N
VALUATION : \$2,525.00
WORK DESC : ADDITION-RELOCATED HOUSE TO BE ADDED TO EXT HOUSE
SITE ADDRESS : 20612 OLMSTEAD RD NE AR CITY: MARION COUNTY

CROSS STREET : DONALD EXIT/WEST ON EHLEN TO OLMSTEAD RD

PARCEL NUMBER : 74780-140
PARCEL SIZE : 30.0 AC

OWNER NAME : ZULASKI, MICHAEL J & CONNIE MARIE

APPLICANT NAME : ZULASKI, MICHAEL J & CONNIE MARIE
ADDRESS : 20612 OLMSTEAD RD NE
AURORA, OR

PHONE : 678-1325 97002

CONTRACTOR : ZULASKI, MICHAEL J & CONNIE MARIE OCCB:
PHONE :

BUILDING SQ FT: 101
STORIES : 1
HEIGHT : 16

Units	Description	Fee
1.0	Building Fee	38.50
1.0	Plan Review Fee	25.03
1	State surcharge	1.93
1	Zone surcharge	1.93

Assessed fees : 67.39
Adjustments : .00
Total fees : 67.39
Total payments: 67.39
Balance due : .00

DONALD E. WOODLEY, MARION COUNTY BUILDING OFFICIAL / BY DSTONE

FOR OFFICE USE ONLY. THIS IS NOT A PERMIT

MAP: 4 ZONE: EFU PROPERTY LOCATOR: 041W18C 01500

REQUIRED SETBACKS: Front: 30 Left: 20 Right: 20 Rear: 20 Special:

APPR as addn to existing house. Only one single family dwelling allowed on property

ACTIVITY # _____

PLEASE FILL OUT THE FOLLOWING INFORMATION AND YOU WILL BE DIRECTED TO THE NEXT AVAILABLE BUILDING CODE TECHNICIAN.

CK 3721

APPLICATION SUBMITTAL

Build - 95-15777-61-39
252

31939

TYPE OF APPLICATION

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> BUILDING Addn to Res. | <input type="checkbox"/> AG EXEMPT BUILDING | <input type="checkbox"/> ELECTRICAL |
| <input type="checkbox"/> DWELLING | <input type="checkbox"/> BUILDING DEMOLITION | <input type="checkbox"/> MINOR EL LABEL |
| <input type="checkbox"/> DWELLING LABEL | <input type="checkbox"/> SITE PLAN REVIEW | <input type="checkbox"/> PLUMBING |
| <input type="checkbox"/> MANUFACTURED DWELLING | <input type="checkbox"/> SITE EVALUATION | <input type="checkbox"/> MECHANICAL |
| <input type="checkbox"/> MANUFACTURED STORAGE | <input type="checkbox"/> SITE EVALUATION/SEPTIC | <input type="checkbox"/> DRIVEWAY |
| <input type="checkbox"/> PRE-FAB | <input checked="" type="checkbox"/> SEPTIC | <input type="checkbox"/> INFORMATION |

Auth. Field Visit Existing - 95-15778
Standard System

NAME OF APPLICANT: MICHAEL J ZULASKI PH# 678-1325

PROJECT ADDRESS: 20612 OLMSTEAD RD. NE AURORA, OR 97002

WORK DESCRIPTION: HOUSE MOVED AND ADDED TO EXISTING HOUSE
2 Bedrm - to - 3 Bedrm 30 AC

- () I am performing the work on property I own or occupy.
- () I am a registered builder or the authorized representative of a registered builder.
State of Oregon Construction Contractor's Board Registration # _____
FAX# _____
- () I am the authorized representative of the property owner or contractor.
- (X) I will be hiring a general contractor registered with the Construction Contractors Board.

PF - to Follow

This application may go through a simultaneous review process where zoning, septic (if applicable) and construction requirements are checked prior to issuance of a permit. It is the responsibility of the applicant to assure that all necessary information has been provided.

As soon as all requirements of the review have been met, you will be notified that your permit has been issued and ready to be picked up.

RECEIVED

SEP 06 1995

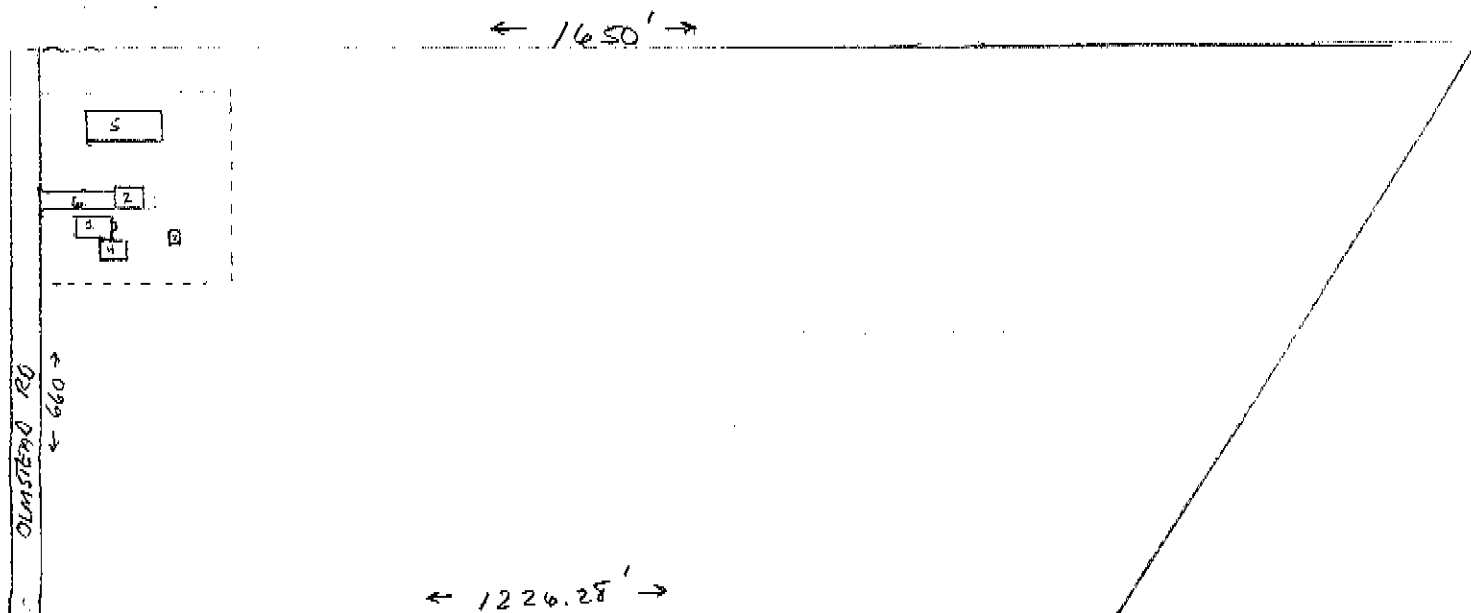
SIGNATURE OF APPLICANT: Michael J. ZulaskiMARION COUNTY
BUILDING INSPECTION

FOR OFFICE USE ONLY:

MAP PAGE: 4 ZONE: EF21 (W. on EHLER to Olmstead) DONALD EXIT #278
CROSS STREET: TAX ACCT# 74780-140

SUBDIVISION: _____ LOT# _____ BLOCK# _____

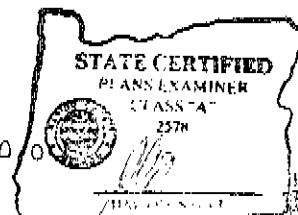
Site Plans



MR & MRS MICHAEL & CONNIE ZULASKI
20612 OLMSTEAD RD NE
AURORA, OREGON 97002

159' = 55'

- 1 = EXISTING HOUSE
- 2 = EXISTING GARAGE
- 3 = EXISTING PUMP HOUSE
- 4 = PROPOSED HOUSE ADDITION (HOUSE WHICH WILL BE MOVED AND ADDED TO EXISTING HOUSE)
- 5 = DRAIN FIELD
- 6 = DRIVE WAY

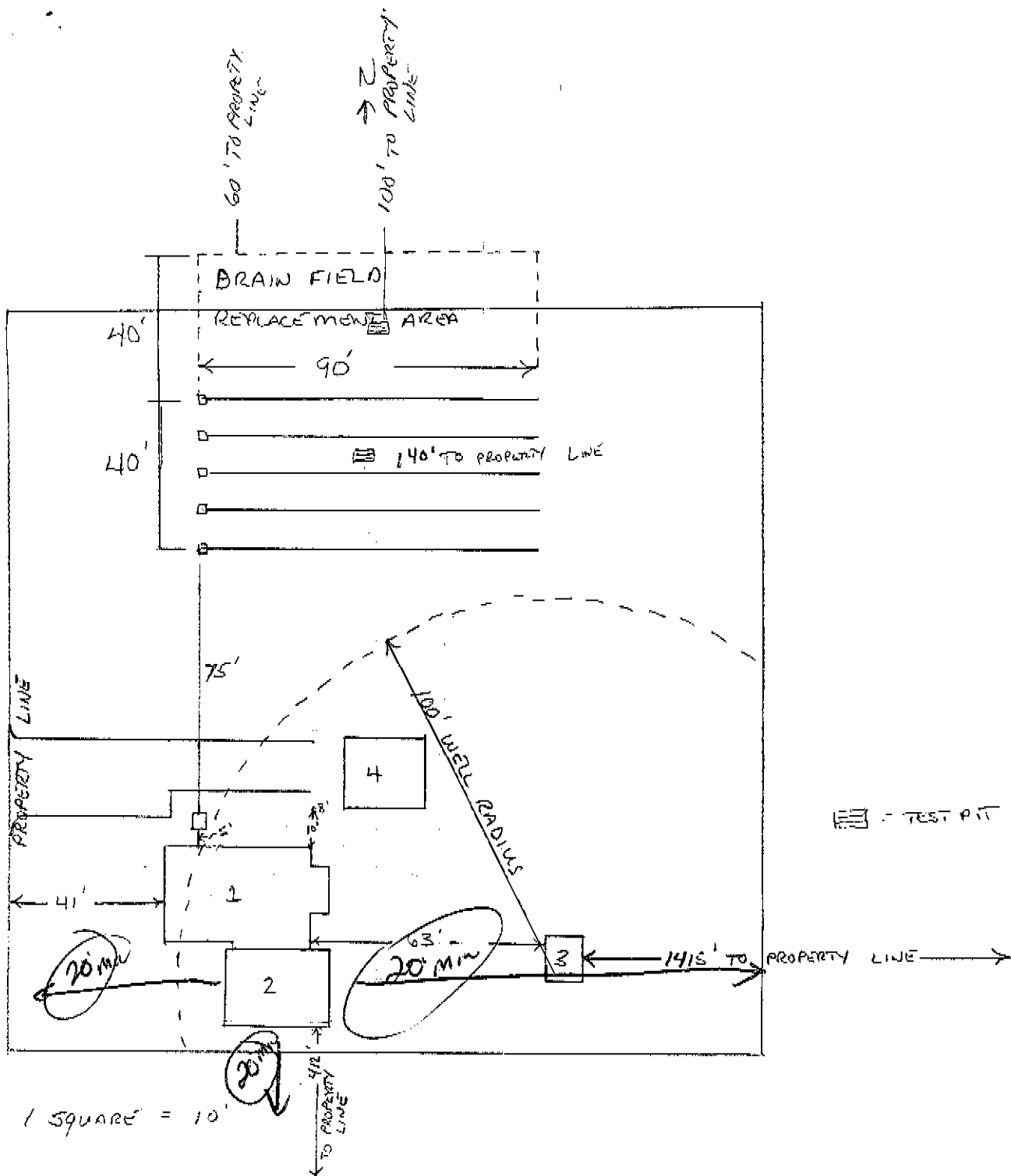


RECEIVED

SEP 06 1995

MARION COUNTY
BUILDING INSPECTION

10-2-95
20612 Olmstead Rd NE
Aurora, OR 97002



- 1 = EXISTING HOUSE
- 2 = PROPOSED ADDITION (22'6" x 26')
- 3 = EXISTING PUMP HOUSE (10' x 13')
- 4 = EXISTING GARAGE (19' x 21')

RECEIVED

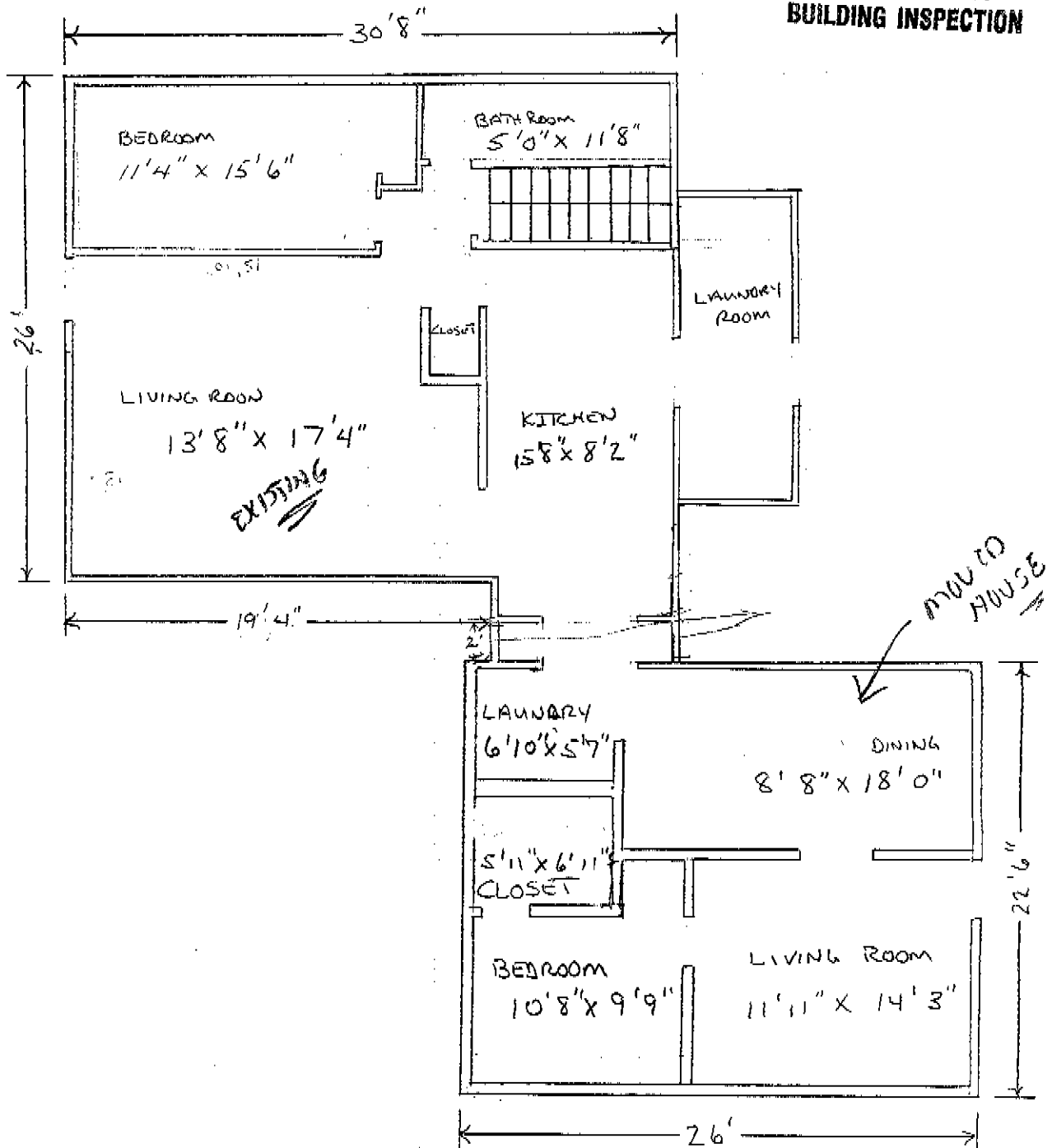
SEP 06 1995
MARION COUNTY
BUILDING INSPECTION

↑
N

RECEIVED

SEP 06 1995

MARION COUNTY
BUILDING INSPECTION

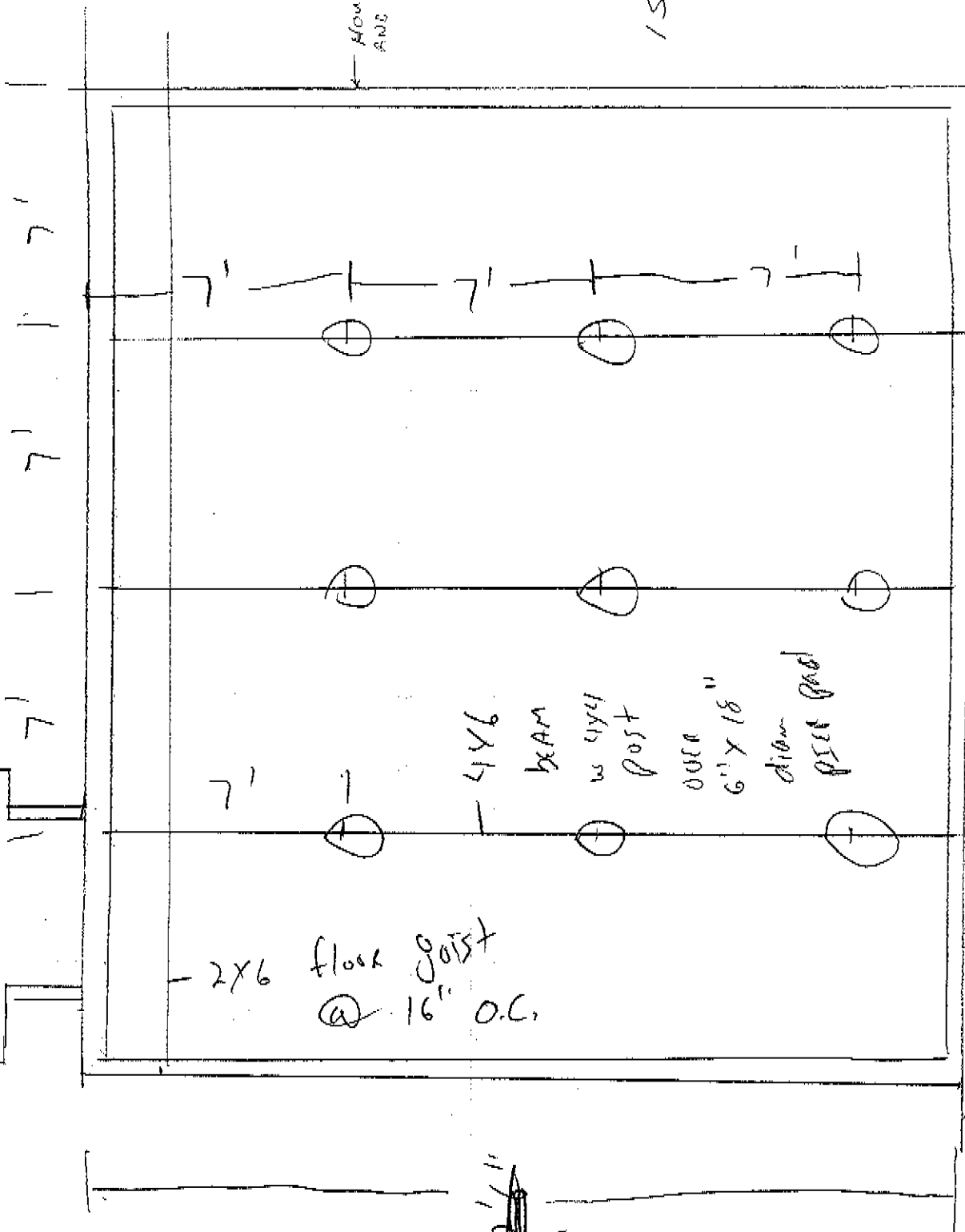


1 SQ" = 2'

← EXISTING HOUSE

← HOUSE TO BE MOVED
AND ADDED

150 = 1'



- 2x6 floor joist
@ 16" O.C.

4x6
beam
w 4x4
post
over
6" x 18"
diam
pier pad

~~22' 6"~~
22' 6"

~~22' 6"~~
22' 6"

22' 6"

2x4 RAFTERS

MOVED
HOUSE

2x6
floor

6" x 8" MC
block

6" x 12" footing

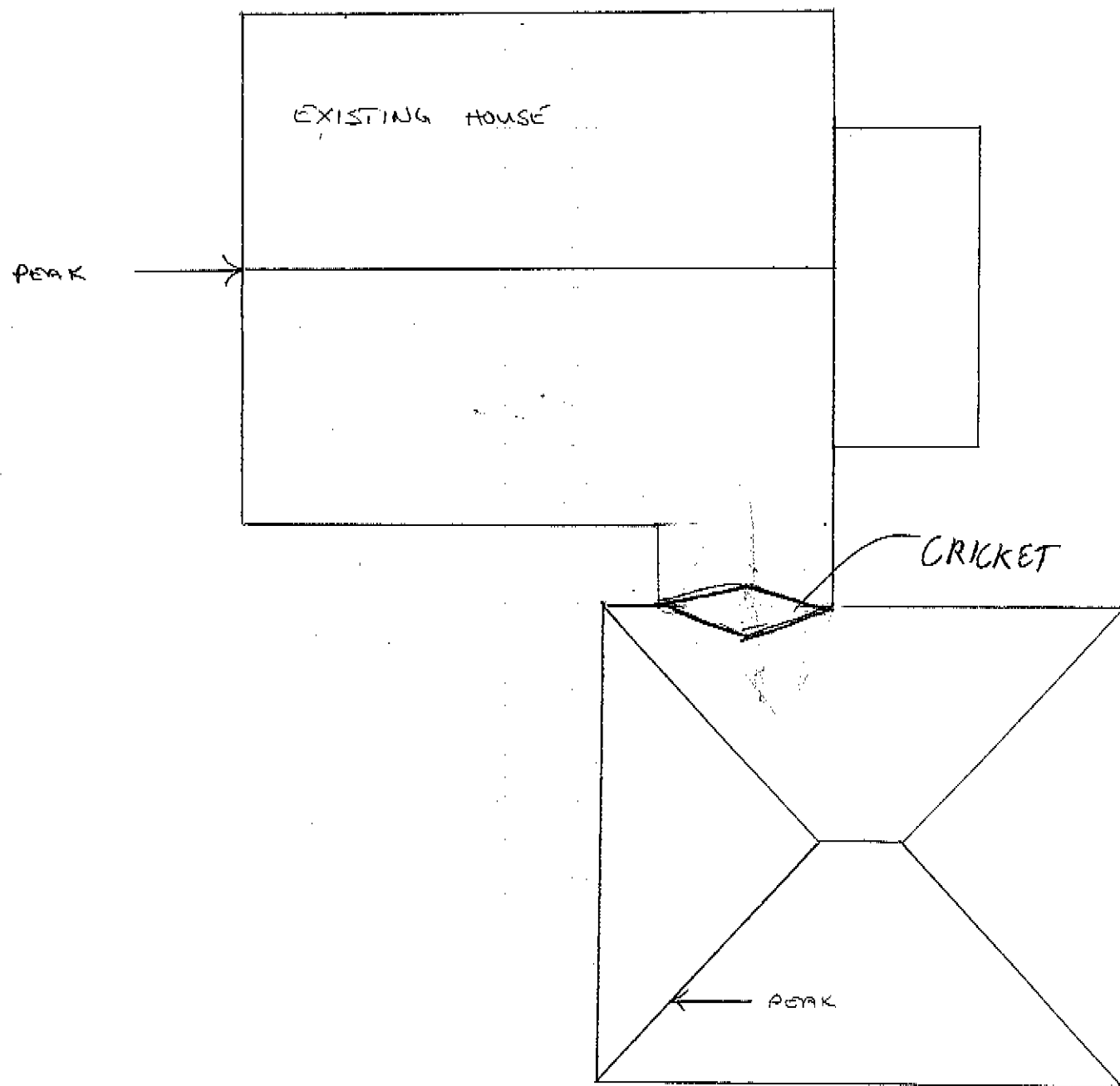
R-25
4x6 post

4x4 post

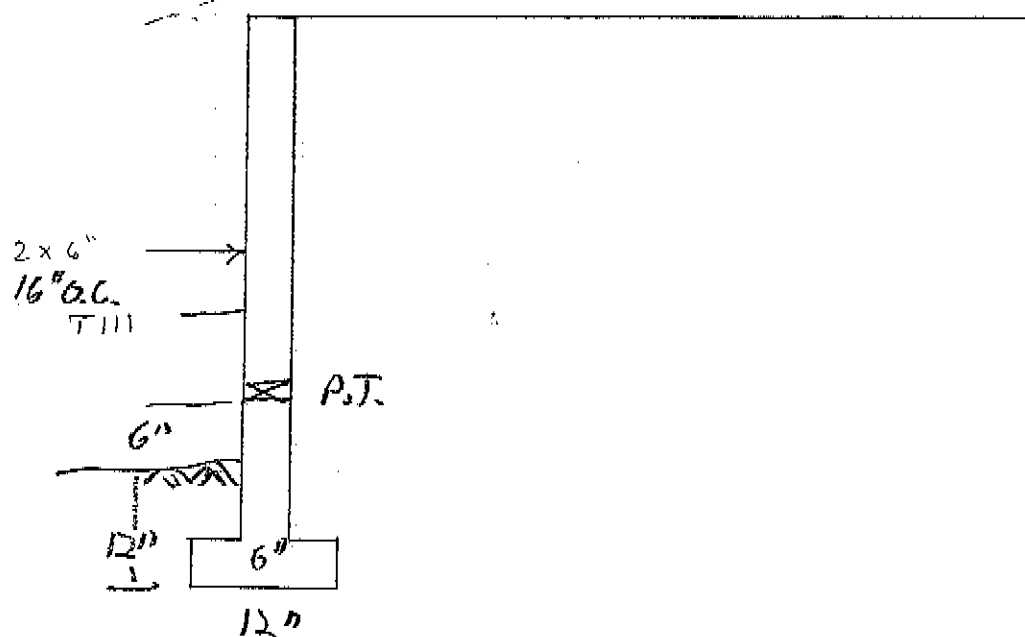
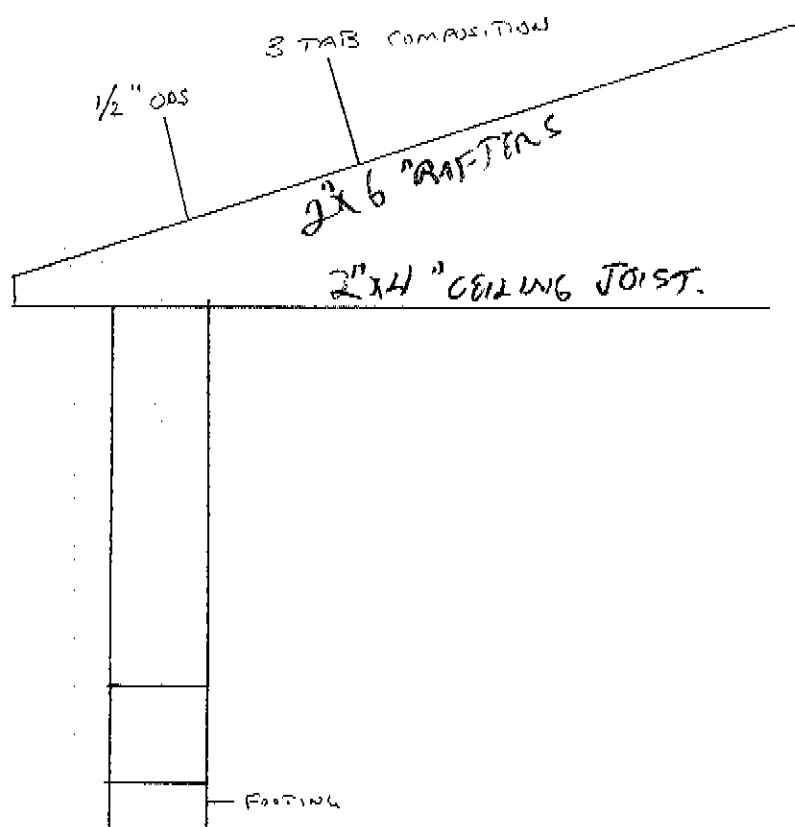
6" x 18" Diameter
Pier post
① 7' O.C.

6 mil black vapor
barrier

6" x 6" x 16"
C.M.U. block



$$150 = 2'$$



1 SQ = 1'

CTR SEC



SW 1/4 Sec. 18
Twp. 4-S
Rge. 1-W

SEE MAP 04 IW 18

RECEIVED

SEP 06 1995

MARION COUNTY
BUILDING INSPECTION

1393000
576000

AND

STRONG

RIGGS

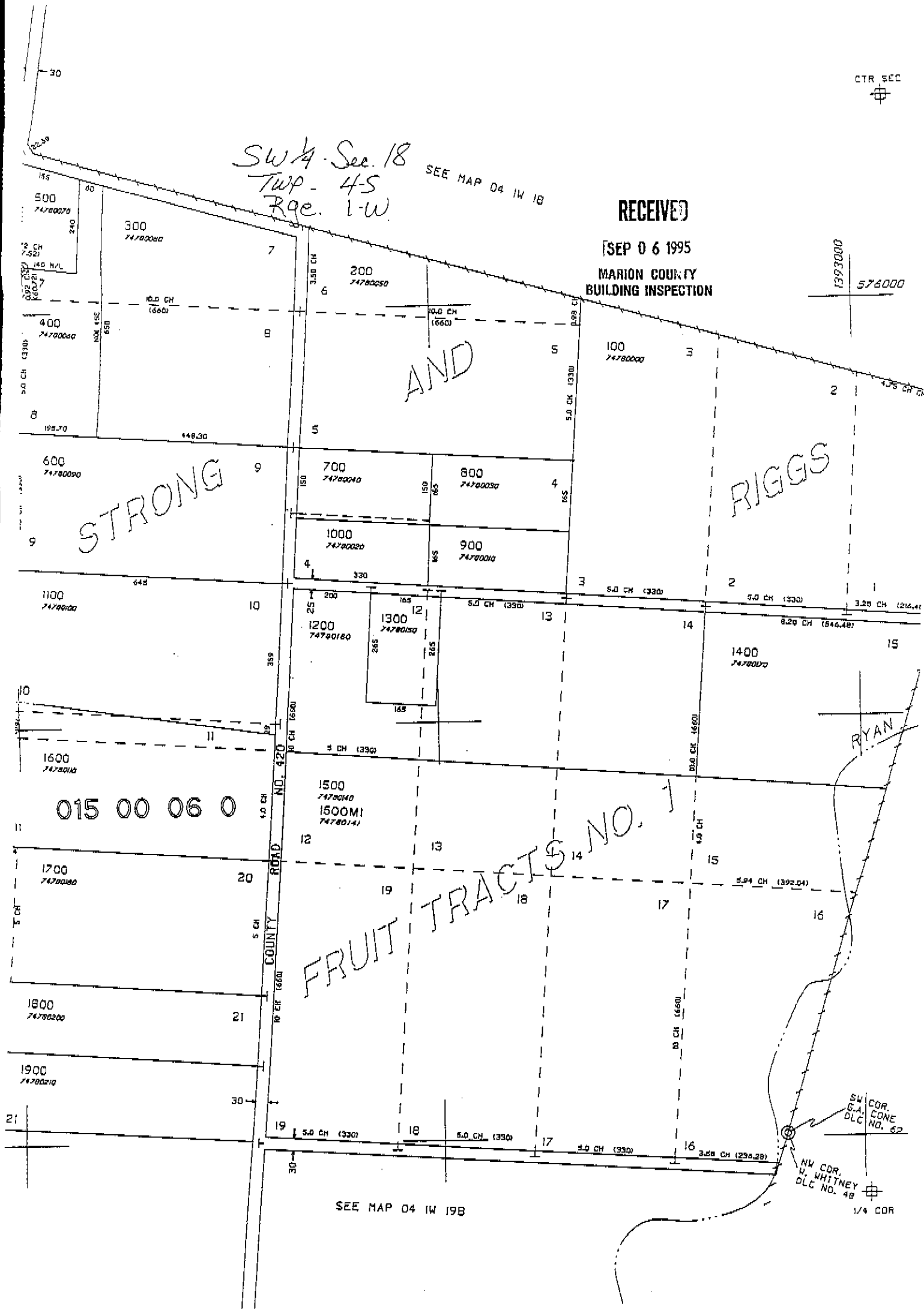
RYAN

015 00 06 0

FRUIT TRACTS NO. 1

SEE MAP 04 IW 19B

SW COR.
G.A. CONE
DLC NO. 62
NW COR.
W. WHITNEY
DLC NO. 48
1/4 COR





MARION COUNTY BUILDING INSPECTION
COMMUNITY DEVELOPMENT CENTER

285 Church Street NE • Room 132 • Salem, Oregon 97301-3670
Office Hours: 8:00-4:30 • Phone: (503) 588-5147 • 24-HR Inspection Line: (503) 588-7904

DATE/TIME : 10/04/95 14:20
TYPE : SP
OCCUPANCY : R-3

AUTHORIZATION APPROVAL

PERMIT NO : 95-15778
STATUS : ISSUED
ISSUED : 10/04/1995
TO EXPIRE : 10/03/1998
PAGE : 1

WORK DESC : SS; AUTH/FLD-RELOCATE HOUSE & ADD TO EXIST HOUSE
SITE ADDRESS : 20612 OLMSTEAD RD NE AR CITY: MARION COUNTY

SUBDIVISION : LOT: BLOCK:

CROSS STREET : EHLEN RD NE

PARCEL NUMBER : 74780-140
PARCEL SIZE : 30.0 AC

PROPERTY LOCATOR: 041W18C 01500
ZONE: EFU

OWNER NAME : ZULASKI, MICHAEL J & CONNIE MARIE

APPLICANT NAME : ZULASKI, MICHAEL J & CONNIE MARIE
ADDRESS : 20612 OLMSTEAD RD NE
AURORA, OR

PHONE : 678-1325 97002

CONTRACTOR AGENT :
PHONE : 678-1325
DEQ LICENSE:
OCCR:

Units	Description	Fee
1	Authorization w/Field Visit	217.00
1	DEQ Surcharge	35.00

Assessed fees : 252.00
Adjustments :
Total fees : 252.00
Total payments : 252.00
Balance due : .00

THIS AUTHORIZATION IS NON-TRANSFERABLE AND EXPIRES 365 DAYS FROM ISSUE DATE.

DONALD E WOODLEY, MARION COUNTY BUILDING OFFICIAL, / BY TNEAL



**MARION COUNTY BUILDING INSPECTION
COMMUNITY DEVELOPMENT CENTER**

285 Church Street NE • Room 132 • Salem, Oregon 97301-3670
Office Hours: 8:00-4:30 • Phone: (503) 588-5147 • 24-HR Inspection Line: (503) 588-7904

DATE/TIME : 10/04/95 14:20
TYPE : SP
OCCUPANCY : R-3

AUTHORIZATION APPROVAL

PERMIT NO : 95-15778
STATUS : ISSUED
ISSUED : 10/04/1995
TO EXPIRE : 10/03/1996
PAGE : 2

AUTHORIZATION APPROVAL

This Authorization Notice is for an existing system and an inspection of the system determined that it appeared adequate to serve the purpose proposed in the application. No evidence of failure was found, and the system appeared to be functioning in a satisfactory manner. The septic tank was pumped 01/11/88, by CARL'S SEPTIC and was inspected at that time.

This notice is issued with the recommendation that the septic tank be pumped and inspected by a licensed septic tank pumper approximately every five years.

This notice does not guarantee satisfactory or continuous operation of the existing on-site sewage disposal system. Planning approval may be required for the proposed development of the property.

COMMENTS AND CONDITIONS

1. THIS SEPTIC REVIEW WAS COMPLETED BY ROBERT FOSTER on OCTOBER 4, 1995.



**MARION COUNTY BUILDING INSPECTION
COMMUNITY DEVELOPMENT CENTER**

285 Church Street NE • Room 132 • Salem, Oregon 97301-3670
Office Hours: 8:00-4:30 • Phone: (503) 588-5147 • 24-HR Inspection Line: (503) 588-7904

REF: 131

MARION COUNTY

10/03/95 11:54 REQUESTS FOR INSPECTION WORK SHEETS FOR: 10/ 3/95

PAGE

AREA: 14

Activity: 95-15778 10/ 3/95 Type: SESPEXIS Status: APPLIED Constr: SP
Address: 20412 OLMSTEAD RD NE AR
Location: DONALD EXIT, WEST ON EHLEN TO OLMSTEAD
Parcel: 74788-140 Occ: R-3 Use: R
Description: SS; AUTH/FLD-NO PF-RELOCATE HOUSE ADD TO EXIST HOUS
Applicant: ZULASKI, MICHAEL J & CONNIE MARIE Phone: 678-1325
Owner: ZULASKI, MICHAEL J & CONNIE MARIE Phone:
Contractor: Phone:

Inspection Request Information.....

Requestor:

Phone:

Req Time:

Comments: AUTHORIZATION

Items requested to be Inspected... Action Comments

00002 FIELD VISIT

Time S.

Inspection History.....

[Signature] 10-3-95



**MARION COUNTY BUILDING INSPECTION
COMMUNITY DEVELOPMENT CENTER**

285 Church Street NE • Room 132 • Salem, Oregon 97301-3670
Office Hours: 8:00-4:30 • Phone: (503) 588-5147 • 24-HR Inspection Line: (503) 588-7904

DATE/TIME : 09/06/95 12:38
PERMIT NO : 95-15778
TYPE : SP
CLASS :
OCCUPANCY : R-3

ON-SITE APPLICATION

STATUS : APPLIED
APPLIED : 09/06/1995
TO EXPIRE : 03/04/1996
PAGE : 1

SITE ADDRESS : 20612 OLMSTEAD RD NE AR CITY: MARION COUNTY

SUBDIVISION : LOT: BLOCK:

CROSS STREET : DONALD EXIT, WEST ON EHLEN TO OLMSTEAD

PARCEL NUMBER : 74780-140
PARCEL SIZE : 30.0 AC

OWNER
NAME : ZULASKI, MICHAEL J & CONNIE MARIE
ADDRESS : 20612 OLMSTEAD RD NE
AURORA, OR
PHONE :

APPLICANT
NAME : ZULASKI, MICHAEL J & CONNIE MARIE
ADDRESS : 20612 OLMSTEAD RD NE
AURORA, OR
PHONE : 678-1325 97002

CONTRACTOR : ZULASKI, MICHAEL J & CONNIE MARIE LICENSE:
PHONE : 678-1325

WORK DESC : SS; AUTH/FLD-NO PF-RELOCATE HS ADDED TO EXISTING HS

Units	Description	Fee
1	Authorization w/Field Visit	217.00
1	DER Surcharge	35.00

Assessed fees : 252.00
Adjustments : .00
Total fees : 252.00
Total payments: 252.00
Balance due : .00

DONALD E. WOODLEY, MARION COUNTY BUILDING OFFICIAL / BY DSTONE

FOR OFFICE USE ONLY. THIS IS NOT A PERMIT

MAP: 4

ZONE: EFU

PROPERTY LOCATOR: 041W18C 01500



Marion County
OREGON
COMMUNITY DEVELOPMENT
DEPARTMENT

RECEIVED

SEP 11 1995
MARION COUNTY
BUILDING INSPECTION

SEPTIC SYSTEM CERTIFICATION

PROPERTY OWNER: Michael and Connie Zulaski
SITE ADDRESS: 20612 Olmstead Rd NE, AURORA
SITE NUMBER: 95-15778

I, hereby, certify that the attached site plan is an accurate representation of the conditions on the above described property, and that any proposed structure/property division, meets all of the minimum setback requirements from the existing septic system, and the future septic system replacement area.

I further certify that I have, to the best of my abilities, thoroughly inspected the septic system and found no evidence of any failure. The system appears to be functioning in a satisfactory manner at this time.

SIGNATURE: Connie M Zulaski DATE: 9-8-95
(property owner/authorized agent)

NAME (please print) : CONNIE M. ZULASKI

MAILING ADDRESS: 20612 Olmstead Rd NE.
AURORA, OR 97002

CARL'S SEPTIC TANK CLEANING



266-2657 or 829-7077

678 1325

Date

9/3/95

To

ZUASKI

20612 Old Lead Rd

AURORA, OR

Description	Amount
Pump out 1000 Gal. Septic tank.	195
Fill out Marion County Insp. Form	NK
Check 3723	AS
ALL ACCOUNTS PAYABLE WITHIN 15 DAYS OF COMPLETION	Total

THANKS

RECEIVED BY

[Signature]



The following requirements apply to the evaluation of an existing on-site sewage system. Please select the appropriate section and follow the directions carefully.

1. If your sewage system is less than five (5) years old and a Certificate of Satisfactory Completion has been issued for the system, the septic tank does not require pumping at this time. A field inspection will be made of the entire system and a report will be issued.
2. If your sewage system is more than five (5) years old and the septic tank has not been pumped within the last five (5) years, follow the directions below. If you have proof that the septic tank has been pumped within the last five (5) years, sections (a) and (b) will not be required.
 - a. The septic tank must be pumped by a D.E.Q. licensed septic tank pumper.
 - b. The septic tank pumper must complete the form below.
 - c. A field inspection will be required by our on-site staff to verify the location and condition of the septic system.

for septic pumper use only
(please print)

COMPANY NAME: Carl's Septic Tank Cleaning D.E.Q. LICENSE #: 37024

PROPERTY OWNER: Zulaski

PROPERTY ADDRESS: 2062 Olmstead Rd
Aurora, Or. 97002

APPROXIMATE SIZE OF TANK: 1000 gallons

SEPTIC TANK MATERIAL: Concrete X; Steel ; Other

IS TANK IN GOOD CONDITION? Yes X; No

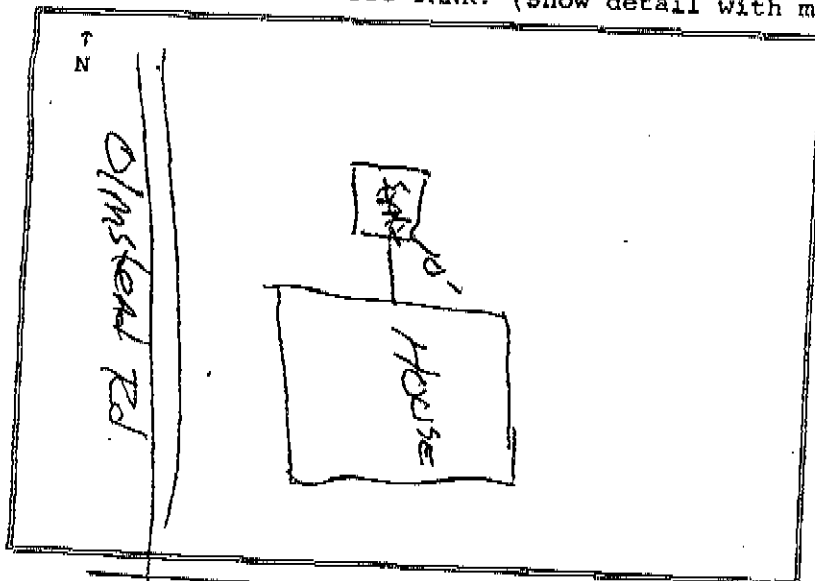
If "No", explain:

ARE INLET & OUTLET FITTINGS IN PLACE? .. Yes X; No

IS DISPOSAL FIELD BACKING INTO TANK? ... Yes ; No X

If "Yes", explain:

DIAGRAM OF HOUSE AND SEPTIC TANK: (show detail with measurement)



RECEIVED

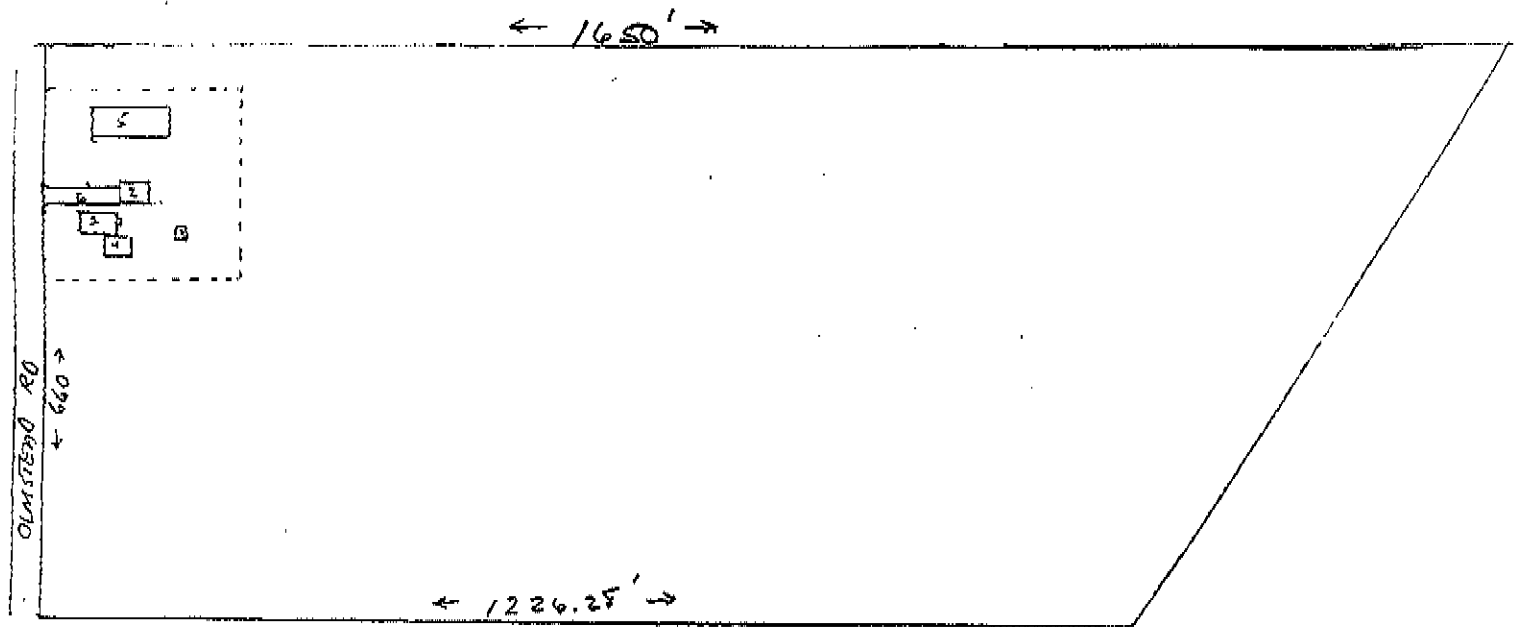
SEP 12 1995

MARION COUNTY
BUILDING INSPECTION

9/7/95
DATE OF PUMPING

[Signature]
SIGNATURE OF PUMPER

N
↑



MRS & MRS MICHAEL & CONNIE ZULASKI
20612 OLMSTEAD RD NE
AURORA, OREGON 97002

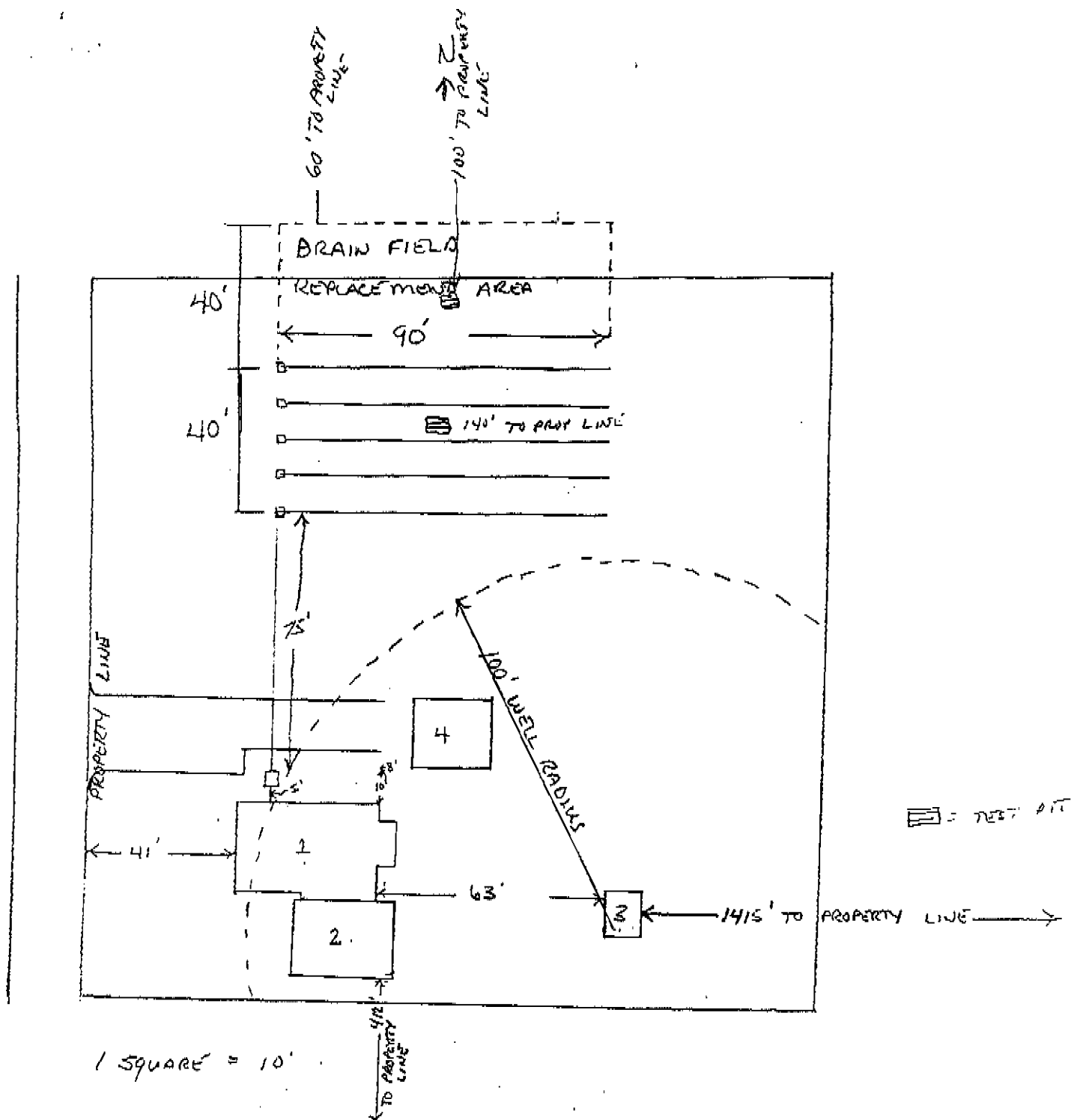
1.59 = 55'

- 1 = EXISTING HOUSE
- 2 = EXISTING GARAGE
- 3 = EXISTING PUMP HOUSE
- 4 = PROPOSED HOUSE ADDITION (HOUSE WHICH WILL BE MOVED AND ADDED ON TO EXISTING HOUSE)
- 5 = DRAIN FIELD
- 6 = DRIVE WAY

RECEIVED

SEP 06 1995

MARION COUNTY
BUILDING INSPECTION



- 1 = EXISTING HOUSE
- 2 = PROPOSED ADDITION (22'6" x 26')
- 3 = EXISTING PUMP HOUSE (10' x 13')
- 4 = EXISTING GARAGE (19' x 21')

RECEIVED

SEP 06 1995

MARION COUNTY
BUILDING INSPECTION

ACTIVITY # _____

PLEASE FILL OUT THE FOLLOWING INFORMATION AND YOU WILL BE DIRECTED TO THE NEXT AVAILABLE BUILDING CODE TECHNICIAN.

CK 3721

APPLICATION SUBMITTAL

Build - 95-15777-61-3
252
3193

TYPE OF APPLICATION

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> BUILDING <i>Addn to Res.</i> | <input type="checkbox"/> AG EXEMPT BUILDING | <input type="checkbox"/> ELECTRICAL |
| <input type="checkbox"/> DWELLING | <input type="checkbox"/> BUILDING DEMOLITION | <input type="checkbox"/> MINOR EL LABEL |
| <input type="checkbox"/> DWELLING LABEL | <input type="checkbox"/> SITE PLAN REVIEW | <input type="checkbox"/> PLUMBING |
| <input type="checkbox"/> MANUFACTURED DWELLING | <input type="checkbox"/> SITE EVALUATION | <input type="checkbox"/> MECHANICAL |
| <input type="checkbox"/> MANUFACTURED STORAGE | <input type="checkbox"/> SITE EVALUATION/SEPTIC | <input type="checkbox"/> DRIVEWAY |
| <input type="checkbox"/> PRE-FAB | <input checked="" type="checkbox"/> SEPTIC | <input type="checkbox"/> INFORMATION |

*Auth. / Field Visit Existing - 95-15778
Standard System*

NAME OF APPLICANT: MICHAEL J ZULASIKI PH# 678-1325PROJECT ADDRESS: 20612 OLMSTEAD RD. NE AURORA, OR 97002

WORK DESCRIPTION: HOUSE MOVED AND ADDED TO EXISTING HOUSE
2 Bedrm - to - 3 Bedrm 30 AC

- () I am performing the work on property I own or occupy.
- () I am a registered builder or the authorized representative of a registered builder.
State of Oregon Construction Contractor's Board Registration # _____
FAX# _____
- () I am the authorized representative of the property owner or contractor.
- (X) I will be hiring a general contractor registered with the Construction Contractors Board. *A*

PF - to Follow

This application may go through a simultaneous review process where zoning, septic (if applicable) and construction requirements are checked prior to issuance of a permit. It is the responsibility of the applicant to assure that all necessary information has been provided.

As soon as all requirements of the review have been met, you will be notified that your permit has been issued and ready to be picked up.

SIGNATURE OF APPLICANT: *Michael J. Zulaski*

FOR OFFICE USE ONLY:

MAP PAGE: 4ZONE: EF-2CROSS STREET: W. on EHLER to Olmstead

Donald Exit #278

TAX ACCT#

74780-140

SUBDIVISION: _____

LOT# _____

BLOCK# _____

SW1/4 SEC.18 TWP.4S. RGE.IW. WM
MARION COUNTY, OREGON

95-15778

CTR SEC
+

SEE MAP D4 IN 18

RECEIVED

SEP 06 1995
MARION COUNTY
BUILDING INSPECTION

0003661
576000

AND

RIGGS

STRONG

CREEK

RYAN

SEE MAP D4 IN 18

15 00 06 0

COUNTY ROAD NO. 420

FRUIT TRACTS NO. 1

