

626 JEFFERSON SCIO DR

JEFFERSON, OR



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



PAUL
TERJESON

PTERJY@KW.COM
503-999-6777

Paul Terjeson is the Principal Broker/Owner of Oregon Farm Brokers, the Willamette Valleys leading Farm, Ranch, and Land experts. For over 25 years, Paul and his team have been representing Sellers and Buyers and are experts in the purchase or sale of: High Value Farm Ground, Ranch Land, Development Property, Luxury, Small and Large Acreage, Residential, and Multifamily. Oregon Farm Brokers diverse background includes 5th generation farmer, nursery and dairy manager, land developers, and economist. Paul and his team have the combination of skills, experience, and service to understand the layers of complexity and fluency with local zoning, water rights, soils, and construction standards in Oregon. We are here to assist you in building your Real Estate Portfolio. Paul brings a high degree of professionalism to help you sell your property for the highest possible value, find the next perfect property and protect you and your interests throughout the transaction.

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



STEVE
HELMS

STEEHELMS@KW.COM
541-979-0118



Home

1512 SqFt

- 2 Bedrooms, 1.5 Bathrooms
- Single Story Home
- Amish Built Interior
- Remodeled Electric, Plumbing and Roof
 - Within 10 Years
- Large Walk In Pantry
- Mudroom

Land

56 Acres

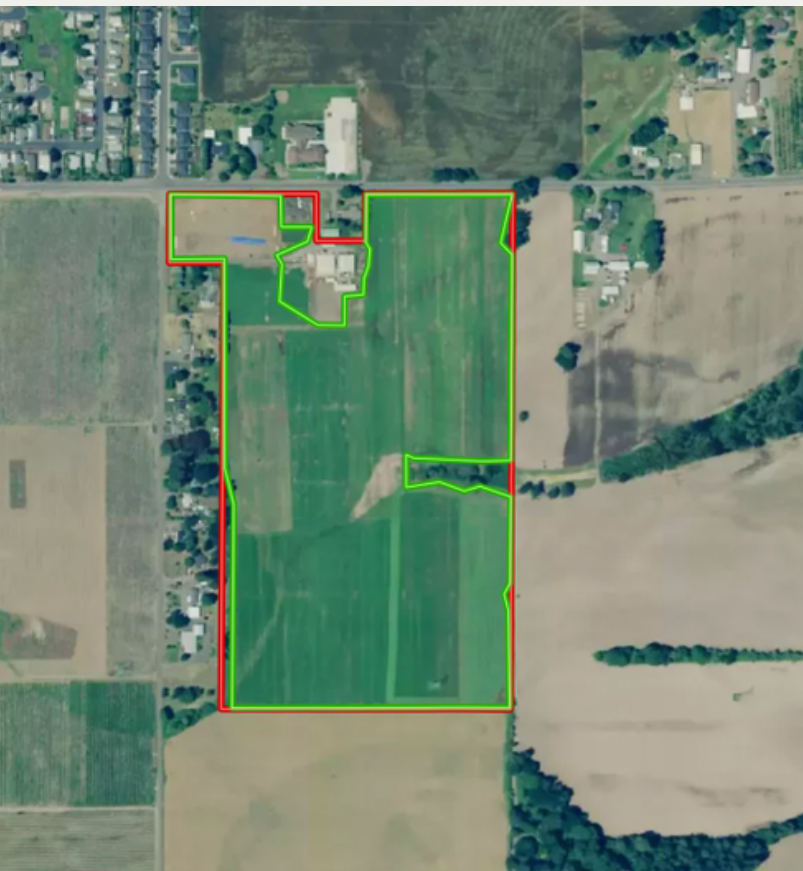
- Prime Location
 - 5 Minutes from I5
 - 15 Minutes from Major Cities
- Award Winning Organic Valley Dairy Farm
- Robotic Milking
- Linear Irrigation and VFD Controlled Well
- Manure Tank
- New Farm Systems Constructed Over the Last 5 Years
 - Multi-Purpose Barns
 - Milk House
 - Hay Storage
 - Calf Barn



PARCEL MAP



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**Oregon
Farm & Home**

★ B R O K E R S ★

KW MID-WILLAMETTE
KELLERWILLIAMS REALTY

LAND
KELLERWILLIAMS

Luxury
INTERNATIONAL

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LIST PACK





MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **537309**

Tax Lot: **103W13B000200**

Owner: Chen, Margaret L

CoOwner:

Site: 626 Jefferson-Scio Dr SE

Jefferson OR 97352

Mail: 626 Jefferson-Scio Dr SE

Jefferson OR 97352

Zoning: EFU - Exclusive Farm Use

Std Land Use: AMSC - Agricultural Misc

Legal: ACRES 56.04

Twn/Rng/Sec: T:10S R:03W S:13 Q:NW QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$794,160.00**

Market Land: **\$1,145,540.00**

Market Impr: **\$221,390.00**

Assessment Year: **2021**

Assessed Total: **\$230,640.00**

Exemption:

Taxes: **\$2,877.12**

Levy Code: 14530

Levy Rate: 12.4745

PROPERTY CHARACTERISTICS

Year Built: 1956

Eff Year Built:

Bedrooms: 2

Bathrooms: 1.5

of Stories: 1

Total SqFt: 802 SqFt

Floor 1 SqFt: 1,462 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 56.04 Acres (2,441,102 SqFt)

Garage SqFt: 660 SqFt

Garage Type: Detached Finished Garage

AC:

Pool:

Heat Source: Ceiling Furnace

Fireplace: 1

Bldg Condition:

Neighborhood:

Lot: 200

Block:

Plat/Subdiv:

School Dist: 14J - Jefferson

Census: 4031 - 010802

Recreation:

SALE & LOAN INFORMATION

Sale Date: 10/29/2010

Sale Amount: \$485,000.00

Document #: 32290192

Deed Type: Deed

Loan
Amount: \$388,000.00

Lender: NORTHWEST FARM CREDIT SVCS FLC

Loan Type: Conventional

Interest Type:

Title Co: TICOR TITLE



Site Address: 626 Jefferson-Scio Dr SE

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



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Aerial Map



Fidelity National Title

Parcel ID: 537309

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Zone-D
Area of undetermined but possible flood

Zone-A
Base floodplain mapped by approximate methods; Base Flood Elevations are not determined
Referred to A Zone or Approx A Zone
Part of Fringe Area- 1% Annual Chance

Zone-AE FLOODWAY
(stream channel & base flood passage)

Zone-X
Minimal flood hazard above 500 yr level

Zone-X
Area of moderate flood hazard between limits of 100 & 500 yr floods

Zone-AE
Base floodplain where base flood elevations exist 1% Annual Chance

Legend:

- Zone-D
- Zone-A
- Zone-AE
- Zone-X
- Zone-X



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January 5, 2022

Property Identification

Account ID:

537309

Tax Account ID:

537309

Tax Roll Type:

Real Property

Situs Address:

626 JEFFERSON-SCIO DR SE JEFFERSON, OR 97352

Map Tax Lot:

103W13B000200

Owner:

CHEN, MARGARET L

626 JEFFERSON-SCIO DR SE

JEFFERSON, OR 97352

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

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

Subdivision:**Related Accounts:**

Owner History

Grantee	Grantor	Sales Info	Deed Info
CHEN,MARGARET L 626 JEFFERSON-SCIO DR SE JEFFERSON OR 97352	BROWN,RICHARD 33.4% & COMBATLEY,CLAYTON 33.3% & MITCHELL,DIANA 33.3% PO BOX 778 JEFFERSON OR 97352	10/27/2010 \$485,000.00 33 1	10/27/2010 32290192 WD 537309
BROWN,RICHARD 33.4% & COMBATLEY,CLAYTON 33.3% & MITCHELL,DIANA 33.3% PO BOX 778 JEFFERSON OR 97352			2/27/2009 30510474 EXCH 537309
MISSING OWNERSHIP INFORMATION			7/1/1998 11150523 DC 537309, 537327, 554645
MISSING OWNERSHIP INFORMATION			7/1/1998 01061391 RD 537309, 554645

Property Details

Property Class:

551

Levy Code Area:

14530

Zoning:**Notes:****Exemption (Begin/End):****Deferral (Begin/End):**

(Contact Local Jurisdiction)

Land/On-Site Developments Information:

ID	Type	Acres	Sq Ft
0	On Site Development - Sa osd - average		
0	On Site Development - Private well		
1	004 Rural Tract	1	43560
3	004 Rural Tract 2BISS TWO BENCH IRR SOUTH SPECIAL	50.74	2210234
5	004 Rural Tract 4BI FOUR BENCH IRR	3.3	143748
6	004 Rural Tract WST WASTELAND	1	43560

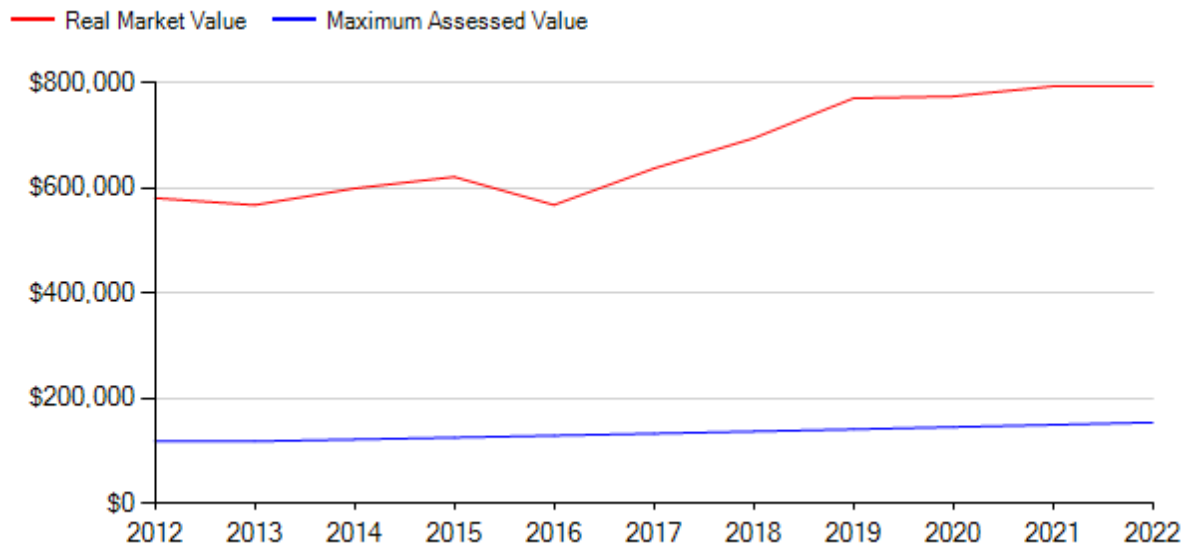
Improvements/Structures:

ID	Type	Stat CLass	Make/Model	Class	Area/Count	Year Built
1	RESIDENCE	141 One Story Only		4	1462	1956
1.1		YARD IMPROVEMENTS AVERAGE			1	1956
2	FARM BLDG	311 Feeder Barn (FB)		5	5472	2011

Value Information (per most recent certified tax roll)

RMV Land Market:	\$572,770
RMV Land Spec.	\$572,770
Assess.:	
RMV Structures:	\$221,390
RMV Total:	\$794,160
AV:	\$230,640
SAV:	\$238,820
Exception RMV:	\$0
Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$460,210
MAV:	\$149,670
MSAV:	\$80,970

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
2021	\$221,390	\$572,770	\$572,770/\$80,970	None	\$230,640
2020	\$202,020	\$572,770	\$572,770/\$78,780	None	\$224,100
2019	\$198,490	\$0	\$572,770/\$76,650	None	\$217,740
2018	\$182,680	\$0	\$512,380/\$72,720	None	\$209,710
2017	\$174,430	\$0	\$462,980/\$72,580	None	\$205,580
2016	\$134,620	\$0	\$433,630/\$70,610	None	\$199,740
2015	\$142,250	\$0	\$479,260/\$68,730	None	\$194,100
2014	\$135,430	\$0	\$464,230/\$66,890	None	\$188,610
2013	\$133,230	\$0	\$434,720/\$64,050	None	\$182,230
2012	\$113,630	\$0	\$467,650/\$64,150	None	\$177,780

Taxes: Levy, Owed

Taxes Levied 2021-22: \$2,877.12
Tax Rate: 12.4745
Tax Roll Type: R
Current Tax Payoff Amount: \$0.00

Year	Total Tax Levied	Tax Paid
2021	\$2,877.12	\$2,877.12

Year	Total Tax Levied	Tax Paid
2020	\$2,796.39	\$2,796.39
2019	\$2,756.97	\$2,756.97
2018	\$2,581.21	\$2,581.21
2017	\$2,522.32	\$2,522.32
2016	\$2,163.03	\$2,163.03
2015	\$2,105.30	\$2,105.30

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2021	3880083	-\$2,877.12	\$86.31	\$0.00	\$2,790.81	11/16/2021
2020	3861611	-\$2,796.19	\$0.00	\$12.43	\$2,808.62	11/24/2020
2019	65010	-\$2,756.97	\$82.71	\$0.00	\$2,674.26	11/15/2019
2018	211346	-\$2,581.21	\$77.44	\$0.00	\$2,503.77	11/16/2018
2017	413055	-\$2,522.32	\$75.67	\$0.00	\$2,446.65	11/9/2017
2016	518550	-\$2,163.03	\$64.89	\$0.00	\$2,098.14	11/15/2016
2015	700262	-\$2,105.30	\$63.16	\$0.00	\$2,042.14	11/13/2015

GRANTOR'S NAME:
Richard Brown, Clayton Combatley, and Diana Mitchell

GRANTEE'S NAME:
Margaret L. Chen

SEND TAX STATEMENTS TO:
Margaret L. Chen
3615 NW Samaritan Dr #203
Corvallis, OR 97330

AFTER RECORDING RETURN TO:
Margaret L. Chen
626 Jefferson-Scio Dr. SE
Jefferson, OR 97352

Escrow No: 471810009227-TTMIDWL20

626 Jefferson-Scio Dr. SE
Jefferson, OR 97352

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Richard Brown, Clayton Combatley, and Diana Mitchell, Grantor, conveys and warrants to Margaret L. Chen, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

Beginning at a point on the North line of and 1320.00 feet South 89° 54' West from the Northeast corner of the Thomas Holt Donation Land Claim No. 62, in Township 10 South, Range 3 West of the Willamette Meridian, Marion County, Oregon; thence South 0° 19' West parallel to the East line of said Holt Donation Land Claim, 2102.78 feet to an iron rod; thence South 89° 51' West 1169.00 feet to an iron rod; thence North 0° 19' East parallel to the East line of said Holt Donation Land Claim 1401.64 feet to an iron rod; thence South 89° 51' West 220.00 feet to an iron rod; thence North 0° 19' East parallel to the East line of said Holt Donation Land Claim 702.40 feet to a point on the North line of said Holt Donation Land Claim; thence North 89° 54' East 1389.00 feet to the place of beginning.

SAVE AND EXCEPT: Beginning at a point that is South 89° 54' West 2709 feet and South 0° 19' West 504.40 feet from the Northeast corner of the T. Holt Donation Land Claim No. 62, in Township 10 South, Range 3 West of the Willamette Meridian, Marion County, Oregon; thence North 89° 51' East 220.00 feet; thence North 0° 19' East parallel to the East line of the Holt Donation Land Claim 198.0 feet; thence South 89° 51' West 220 feet; thence South 0° 19' West 198.0 feet to the point of beginning.

ALSO SAVE AND EXCEPT: Beginning at a point that is South 89° 54' West 2709 feet and South 0° 19' West 702.40 feet from the Northeast corner of the T. Holt Donation Land Claim No. 62, in Township 10 South, Range 3 West of the Willamette Meridian, Marion County, Oregon; thence North 89° 51' East 220.00 feet; thence North 0° 19' East parallel to the East line of the Holt Donation Land Claim 198.0 feet; thence South 89° 51' West 220 feet; thence South 0° 19' West 198.0 feet to the point of beginning.

ALSO SAVE AND EXCEPT: A parcel of land lying in the Thomas Holt Donation Land No. 62, in Section 13, Township 10 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, the said parcel being described as follows:

Beginning on the North line of said Donation Land Claim at a point South 89° 54' West 1914.42 feet from the Northeast corner of said Donation Land Claim; thence South 89° 54' West along said North line 198 feet; thence South 0° 22' West 220 feet; thence North 89° 54' East 198 feet; thence North 0° 11' East 220 feet to the point of beginning.

TOGETHER WITH an access easement as set forth in Reel 1709, Page 616, Microfilm Records, Marion County, Oregon.

Subject to and excepting: See attached exceptions.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2008. THIS INSTRUMENT DOES NOT

471810-9227
TICOR TITLE

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 216.010, 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$485,000.00. (See ORS 93.030)

DATED: October 19, 2010

Richard Brown
Richard Brown

Clayton Combatley
Clayton Combatley

Diana Mitchell
Diana Mitchell

State of ~~OREGON~~ Province of Alberta, Canada
COUNTRY City of St. Albert

This instrument was acknowledged before me on October 21, 2010
by Diana Mitchell before me

David Charles McGree Notary Public - State of Oregon
My commission expires: No Expiry Date

State of OREGON

COUNTY of Marion

This instrument was acknowledged before me on October 27, 2010

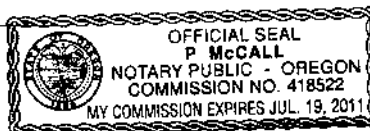
by Richard Brown
P. McCall Notary Public - State of Oregon
My commission expires: 7-19-2010

State of OREGON

COUNTY of Marion

This instrument was acknowledged before me on October 27, 2010

by Clayton Combatley
P. McCall Notary Public - State of Oregon
My commission expires: 7-19-2011



EXCEPTIONS

1. Any rights, liens, claims or equities, if any, in favor of Marion Soil and Water Conservation District.
2. The Land has been classified as Farm, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
3. Rights of the public and governmental agencies in and to any portion of said land lying within the boundaries of streets, roads, and highways.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

7

Granted to: Pacific Telephone and Telegraph Company
Purpose: distribution and transmission lines
Recording Date: May 16, 1942
Recording No: Book 271, Page 341
Affects: see document

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Pacific Telephone and Telegraph Company
Purpose: distribution and transmission lines
Recording Date: October 26, 1948
Recording No: Book 386, Page 90
Affects: see document

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: United States of America
Purpose: transmission line
Recording Date: January 21, 1970
Recording No: Book 677, Page 458
Affects: see document
-

REEL: 3229

PAGE: 192

October 29, 2010, 04:20 pm.

CONTROL #: 282269

State of Oregon
County of Marion

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

FEE: \$ 51.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

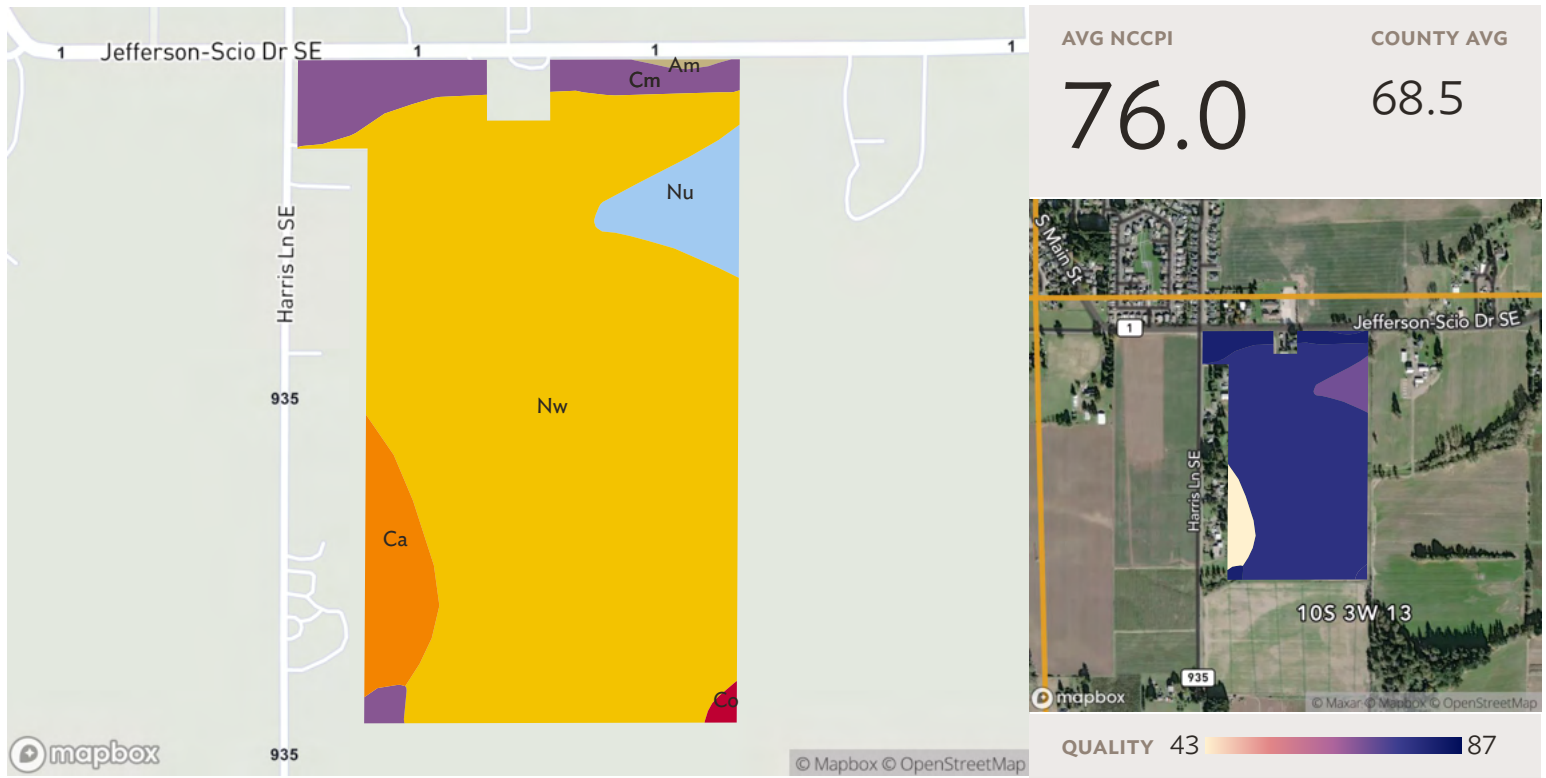
SOIL REPORTS



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1 field, 56 acres in Marion County, OR

TOWNSHIP/SECTION 10S 3W – 13



All fields

Source: NRCS Soil Survey

56 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Nw	Newberg silt loam	45.95	81.9%	2	78.7
Cm	Cloquato silt loam	4.04	7.2%	2	82.3
Ca	Camas gravelly sandy loam	3.14	5.6%	4	32.1
Nu	Newberg fine sandy loam	2.64	4.7%	2	70.7
Co	Concord silt loam	0.19	0.3%	3	78.3
Am	Amity silt loam	0.13	0.2%	2	79.9
56.10					76.0

WATER RIGHTS



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Registration Statement

OF CLAIMANT OF RIGHT TO APPROPRIATE GROUND WATER

TO THE STATE ENGINEERS OF OREGON:

I, E. W. Hart
 of Jefferson Oregon County of Motion
(Mailing address)

State of Oregon, do hereby make application for a certificate of registration as evidence of a right to appropriate ground water.

1. Source from which water is withdrawn is Pump Well #1
(Flowing well, pump well, infiltration trench, or tunnel)

2. Location is: 1 mi SE of Jefferson
(Approximate distance and direction from nearest city or town)

and is more particularly described as follows: 1700 feet east & 1750 feet South from NW corner Sect. 13

Well #1 (a) center of East end of Lot #6 of McCoy Garden Tract
(Give distance and bearing to corner of section or other legal subdivision)

being within Lot #6 SW 1/4 of NW 1/4 of Sec. 13 Twp. 10 S Rge. 3 W
(Smallest legal subdivision) (T. or S.) (E. or W.)

or (b) within limits of recorded platted property, town or city:

in Lot , Block of
(Name of plat or addition)

 County of
(If within city or town, give name)

3. Construction Work was begun on 4th MC 1949 was completed on April 1949
(Date) (Date)

and the ground water claimed was first used for the purposes set out below on May 1949
(Date)

since which time the water has been used each irrigation season
(Continuously or Intermittently)

from May 49 to Oct. 1957
(Date) (Date)

4. Quantity of water claimed and used is 400 gallons per minute; acre feet per year.

5. Purpose or Purposes for which water is used irrigation

(Domestic, irrigation, municipal, manufacturing, industrial, etc.)

6. Description of Well: Depth 21 feet. Type Drilled
(Dug or drilled)

diameter 8" inches. Elevation of ground at well site feet, mean sea level.
(As near as known)

Depth to water table 7 feet.

7. Capacity of Well: unknown g.p.m. with feet drawdown.

400 g.p.m. with 2 feet drawdown.

Date of test

If Flowing Well: Measured discharge g.p.m. on (Date)

Shut-in pressure at ground surface lbs. per sq. in. on (Date)

Water is controlled by
(Cap, valve, etc.)

Marion West

- Position of water bearing stratum with reference to portal of tunnel

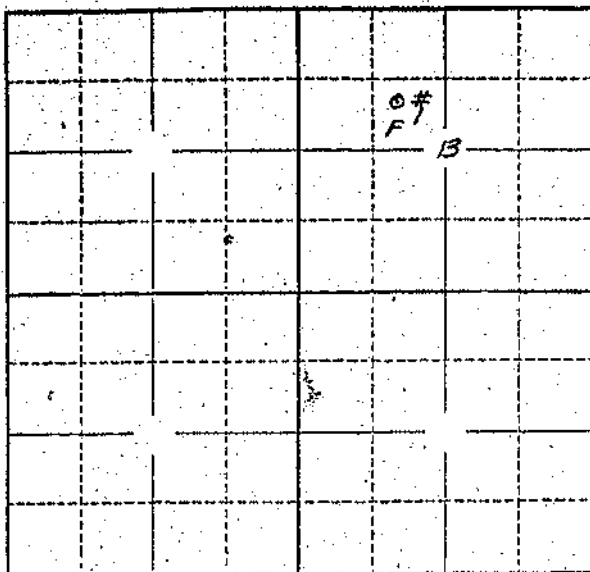
13. Pumping Equipment:

- (b) Motor Electric 20 HP
(Type and horsepower)

14. Location of area irrigated or to be irrigated, or place of use if for purposes other than irrigation.

15. If the ground water supply is supplemental to an existing water supply, identification of any application for a permit, permit, certificate or adjudicated right to appropriate water made or held by the registrant.

Township 10S Range 3W W.M.
North



Locate well and acreage of irrigated land on plat.

Scale: 2" = 1 Mile

STATE OF OREGON

County of Marion

ss.

I, E. W. Hart, being first duly sworn, do hereby certify that I have read the foregoing Registration Statement and that all of the items therein contained are true to the best of my knowledge and belief.

E. W. Hart
(Signature of Registrant)

Subscribed and sworn to before me this 12th day of June, 1958

My commission expires 12th June 1961

Wm. S. Bartholomew
(Notary Public)

(SEAL)

CERTIFICATE OF REGISTRATION

STATE OF OREGON

County of Marion

ss.

This is to certify that the foregoing Registration Statement was received in the office of the State Engineer on the 12th day of June, 1958, at 2:30 o'clock P. M. and has been duly recorded in said office in Book No. 8 of Registration Statements on page GR 1666

Witness my hand this 7th day of January

1959

Lewis A. Stanley
(State Engineer)

By

(Deputy)

GR - 1666

TOWNSHIP 10 S., RANGE 36 W., W. M.

North

