

An aerial photograph of a large, multi-gabled house with a grey roof and light-colored siding. The house is situated on a grassy lot with a paved basketball court in the foreground. The background is a dense forest of tall evergreen trees, with some deciduous trees showing autumn colors. The sky is clear and blue.

7235 LATHROP LANE

CORVALLIS, OR

RESOURCE PACKET

Growing up in a family that has been immersed in real estate since the 1980's, Matilda has always been destined for a career in real estate. Originally from Los Angeles, her roots lends to a professional and prompt approach, while demonstrating a high level of integrity and bringing a little fun into each engagement. She has lived in Oregon since 2011 and her college studies were heavy in business and marketing. Her dedication and care for the people she works for is contagious and strives to provide the most pinnacle experience for her clients. When she is not making deals she is spending time with her family, volunteering in both her daughter's schools, and attending her daughter's sports events.



MATILDA
ATTAAALLA

MATILDA.ATTAAALLA@KW.COM
541-740-7752



MAPS

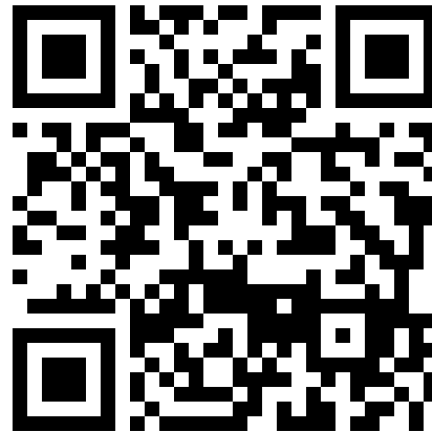
INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.





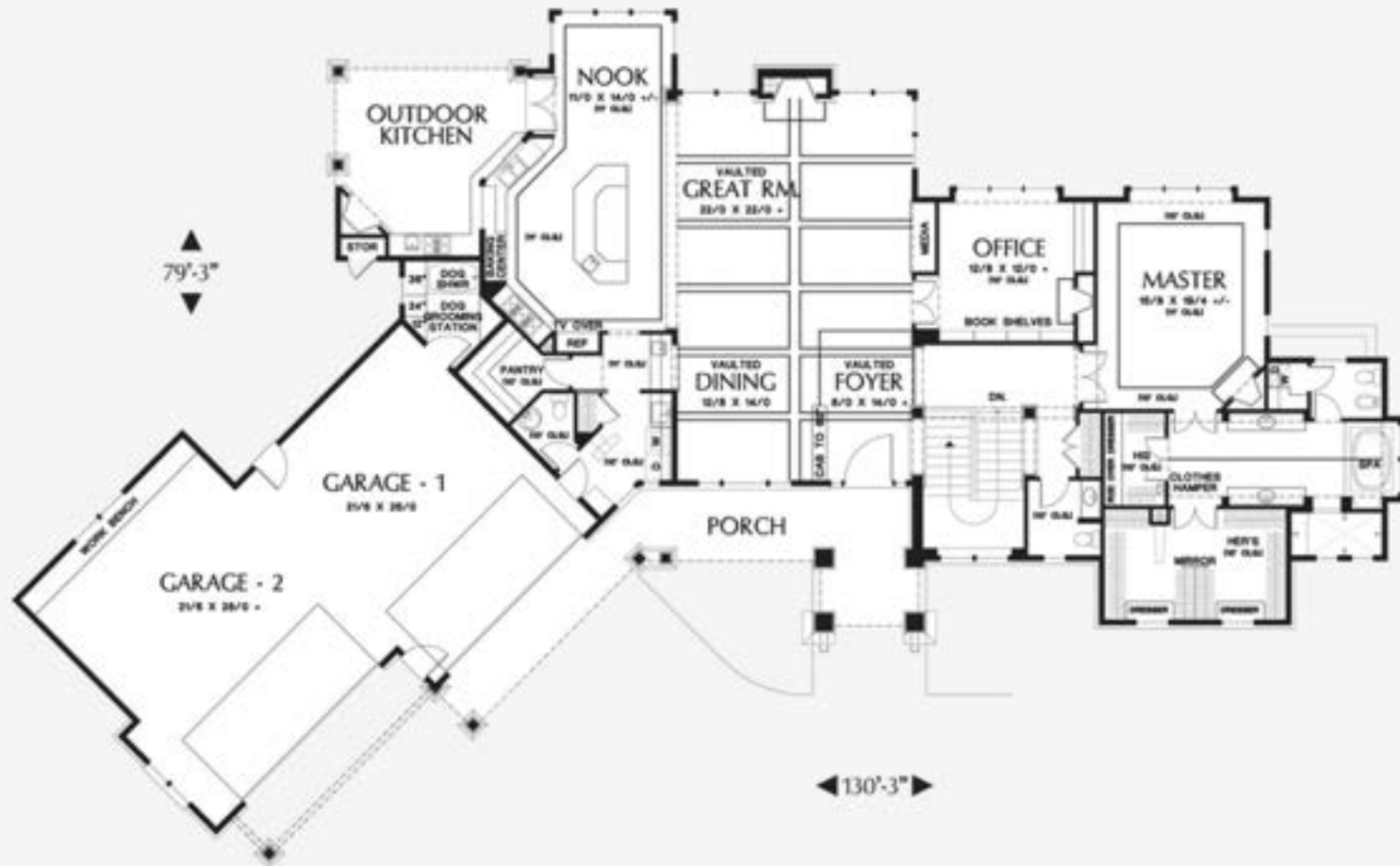
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FLOOR PLANS



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Main Floor Plan



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Lower Floor Plan



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COUNTY INFORMATION

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS

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**Oregon
Farm & Home**
★ BROKERS ★



Fidelity National Title

BENTON COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **036669**

Tax Lot: **11501BC02200**

Owner: Brawn Family Trust

CoOwner: Brawn Manal A, Trust

Site: 7235 NW Lathrop Ln

Corvallis OR 97330

Mail: 7235 NW Lathrop Ln

Corvallis OR 97330

Zoning: County-RR-2 - Rural Residential - 2

Std Land Use: RSFR - Single Family Residence

Legal:

Twn/Rng/Sec: T:11S R:05W S:01 Q:NW QQ:SW



ASSESSMENT & TAX INFORMATION

Market Total: **\$1,696,070.00**

Market Land: **\$322,280.00**

Market Impr: **\$1,373,790.00**

Assessment Year: **2022**

Assessed Total: **\$1,005,753.00**

Exemption:

Taxes: **\$15,754.52**

Levy Code: 0905

Levy Rate: 15.1442

PROPERTY CHARACTERISTICS

Year Built: 2013

Eff Year Built:

Bedrooms: 4

Bathrooms: 4

of Stories: 1

Total SqFt: 6,077 SqFt

Floor 1 SqFt: 3,081 SqFt

Floor 2 SqFt:

Basement SqFt: 2,996 SqFt

Lot size: 2.35 Acres (102,366 SqFt)

Garage SqFt: 1,334 SqFt

Garage Type: Attached Garage

AC:

Pool:

Heat Source: Forced hot air & cool

Fireplace: 1

Bldg Condition: AV

Neighborhood:

Lot: 3

Block:

Plat/Subdiv:

School Dist: 509J - Corvallis

Census: 3000 - 000500

Recreation:

SALE & LOAN INFORMATION

Sale Date: 02/19/2019

Sale Amount:

Document #: 579104

Deed Type: Deed

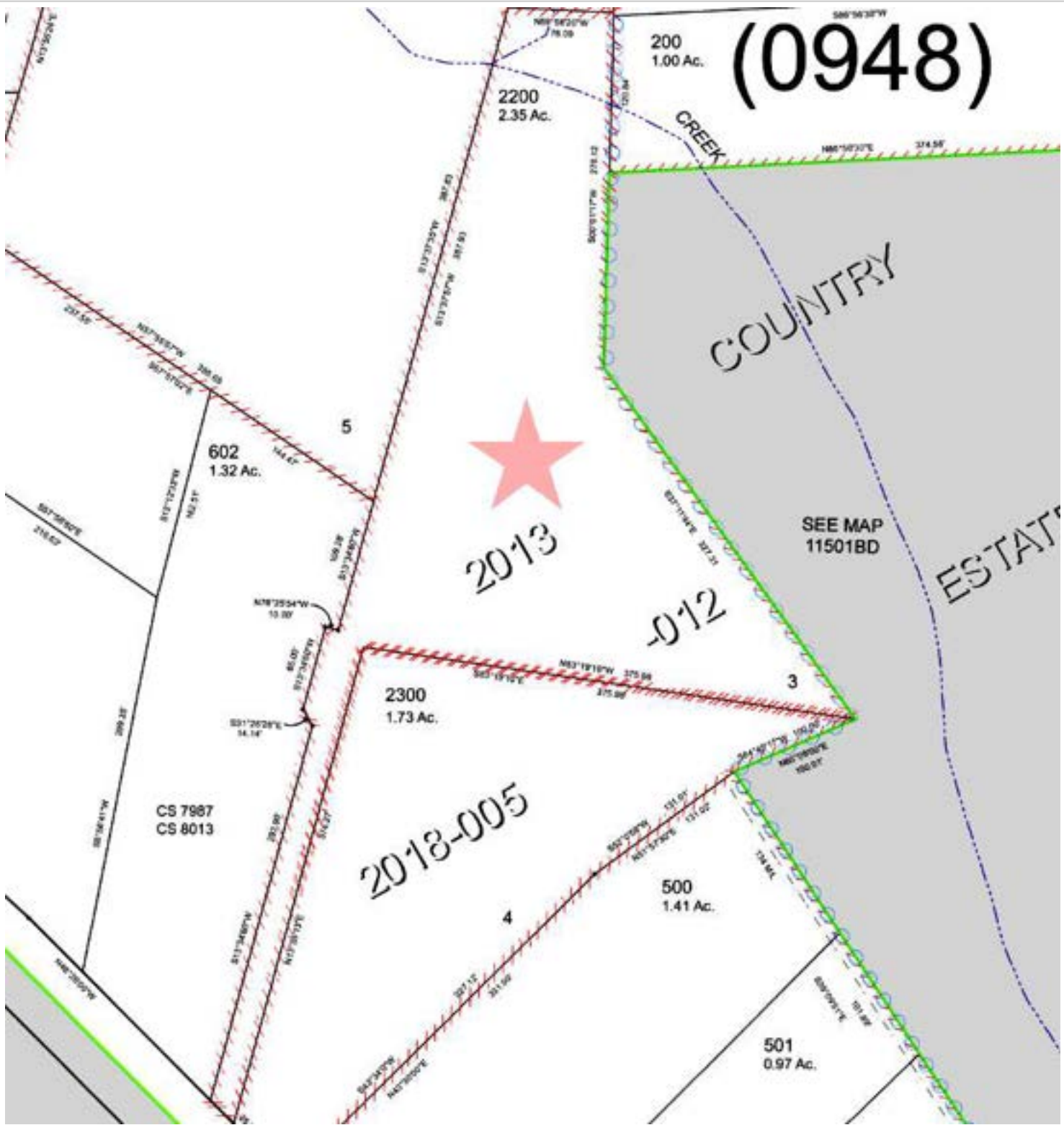
Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co: ATTORNEY ONLY



Fidelity National Title

Parcel ID: 036669

Site Address: 7235 NW Lathrop Ln

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: 036669

Site Address: 7235 NW Lathrop Ln

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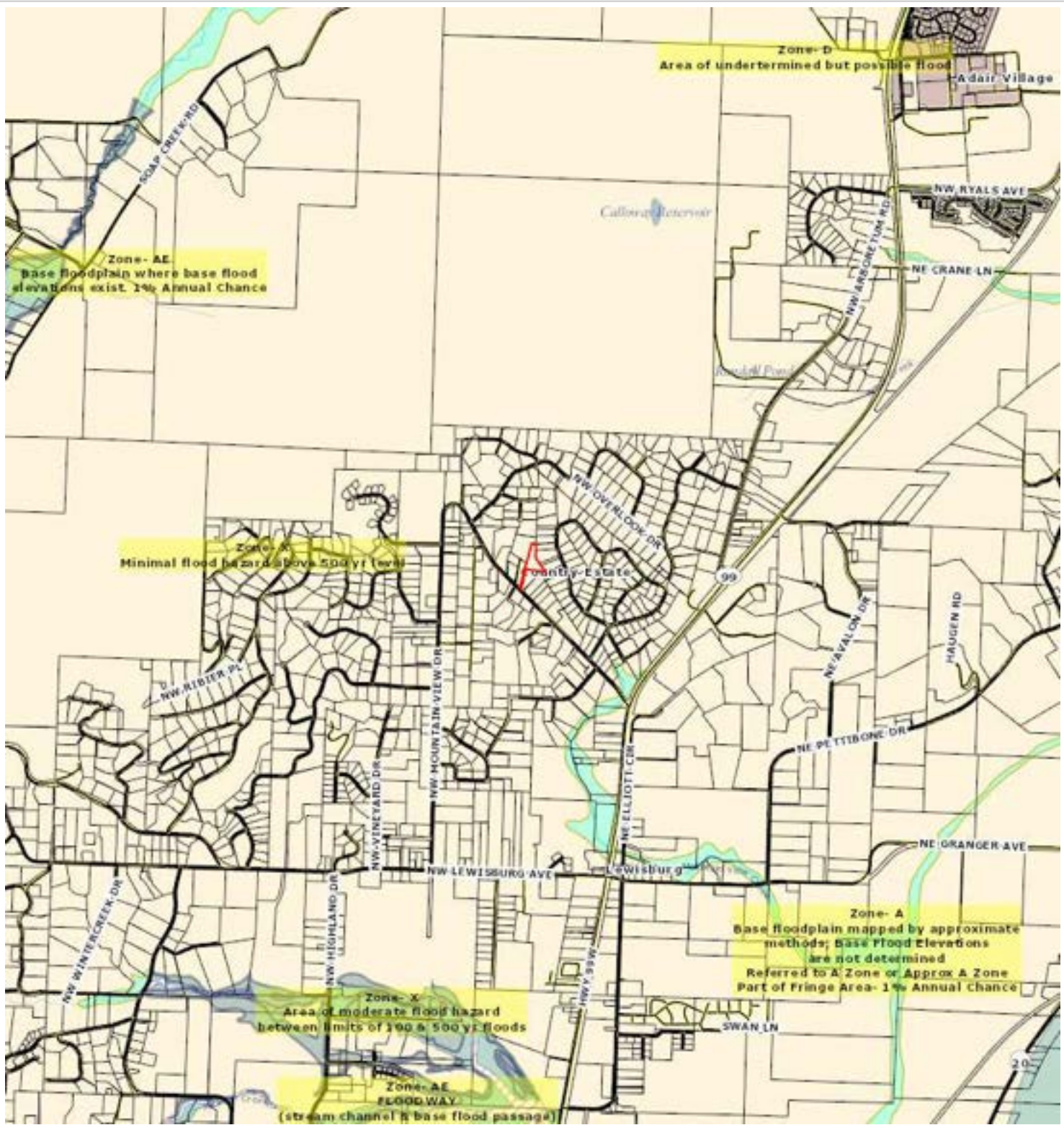


Fidelity National Title

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Flood Map



Fidelity National Title

Parcel ID: 036669

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Property Detail

REAL PROPERTY

FOR ASSESSMENT AND TAX PURPOSES ONLY

Account Information

Account #: 036669
Map/Tax Lot: [11501BC02200 \[GIS Maps\]](#)
Acreage: 2.35
Property Class: 401
Tax Code Area: 0905

Situs Address: 7235 NW LATHROP LN
CORVALLIS, OR 97330

LAST CERTIFIED VALUES
Market Land: \$ 322,280
Market Structure: \$ 1,561,750
Total Real Market Value: \$ 1,884,030
Special Assessed Taxable Land Value: \$ 0
Assessed: \$ 1,035,926
Exemption: \$ 0
Net Taxable: \$ 1,035,926

Property Valuation History

Owner Information

Owner BRAWN FAMILY TRUST 7235 NW LATHROP LN CORVALLIS, OR 97330 USA	Owner BRAWN ROBERT C, TR 7235 NW LATHROP LN CORVALLIS, OR 97330 USA	Owner BRAWN MANAL A, TR 7235 NW LATHROP LN CORVALLIS, OR 97330 USA	Taxpayer BRAWN ROBERT C & MANAL A, TR 7235 NW LATHROP LN CORVALLIS, OR 97330 USA
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Taxes

Tax Code Area: 0905
Property Tax (2023): \$

Tax Payments and History

Assessment Property Tax Statement

07/01/2023 to 06/30/2024 BENTON COUNTY PROPERTY TAX STATEMENT
PO BOX 964 Corvallis, OR 97339 • 4500 SW Research Way Corvallis, OR 97333

ACCOUNT NUMBER: 036669

SITUS ADDRESS: 7235 NW LATHROP LN CORVALLIS, OR 97330

PROP CLASS: 401
PROP TCA: 0905
PROP MAP: 11501BC02200 ACRES: 2.35

LAST YEARS TAX	15,295.76
Corvallis SD 509J	4,621.68
Corvallis SD 509J LO 2022	1,553.89
LinnBenton CC	519.93
LinnBentonLincoln ESD	315.85
Education Totals	7,011.35

VALUES	LAST YEAR	THIS YEAR
Real Market Value	322,280	322,280
Land		
Real Market Value	1,373,790	1,561,750
Structure		
Real Market Value	1,696,070	1,884,030
Total		

911 Emergency Service Dist	466.17
Benton County	2,284.42
Benton County Extension Dist	82.87
Benton County Library	408.88
Benton County Local Option 2021	932.33
Benton County Soil & Water	51.80
Corvallis Rural Fire	2,189.95
General Government Totals	6,416.42

Special Assessed Value	0	0
Assessed Value	1,005,753	1,035,926
Exemptions	0	0
Net Taxable	1,005,753	1,035,926

Bond LinnBenton CC	162.02
Bonds Corvallis SD 2018	2,033.94
LinnBenton CC Bond 2022	64.54
OR Forestry Fire Surcharge	47.50
OR Forestry Fire Timber	18.75
Bonds - Other Totals	2,326.75

TAX COLLECTOR (541)766-6808
ASSESSOR (541)766-6855
WEB SITE: <https://www.co.benton.or.us/assessment/>

If a mortgage company pays your taxes,
this statement is for your records only.

2023 - 2024 TAXES 15,754.52

Full Payment with 3% Discount	2/3 Payment with 2% Discount	1/3 Payment with No Discount
15,281.88	10,292.96	5,251.51

TOTAL TAXES OUTSTANDING	15,754.52
TOTAL TAX (After Discount)	15,281.88

Cut Here

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Cut Here

ACCOUNT NUMBER: 036669

INCLUDES DELINQUENT TAXES OWING, IF ANY

Full Payment.....if paid by:	11/15/2023	15,281.88
or 2/3 Payment.....if paid by:	11/15/2023, with final 1/3 due 05/15/2024	10,292.96
or 1/3 Payment.....Due:	11/15/2023, 02/15/2024, 05/15/2024	5,251.51

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE

Enter Payment Amount

\$

This on-line tax statement reflects the information on the account as of October 1, 2023. This tax statement does not reflect any payments or value corrections made on your account after that date. If you have made a payment on your property tax account after October 1, 2023, please contact our office at (541) 766-6808 between the hours of 8:00 am and 5:00 pm, Monday through Friday for the correct amount owing. You may also contact us via the internet at <https://www.co.benton.or.us/webform/contact-us>.

Please make checks payable to:
Benton County Tax Collector
PO Box 964
Corvallis, OR 97339-0964



STATUTORY WARRANTY DEED

Grantor's Name:

Robert Charles Brawn and Manal Andrea Brawn

Grantee's Name:

Robert C. Brawn and Manal A. Brawn, Trustees of the Brawn Family Trust dated February 7, 2019

After recording return to:

Evashevski Elliott PC
Attorneys at Law
PO Box 781
Corvallis, Oregon 97339

The true and actual consideration for this conveyance is \$NONE.

Until a change is requested, all tax statements shall be sent to:

Robert C. and Manal A. Brawn, TTEEs
7235 NW Lathrop Lane
Corvallis, Oregon 97330

Conveyance

Robert Charles Brawn and Manal Andrea Brawn, as tenants by the entirety, Grantor, conveys and warrants to Robert C. Brawn and Manal A. Brawn, Trustees of the Brawn Family Trust dated February 7, 2019, or their successor(s) in trust, Grantee, the following described real property located in Benton County, Oregon, free of encumbrances except as specifically set forth herein:

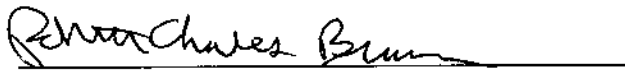
Parcel 3 of Partition Plat No. 2013-012, recorded April 4, 2013, in 2013-505039, Benton County Microfilm Records.

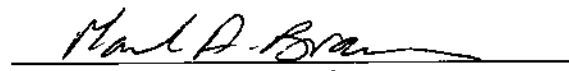
Subject to: Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THIS TRANSACTION IS NOT INTENDED TO CONSOLIDATE ANY OF THE INDIVIDUALLY DESCRIBED PARCELS OR TAX LOTS FOR LAND USE, TAX LOTS, OR ANY OTHER PURPOSE.

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

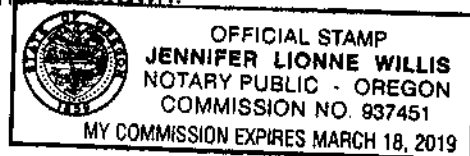
OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.



Robert Charles Brawn, Grantor


Manal Andrea Brawn, Grantor

STATE OF OREGON
County of Benton

Signed or attested before me on February 7, 2019, by Robert Charles Brawn and Manal Andrea Brawn.




Notary Public - State of Oregon

WELL

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**Oregon
Farm & Home**
★ BROKERS ★



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

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

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

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

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



Page 1 of 1

Drinking Water Report

Client Name: M&H Pump Services
7235 NW Appaloosa Dr.
Corvallis, OR 97330

Reference Number: **19-23690**

Report Date: 7/2/19

Approved By: hkl,spm

Authorized by:

Sarah P Miller
Lab Manager, Corvallis

Project: Rob Brawn
Field ID: Well Head, #L106720
Sample Description: 7235 NW Lathrop Ln
Sample Date: 6/27/19 13:03

Lab Number: OR100009-46337
Date Received: 6/27/19
Sampled By: Dave Gibbs
Sampler Phone:

CAS Number	Analyte	Result	MCL	Pass [^]	Lab	QL	Units	Analyzed
	TOTAL COLIFORM	Absent		Pass	d	P/A	per 100m	6/28/19
	E. Coli	Absent		Pass	d	Y/N	per 100m	6/28/19
14797-55-8	NITRATE-N	ND	10	Pass	d	0.02	mg/L	6/27/19
7440-38-2	ARSENIC	ND	0.010	Pass	a	0.001	mg/L	7/1/19

Notation:

MCL = Maximum Contaminant Level, maximum permissible level of a contaminant in water established by EPA; Federal Action Levels are 0.015 mg/L for Lead and 1.3 mg/L for Copper. Sodium has a recommended limit of 20 mg/L. A blank MCL value indicates a level is not currently established.

QL = Quantitation Limit is the lower calibration concentration.

ND = Not detected above the listed specified reporting limit (QL).

CAS Number = Chemical Abstract Service Number is a unique identifier of the chemical tested.

[^] = 'PASS', indicates that the parameter tested meets EPA, State, or local jurisdiction MCL.

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

These test results meet all the requirements of NELAC, unless otherwise stated in writing, and relate only to these samples.
If you have any questions concerning this report contact Lawrence Henderson at the above phone number.

FORM: ShortList.rpt



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

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Page 1 of 1

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Authorized by:

Sarah P Miller
Lab Manager, Corvallis

Project: Rob Brawn
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	E. Coli	Absent		Pass	d	Y/N	per 100m	6/28/19
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FORM: ShortList.rpt

STATE OF OREGON
WATER SUPPLY WELL REPORT

(ORS 537.765 & OAR 690-205-0210)

Instructions for completing this report are on the last page of this form.

BENT 54369

WELL LABEL # L 106720

START CARD # 207889

ORIGINAL LOG #

(1) LANDOWNER Owner Well I.D. _____
First Name Mark Last Name Knutson
Company _____
Address 1669 Wooded Knolls Dr.
City Philomath State OR Zip 97370

(2) TYPE OF WORK ☒ New ☐ Conversion ☐ Deepening
☐ Alteration (complete Sections 2a & 10) ☐ Abandonment (complete Section 5a)

(2a) PRE-ALTERATION: Well Depth _____ ft.

Seal Material _____

Casing Type: ☐ Steel ☐ Plastic ☐ Other _____

Casing Gauge _____ Casing Diameter _____

(3) DRILL METHOD ☒ Rotary Air ☐ Rotary Mud ☐ Auger

☐ Cable ☐ Cable Mud ☐ Reverse Rotary ☐ Other _____

(4) PROPOSED USE ☒ Domestic ☐ Irrigation ☐ Community

☐ Industrial/Commercial ☐ Livestock ☐ Dewatering ☐ Injection

☐ Thermal ☐ Other _____

(5) BORE HOLE CONSTRUCTION

Depth of Completed Well 305 ft. Special Standard: ☐ Yes (attach copy)

BORE HOLE				SEAL				
Dia	From	To	Material	From	To	Amount	cks/lbs	
10	0	43	Cement	0	43	12		
6	43	305						

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

☐ Other _____

Backfill placed from _____ ft. to _____ ft. Material _____

Filter pack from _____ ft. to _____ ft. Material _____ Size _____

(5a) ABANDONMENT USING UNHYDRATED BENTONITE:

Calculated Amount Proposed to be Used: _____ sacks/lbs

Actual Amount Used: _____ sacks/lbs

(6) CASING/LINER

Casing Liner	Dia	+	From	To	Gauge	Steel	Plastic	Welded	Thrd
<input checked="" type="checkbox"/>	6	X	1/2	43	.250	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	4		0	305	140psi		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

Shoe ☐ Inside ☐ Outside ☐ Other Location of shoe(s) _____

Temporary casing ☐ Yes Diameter _____ From _____ To _____

(7) PERFORATIONS/SCREENS

Perforations Method 1/4 Rand Holes Drilled

Screens Type _____ Material _____

Perf	Sern	Casing Liner	Screen Dia	From	To	Screen slot width	Slot length	# of slots	Tele/pipe size
<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		145	305		1/4" x 1/4"	800	

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

☐ Pump ☐ Bailer ☒ Air ☐ Flowing Artesian

Yield gal/min _____ Drawdown _____ Drill stem/Pump depth _____ Duration (hr) _____

Temperature 55 °F Lab analysis ☐ Yes By _____

Water quality concerns? ☐ Yes (describe below) TDS 140 ppm

From _____ To _____ Description _____ Amount _____ Units _____

(9) LOCATION OF WELL (legal description)

County Benton Twp 11 No 0 Range 5 E or W W.M.

Sec 1 NW 1/4 of the SW 1/4 Tax Lot 600

Tax Map Number _____ Lot _____

Lat _____ " or _____ DMS or DD

Long _____ " or _____ DMS or DD

Street Address of Well (or nearest address) _____

7235 NW Latwop Ln Corvallis OR 97330

(10) STATIC WATER LEVEL

	Date	SWL (psi)	+	SWL (ft)
Existing Well/Pre-Alteration				
Completed Well	11-16-11			35

Flowing Artesian? ☐ Yes Dry Hole? ☐ Yes

WATER BEARING ZONES Depth water was first found 289

SWL Date	From	To	Est Flow	SWL (psi)	+	SWL (ft)
11-16-11	289	290	20 gpm			35

(11) WELL LOG

Ground Elevation _____

Material	From	To
Yellow Top Soil	0	3
Brown Shale Soft	3	23
Red Volcanic Soft	23	35
Blue Basalt (Hard)	35	122
Blue Gravel (Med)	122	305

RECEIVED

RECEIVED

NOV 21 2011

JAN 31 2012

WATER RESOURCES DEPT

SALEM, OREGON

WATER RESOURCES DEPT
SALEM, OREGON

Date Started 11-14-2011 Completed 11-16-2011

(unbonded) Water Well Constructor Certification

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

License Number _____ Date _____

Signed _____

(bonded) Water Well Constructor Certification

I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

License Number 1753 Date 11-16-2011

Signed _____

Contact Info. (optional) _____

STATE OF OREGON
WATER SUPPLY WELL REPORT

(ORS 537.765 & OAR 690-205-0210)

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City Philomath State OR Zip 97370

(2) TYPE OF WORK ☒ New ☐ Conversion ☐ Deepening
☐ Alteration (complete Sections 2a & 10) ☐ Abandonment (complete Section 5a)

(2a) PRE-ALTERATION: Well Depth _____ ft.

Seal Material _____

Casing Type: ☐ Steel ☐ Plastic ☐ Other _____

Casing Gauge _____ Casing Diameter _____

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☐ Industrial/Commercial ☐ Livestock ☐ Dewatering ☐ Injection

☐ Thermal ☐ Other _____

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10	0	43	Cement	0	43	12	
6	43	305					

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

☐ Other _____

Backfill placed from _____ ft. to _____ ft. Material _____

Filter pack from _____ ft. to _____ ft. Material _____ Size _____

(5a) ABANDONMENT USING UNHYDRATED BENTONITE:

Calculated Amount Proposed to be Used: _____ sacks/lbs

Actual Amount Used: _____ sacks/lbs

(6) CASING/LINER

Csng/Linr	Dia	+	From	To	Gauge	Steel	Plastic	Welded	Thrd
✓	6	x	1 1/2	43	.250	✓		✓	
✓	4		0	305	110psi		✓	✓	

Shoe ☐ Inside ☐ Outside ☐ Other Location of shoe(s) _____

Temporary casing ☐ Yes Diameter _____ From _____ To _____

(7) PERFORATIONS/SCREENS

Perforations Method 1/4 Rand Holes Drilled

Screens Type _____ Material _____

Perf	Scrn	Csng	Linn	Screen Dia	From	To	Screen/slot width	Slot length	# of slots	Tele/pipe size
✓		✓			145	305		1/4" x 1/4"	800	

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

☐ Pump ☐ Bailer ☒ Air ☐ Flowing Artesian

Yield gal/min _____ Drawdown _____ Drill stem/Pump depth _____ Duration (hr) _____

Temperature 55 °F Lab analysis ☐ Yes By _____

Water quality concerns? ☐ Yes (describe below) TDS 140 ppm

From	To	Description	Amount	Units

(9) LOCATION OF WELL (legal description)

County Benton Twp 11 N or S Range 5 E or W W.M.

Sec 1 NW 1/4 of the SW 1/4 Tax Lot 600

Tax Map Number _____ Lot _____

Lat _____ " or _____ DMS or DD

Long _____ " or _____ DMS or DD

Street Address of Well (or nearest address) _____

7235 NW Latwop Ln Corvallis OR 97330

(10) STATIC WATER LEVEL

	Date	SWL (psi)	+	SWL (ft)
Existing Well/Pre-Alteration				
Completed Well	11-16-11			35

Flowing Artesian? ☐ Yes Dry Hole? ☐ Yes

WATER BEARING ZONES Depth water was first found _____

SWL Date	From	To	Est Flow	SWL (psi)	+	SWL (ft)
11-16-11	289	290	20gpm			35

(11) WELL LOG

Ground Elevation _____

Material	From	To
Yellow Top Soil	0	3
Brown Silty Soft	3	23
Red Volcanic Soft	23	35
Blue Basalt (Hard)	35	122
Blue Grack (Med)	122	305

RECEIVED

NOV 21 2011

**WATER RESOURCES DEPT
SALEM, OREGON**

Date Started 11-14-2011 Completed 11-16-2011

(unbonded) Water Well Constructor Certification

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

License Number _____ Date _____

Signed _____

(bonded) Water Well Constructor Certification

I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

License Number 1753 Date 11-16-2011

Signed [Signature]

Contact Info. (optional) _____

FLOW TEST
M & H PUMP SERVICES
7235 NW APPALOOSA DR.
CORVALLIS, OR
DAVID GIBBS
541-745-5385

DATE 6/27/2019

NAME DAN LEWER
ADDRESS c/o LEE ECKROTH @ TOWN & COUNTRY REALTY
CITY CORVALLIS STATE OR ZIP 97330
PHONE HOME WORK
CELL EMAIL

WELL INFORMATION: WELL# L106720 LATITUDE
TOWNSHIP RANGE SECTION LONGITUDE
ADDRESS 7235 NW LATHROP LN
COUNTY BENTON

DEPTH 305' STATIC 46' PUMP ? SIZE 3 HP SUB
DIAMETER 6" TEMP START 9:02 AM TDS NaCl

TIME	WATER		DRAW		COMMENTS
	LEVEL	GPM	P.S.I.	DOWN	
09:02 AM	46' ?	33.6	0		
09:32 AM	46' ?	30.8	0		SONIC SOUNDER NOT WORKING
10:02 AM	46' ?	30.8	0		SONIC SOUNDER NOT WORKING
10:32 AM	145'	30.4	0	98'	SWITCHED TO CORD STYLE
11:02 AM	149'	30.3	0	102'	
11:32 AM	153'	30.2	0	106'	
12:02 PM	158'	30.1	0	111'	
12:32 PM	166'	30.0	0	119'	
01:02 PM	172'	29.1	0	125'	THIS FLOW ALL THIS PUMP CAPABLE OF AT THIS SETTING

SIGNATURE David S. Gibbs

SEPTIC

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.



RANDY ARTS

PO Box 731, Sutherlin OR 97479

541-580-4100 rarts@ymail.com

OR Maintenance Provider #RM1 ~ DEQ Installer #39028

CCB license #123431 ~ BCD Electrical license #CPI40

Invoice/Statement

Date	Invoice #
6/24/2019	06242019

Bill To

--

Project

7235 NW Lathop Ln.-Corvallis

Description	Amount
Site visit, supply ESER form & County records.	250.00
THANKS!!	Total \$250.00



State of Oregon
Department of
Environmental
Quality

State of Oregon
Department of Environmental Quality
Water Quality Division
Onsite Program

RCT-122860

Annual Operation and Maintenance Report Form

11-5-1BC-2200

General Information

Property Owner: Roberto Manuel Brawn Phone #: 541-234-4223
Site Address: 7235 NW Lathrop Ln City: Corvallis
County: Benton Permit #: _____ Startup Date: Mar '14
System Model #: DF50 System Serial #: 262166
Service Report Year: 2018

Onsite wastewater treatment system status:

Yes No

☒ ☐ Was maintenance performed as required by septic system rules (OAR 340-071) and the manufacturer?

☒ ☐ Is the system operating in accordance with the agent-approved design specifications?

☒ ☐ Is the system currently under a service contract with a certified maintenance provider?

Is the system failing?

Yes No

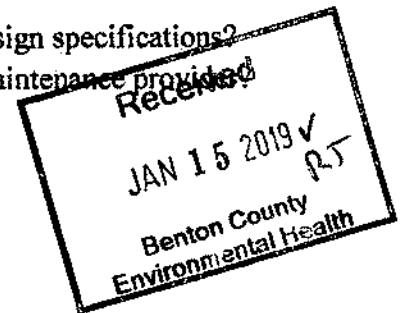
☐ ☒ Discharge of sewage to the ground surface

☐ ☒ Discharge of sewage to drain tiles or surface waters

☐ ☒ Sewage backup into plumbing fixtures

☐ ☐ If yes, was a repair permit obtained? If not, explain:

5-9-18 RCT
11-26-18 RCT adjusted floats



I certify that this report is complete and accurate to the best of my knowledge. I understand that falsification of this report is grounds for revocation of my certification and/or civil penalties.

Maintenance Provider Name (please print): RANDY ARTS

Certification #: RM1 Certification Expiration Date: 7-2021

Signature: _____ Date: 12-31-18

Note: Maintenance providers must maintain accurate records of their maintenance contracts, customers, performance data, and timelines for renewing the contracts. These records must be available for inspection upon request by the agent per OAR 340-071-0130(24).

State of Oregon
Department of Environmental Quality
Water Quality Division
Onsite Program



State of Oregon
Department of
Environmental
Quality

Annual Operation and Maintenance Report Form

RCR-121340

11-S-1BC-2200

General Information

Property Owner: Robert Brawn Phone # 541-234-4223
Site Address: 1235 NW Lathrop Ln City: Corvallis
County: Benton Permit #: _____ Startup Date: Mar '14
System Model #: DF50 System Serial #: 26266
Service Report Year: 2017

Onsite wastewater treatment system status:

Yes No

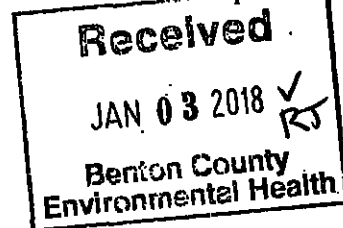
- ☒ ☐ Was maintenance performed as required by septic system rules (OAR 340-071) and the manufacturer?
☒ ☐ Is the system operating in accordance with the agent-approved design specifications?
☒ ☐ Is the system currently under a service contract with a certified maintenance provider?

Is the system failing?

Yes No

- ☐ ☒ Discharge of sewage to the ground surface
☐ ☒ Discharge of sewage to drain tiles or surface waters
☐ ☒ Sewage backup into plumbing fixtures
☐ ☐ If yes, was a repair permit obtained? If not, explain:

5-22-17 RCDIL recommend w/w pump
11-21-17 RCDIL recommend w/w pump & p/c
1/18/18



I certify that this report is complete and accurate to the best of my knowledge. I understand that falsification of this report is grounds for revocation of my certification and/or civil penalties.

Maintenance Provider Name (please print): RANDY ARTS

Certification #: RM1 Certification Expiration Date: 7-2018

Signature: [Signature] Date: 12-28-17

Note: Maintenance providers must maintain accurate records of their maintenance contracts, customers, performance data, and timelines for renewing the contracts. These records must be available for inspection upon request by the agent per OAR 340-071-0130(24).



State of Oregon
Department of
Environmental
Quality

State of Oregon
Department of Environmental Quality
Water Quality Division
Onsite Program

Rec 119974
UL 2410

Annual Operation and Maintenance Report Form

1/24/17
RT ✓

General Information

Property Owner: Robert Brawn Phone #: 541-234-4223
Site Address: 7235 NW Lathrop Ln City: Corvallis
County: Benton Permit #: _____ Startup Date: Mar 14
System Model #: DF50 System Serial #: 26266
Service Report Year: 2016

11-5-18C-2200

Onsite wastewater treatment system status:

Yes No

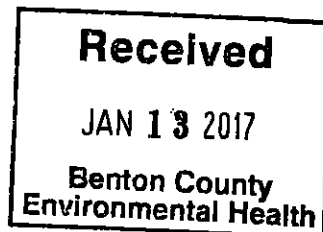
- ☒ ☐ Was maintenance performed as required by septic system rules (OAR 340-071) and the manufacturer?
☒ ☐ Is the system operating in accordance with the agent-approved design specifications?
☒ ☐ Is the system currently under a service contract with a certified maintenance provider?

Is the system failing?

Yes No

- ☐ ☒ Discharge of sewage to the ground surface
☐ ☒ Discharge of sewage to drain tiles or surface waters
☐ ☒ Sewage backup into plumbing fixtures
☐ ☐ If yes, was a repair permit obtained? If not, explain:

4-20 All OK
10-10 All OK



I certify that this report is complete and accurate to the best of my knowledge. I understand that falsification of this report is grounds for revocation of my certification and/or civil penalties.

Maintenance Provider Name (please print): Randy Arts

Certification #: RM1 Certification Expiration Date: 7-2018

Signature: [Signature] Date: 12/31/16

Note: Maintenance providers must maintain accurate records of their maintenance contracts, customers, performance data, and timelines for renewing the contracts. These records must be available for inspection upon request by the agent per OAR 340-071-0130(24).



ENVIRONMENTAL HEALTH DIVISION

Health Department
PO Box 579
530 NW 27th Street
Corvallis, OR 97339-0579

(541) 766-6841 FAX (541) 766-6248 TTY (541) 766-6835 www.co.benton.or.us

August 29, 2016

Rob Brawn
7235 NW Lathrop Lane
Corvallis, OR 97330

Re: Septic Easement on Parcel 3
T11, R5, S01 BC, TL 2000 **Parcel 1 (Wakefield House)**
T11, R5, S01 BC, TL 2100 **Parcel 2 (Wakefield Barn & RV Pad)**
T11, R5, S01 BC, TL 2200 **Parcel 3 (Brawn House)**

Rob Brawn: I am responding to the letter you wrote to Benton County Environmental Health on 07/18/16.

1. Septic systems in Oregon are sized based on number of bedrooms (not bathrooms) under Oregon Administrative Rule (OAR) 340-71-220(2)(a) which refers to Table 2: Quantities of Sewage Flows. The bathroom in the barn is not considered an increase in flow to the septic system unless it's for commercial use. You indicated that connection of the barn on Parcel 2 to the septic system on Parcel 3 is inconsistent with the easement. This would be a civil matter between property owners.
2. The plumbing connection serving the RV pad is required to be decommissioned as stated in the Certificate of Satisfactory Completion (CSC) for the septic system. This is considered an increase in flow to the septic system. Benton County Development Code 91.565 Occupancy of Recreational Vehicles states that "*recreational vehicles may be placed for temporary residential occupancy during the construction of a permitted dwelling for a period not to exceed one year*". The plumbing serving the RV pad up to the septic tank is regulated by the Benton County Building Department.
3. Finally, development of parcel 2 would require a favorable Site Feasibility and Installation Permit from Benton County Environmental Health to install a septic system to serve a single family dwelling on parcel 2. This would not be an option if parcel 1 and 2 are combined.

The Oregon Department of Environmental Quality (ODEQ) typically gets involved in enforcement if a septic system is failing and the property owner has not made efforts to make the necessary repairs. If there is a land use violation (e.g., unauthorized dwelling or apartment, connection of an RV, etc.) then DEQ will defer to the local development department to correct the land use violation.

Thank you for your patience in this matter. If you have any questions, please contact me at (541) 766-6841.

Sincerely,


Robert N. Turkish, R.S.

Environmental Health Specialist

Enc: SW150052 (CSC), Benton County Development Code 91.565 Occupation of Recreational Vehicles, Tax Map, Table 2
Cc: Greg Verret, Planning Director, Benton County Development, 360 SW Avery, Ave., Corvallis, OR 97333
Ron Detrich, Building Official, Benton County Development, 360 SW Avery, Ave., Corvallis, OR 97333
Vance Croney, Benton County Counsel, 205 NW 5th Avenue, Corvallis, OR 97339



ENVIRONMENTAL HEALTH DIVISION
Health Department
PO Box 579
530 NW 27th Street
Corvallis OR 97339-0579

(541) 766-6841 FAX (541) 766-6248 TTY (541) 766-6835 www.co.benton.or.us

CERTIFICATE OF SATISFACTORY COMPLETION ON-SITE SEWAGE DISPOSAL SYSTEM

08/25/2015

WAKEFIELD BRADLEY THOMAS & KRISTIE CLOSE

**8784 NE ODDFELLOWS RD
BAINBRIDGE ISLAND WA 98110**

Site location: **LATHROPLN, COR**

Water Source: **Private Well**

Permit #: **SW150052**

Map & Tax Lot #: **11 5 01BC 02000**

Type of Permit: **Septic Renewal/Extension**

SYSTEM SPECIFICATIONS

Use: **Residential** Design flow capacity(gpd): **450** Number of bedrooms: **4**

Type of system: **ATT (Delta Whitewater)**

Distribution: **Serial**

Tank Size: **1000 gallons**

Tank Type: **Willamette Greystone**

Length of Disposal Trenches: **175 feet**

Depth of Disposal Trenches: **24 - 24 inches.**

Type of Media: **Infiltrator**

Flow: **Pump**

Installer: **GROUNDHOG LLC**

1: This Certificate of Satisfactory Completion (CSC) is for the installation of an Alternative Treatment Technology (ATT) septic system followed by Standard Trenches to serve a replacement dwelling under land partition LU-11-067. The drainfield was previously installed on 08/15/13 within a septic easement on Parcel 3 to serve a dwelling on Parcel 1.

2: The plumbing serving the RV Pad shall be decommissioned upon completion of the house. Benton County Development Code 91.565 Occupancy of Recreational Vehicles states that "Recreational vehicles may be placed for temporary residential occupancy during the construction of a permitted dwelling for a period not to exceed one year.

3: Initial and replacement disposal areas shall not be subjected to vehicular traffic, livestock or other activity that would adversely affect the soil (OAR 340-71-220(1)(h)).

4: Ensure that all roof drains and foundation drains are diverted away from the septic tank and drainfield area.

5: To maintain and extend the life of your septic system, "EPA Small Flows Clearinghouse" recommends that you practice water conservation, avoid use of septic tank additives and pump your tank every 3 to 5 years.

6: The owner of an ATT system must maintain a contract with a maintenance provider certified by the manufacturer to serve and maintain the onsite system. A service contract must be entered before the system is installed and must be maintained until the system is decommissioned. A single service contract and maintenance provider for both the ATT and the other components is preferable to multiple contracts for maintenance providers.

7: The homeowner and maintenance provider must comply with all requirements of OAR 340-71-345(14) Service Contracts. The maintenance provider must submit an annual report evaluation and fee to Benton County Environmental Department as defined by OAR 340-71-140(3)(k)(B).

The enclosed as-built and material list should be kept with home records for future reference. In accordance with Oregon Revised Statute 454-665, this certificate is issued as evidence of satisfactory completion of an on-site disposal system at this location.

Environmental Health Specialist Robert N. Turkisher Date 8/25/15
ROBERT N. TURKISHER, R.E.H.S.

Enclosures: As-Built, Materials List, A Reference Guide for Homeowners

SW150052



AS BUILT DIAGRAM & MATERIALS LIST

Benton County Health Department

Environmental Health Division

541-766-6841 • Fax 541-766-6248

Permit # SW: SW150052 Permit Type: ATT Map/Taxlot: T 11S R 5 S 01BC TL 02000

Owner name: Wakefield Use (residence or other): residence Water Source: well

Site Address: 7175 NW Lathrop Lane Corvallis, OR 97330

A pre-cover inspection will NOT be scheduled until this materials list & as-built drawing are submitted to Benton County Health Services - Environmental Health Division.

Septic Tank: ☒ Willamette Greystone ☐ Hanks Concrete ☐ Other: _____ Tank size: 1000 gallons

☒ Water tightness tested after placement. Required.

☒ Riser (watertight) 12 inches to ground surface. Required.

☒ Tracer wire, green 18 gauge or larger. From clean out, to and over septic tank, to first D-box. Required.

☐ Effluent filter Mfg. _____

☒ Anti-buoyancy provided as per mfg. specs

☒ Influent sewer pipe: Length 41' Dia. 4" ASTM 3034 Material PVC

☐ Effluent sewer pipe: Length _____ Dia. _____ ASTM _____ Material _____

PUMP INSTALLATION RECORD (If applicable). Water tightness especially critical.

Mfg. & Model # Delta Environmental D4E10B-10 Pump Installer Groundhog LLC

☒ Pump and float switches installed and operational. Gallons/dose 50

☒ Audible-visual alarm installed and operational. Location NE corner of house

☒ Pressure transport pipe. Length 263' Diameter 1 1/4" ASTM SCH40 Material PVC PSI 200

DISPOSAL SYSTEM

Type: ☒ Standard ☐ Saprilit ☐ Capping Fill ☐ Sand Filter ☐ Pressure Distribution ☒ ATT/Type Whitewater

☐ Seepage Trench ☐ Steep Slope ☐ Tank only ☐ Other _____

☒ Total lineal feet of disposal line: 175 Depth: from 24" to 24"

☐ Curtain Drain: Depth of trench _____ Depth of gravel _____ Media Type _____ Outlet location _____

Distribution: ☐ Gravity Equal ☒ Serial ☐ Hydrosplitter ☐ Pressure ☐ Other _____

☒ Drop Box: Manufacturer Infiltrator Material Plastic

☐ Distribution Box: Manufacturer _____ Material _____

☐ Hydrosplitter Mfg/Supplier. Show which disposal line is attached to which manifold of the hydrosplitter in your drawing of the system.

Media: ☐ Gravel ☒ Infiltrator ☐ EZ-Flow ☐ ADS Bio Diffuser ☐ Other _____

☐ If gravel was used: Total depth _____ Depth below pipe _____ Supplier _____

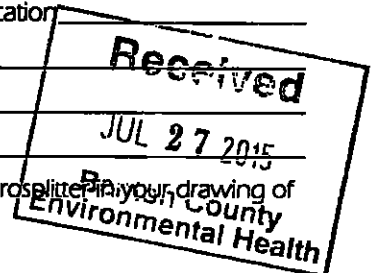
☐ Pressure distribution (lateral piping): Dia. _____ PSI _____ Orifice dia _____ Orifice spacing _____

Installer Comments: See previous material list for additional information

I understand that I am responsible for the satisfactory completion of all required testing, corrections and final cover of the system within 30 days of completion. I certify that construction described above complies with the requirements of Oregon Administrative Rules Chapter 340 and the permit issued by BENTON COUNTY ENVIRONMENTAL HEALTH.

Installer name (printed): Groundhog LLC DEQ license # 37913

Installer signature: _____ Date 07-27-2015 Phone number(s) 541-231-3122





AS BUILT DIAGRAM & MATERIALS LIST
Benton County Health Department
Environmental Health Division
541-766-6841 • Fax 541-766-6248

Permit # SW 150052 T 11S R 5 S 01BC TL 02000 Owner Wakefield

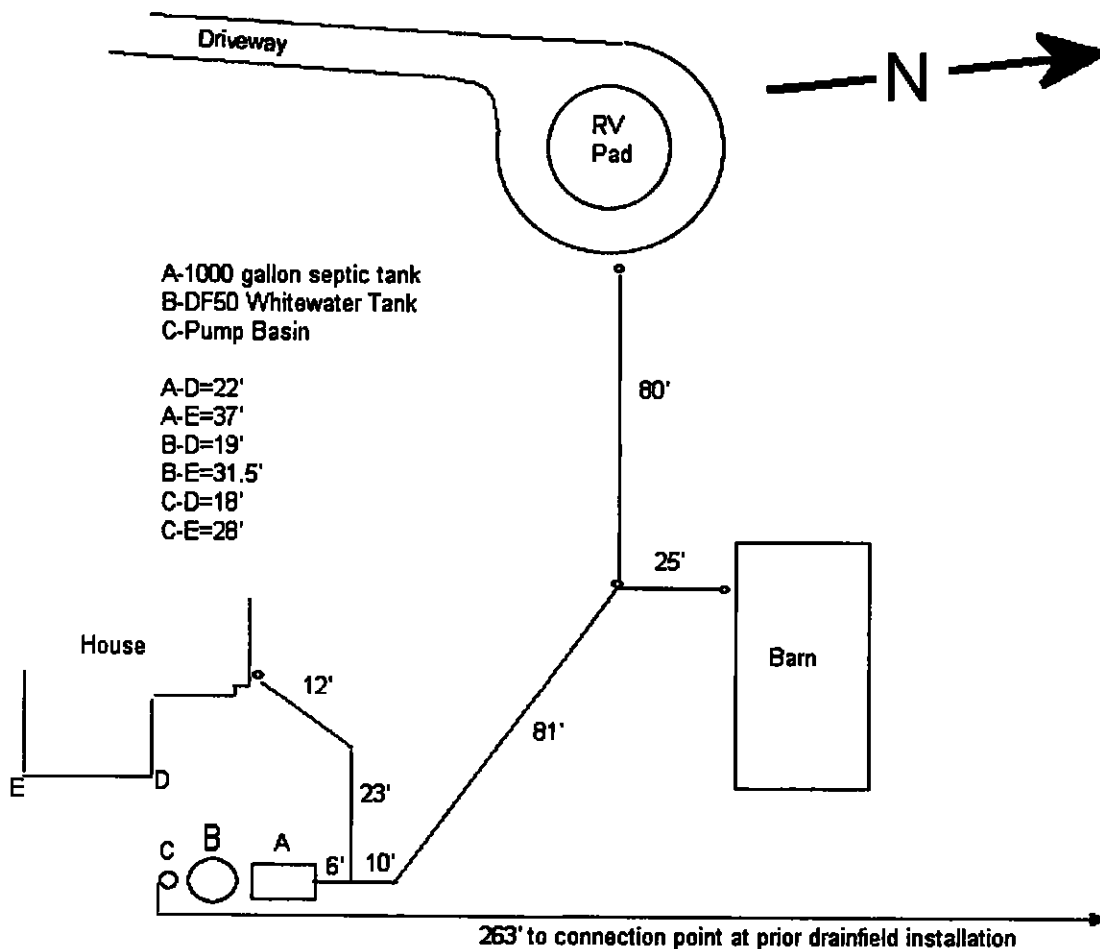
Site Address: 7175 NW Lathrop Lane Corvallis, OR 97330

INSTALLERS Name (please print) Groundhog LLC DEQ License # 37913

INSTALLERS Signature [Signature] Date 07-27-2015

Drawing should include the following: (see attached example drawing)

- Two measurements to the septic tank riser from known reference points (i.e. house corners).
- Please design your drawings to a 1" = 50' scale, or specify 1" = x feet in increments of 10' (up to 60' maximum).
- Two measurements to the first D-box from known reference points.
- Property lines / corner pins.
- North arrow.
- Well location and any relevant setbacks.
- Length of each line.
- Distance between lines.



***** DO NOT WRITE BELOW THIS LINE (for department use only) *****

Tank Location: Latitude: 44. _____ Longitude: -123. _____

Well Location: Latitude: 44. _____ Longitude: -123. _____

Comments 7/28/15 ATT Inspection, Delta Whitewater Serial #74681

8/5/15 ATT Start-up performed by Groundhog Excavating.

NOTE: Fence not on property line between Parcel 2 & 3.

Environmental Health Specialist Dolan M. Turner Field Inspection Date 7/28/15

TURKISHER Robert

From: VERRET Greg J
Sent: Tuesday, July 26, 2016 4:19 PM
To: TURKISHER Robert
Subject: RVs

91.565 Occupancy of Recreational Vehicles. Recreational vehicles may be placed for temporary residential occupancy at one location as an accessory use only in any zone without permits for a period not to exceed thirty (30) days. One sixty day extension is allowed for which a placement permit is required. Recreational vehicles may be placed for temporary residential occupancy during the construction of a permitted dwelling for a period not to exceed one year. Recreational vehicles may be used as a primary residence only within mobile home or manufactured dwelling parks and resource zones, subject to appropriate land use approval required by other sections of the Development Code and applicable building and septic permit requirements. [Ord 90-0069]

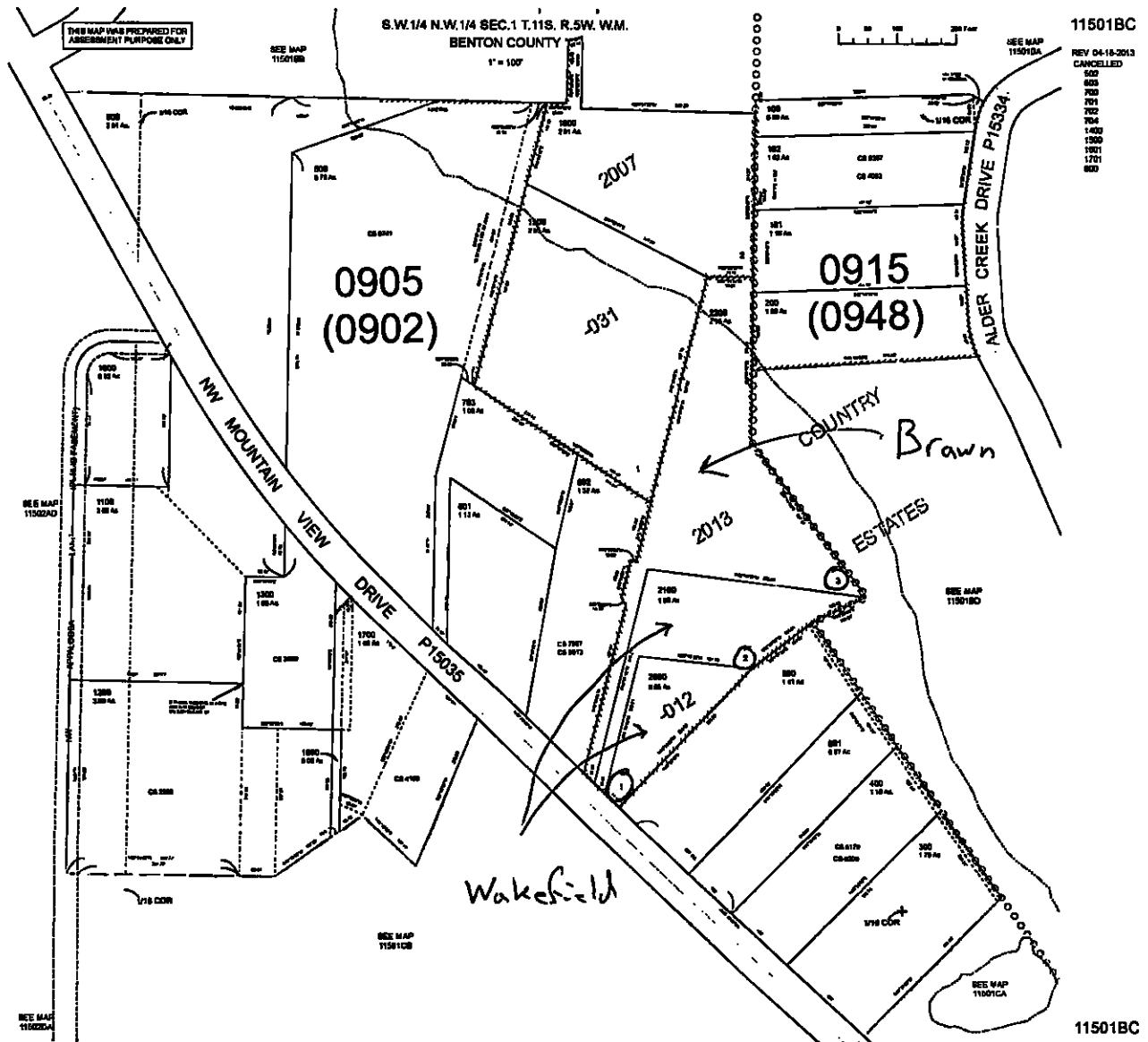


TABLE 2
OAR 340-071-0220
QUANTITIES OF SEWAGE FLOWS

Type of Establishment		Column 1	Column 2
		Gallons Per Day	Minimum Gallons Per Establishment Per Day
Airports		5 (per passenger)	150
Bathhouses and swimming pools		10 (per person)	300
Camps: (4 Persons per Campsite, where Applicable)	Campground with central comfort stations	35 (per person)	700
	With flush toilets, no showers	25 (per person)	500
	Construction camps — semi-permanent	50 (per person)	1000
	Day camps — no meals served	15 (per person)	300
	Resort camps (night and day) with limited plumbing	50 (per person)	1000
	Luxury camps	100 (per person)	2000
Churches		5 (per seat)	150
Country clubs		100 (per resident member)	2000
Country clubs		25 (per non-resident member present)	—
Dwellings:	Boarding houses	150 (per bedroom)	600
	Boarding houses — additional for non-residential boarders	10 (per person)	—
	Rooming houses	80 (per person)	500
	Condominiums, Multiple family dwellings — including apartments	300 (per unit)	900
	Single family dwellings	300 (not exceeding 2 bedrooms)	450*
	Single family dwellings — with more than 2 bedrooms	75 (for third & each succeeding bedroom)	450
Factories (exclusive of industrial wastes — with shower facilities)		35 (per person per shift)	300
Factories (exclusive of industrial wastes — without shower facilities)		15 (per person per shift)	150
Hospitals		250 (per bed space)	2500
Hotels with private baths		120 (per room)	600
Hotels without private baths		100 (per room)	500
Institutions other than hospitals		125 (per bed space)	1250
Laundries — self-service		500 (per machine)	2500
Mobile home parks		250 (per space)	750
Motels — with bath, toilet, and kitchen wastes		100 (per bedroom)	500
Motels — without kitchens		80 (per bedroom)	400
Picnic Parks — toilet wastes only		5 (per picnicker)	150
Picnic Parks — with bathhouses, showers, and flush toilets		10 (per picnicker)	300
Restaurants		40 (per seat)	800
Restaurants — single-service		2 (per customer)	300
Restaurants — with bars and/or lounges		50 (per seat)	1000
Schools:	Boarding	100 (per person)	3000
	Day — without gyms, cafeterias, or showers	15 (per person)	450
	Day — with gyms, cafeterias and showers	25 (per person)	750
	Day — with cafeteria, but without gyms or showers	20 (per person)	600
Service Stations		10 (per vehicle served)	500
Swimming pools and bathhouses		10 (per person)	300
Theaters:	Movie	5 (per seat)	300
	Drive-In	20 (per car space)	1000
Travel trailer parks — without individual water and sewer hookups		50 (per space)	300
Travel trailer parks — with individual water and sewer hookups		100 (per space)	500
Workers:	Construction — as semi-permanent camps	50 (per person)	1000
	Day — at schools and offices	15 (per shift)	150

* Except as otherwise provided in these rules.

July 18, 2016

Robert N. Turkisher, R.E.H.S
Environmental Health Specialist
Benton County Health Department
530 NW 27th Street
Corvallis OR 97330

Dear Rob:

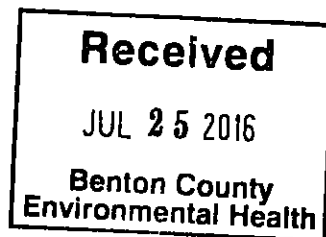
Thank you for taking time to explain the septic permitting as related to the septic easement on our property located at 7235 NW Lathrop Lane. There was a long delay between February and June when final signoff was granted. My understanding from Iron Mountain Homes was there was potential concern regarding obtaining final approval of the septic system. I believe you stated the barn was approved as an appurtenance to the home on lot 1. I am perplexed how septic easement for lot 1 can be extended to lot 2 and discharge on lot 3 because there is no easement provided for lot 2. You also told me there was to be a note placed in the file regarding the RV pad on lot 2. To the best of my knowledge the RV pad is still functional. Finally, you stated additional development on lot 2 is questionable due to limited area for a new septic field.

Can you please provide the explanation for permitting the existing configuration, any limitations and why you believe additional development on lot 2 is unlikely? A response by August 1 would be appreciated. Thank you!

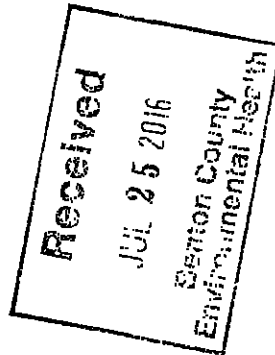
Sincerely,



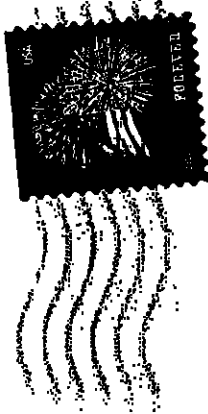
Rob Brawn



Brown
7235 NW 6th Ave.
Corvallis, OR 97330



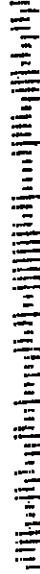
Robert N. Turkisher, R.E.H.S.
Environmental Health Specialist
Benton County Health Department
530 NW 27th Street
Corvallis, OR 97330



POSTAGE WILL BE PAID BY ADDRESSEE

NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

97330-529899



RCC-118310

OK 1020



State of Oregon
Department of
Environmental
Quality

State of Oregon
Department of Environmental Quality
Water Quality Division
Onsite Program

Received

JAN 05 2016

Benton County
Environmental Health

Annual Operation and Maintenance Report Form

General Information

Property Owner: ROBERT BRAUN Phone #: 541-234-4223
 Site Address: 7235 NW LATHROP LANE City: CORVALLIS
 County: BENTON Permit #: _____ Startup Date: 3-2014
 System Model #: DF 50 System Serial #: 26266
 Service Report Year: 2015 ✓

11-5-18C-2200

Onsite wastewater treatment system status:

Yes No

- ☒ ☐ Was maintenance performed as required by septic system rules (OAR 340-071) and the manufacturer?
☒ ☐ Is the system operating in accordance with the agent-approved design specifications?
☒ ☐ Is the system currently under a service contract with a certified maintenance provider?

11/13/16
RT

Is the system failing?

Yes No

- ☐ ☒ Discharge of sewage to the ground surface
☐ ☒ Discharge of sewage to drain tiles or surface waters
☐ ☒ Sewage backup into plumbing fixtures
☐ ☐ If yes, was a repair permit obtained? If not, explain:

3-13-15 All OK
 9-7-15 Replace effluent pump & 2) floats under warranty

I certify that this report is complete and accurate to the best of my knowledge. I understand that falsification of this report is grounds for revocation of my certification and/or civil penalties.

Maintenance Provider Name (please print): Randy Aris

Certification #: PM 1 Certification Expiration Date: 7-2018

Signature: [Signature] Date: 10-10-15

Note: Maintenance providers must maintain accurate records of their maintenance contracts, customers, performance data, and timelines for renewing the contracts. These records must be available for inspection upon request by the agent per OAR 340-071-0130(24).

TURKISHER Robert

From: VERRET Greg J
Sent: Thursday, August 06, 2015 5:33 PM
To: DETTRICH Ron; LONG Daryl; TURKISHER Robert
Cc: MCDERMOTT Linda D; TAYLOR Rebecca; ANDERSON Kristin; BENTLEY Chris; GODWIN linsey; LEWIS Toby A
Subject: Lathrop Lane

To summarize a few issues:

1. Someone brought up the concern that Parcel 1 (containing the Wakefield house) does not have the right to use the access easement (Lathrop Lane). Actually, Parcel 1 is required to use Lathrop Lane (deed covenant 2015-505040), and is granted the right to do so by an easement created on the partition plat (PP 2013-012). So, that's one issue we don't have to worry about.
2. The power company has stated that they consider the accessory structure to be commercial, because it is not on the same property as a residence. Therefore, the electrical panel/meter needs to be commercial grade, and must be inspected by a commercial-certified inspector. We'll send our commercial inspector to accomplish that. To be safe, we will also inspect plumbing at commercial grade.
3. Easements for private utilities: As I understand, the accessory structure on Parcel 2 is running its sewage to Parcel 1, and from there the combined sewage from Parcels 1 and 2 gets pumped to the septic easement on Parcel 3. We required a deed restriction stating that Parcels 1 and 2 will be considered a single parcel for land use purposes, and that prior to separate transfer of ownership either a) the accessory structure will be removed, b) a property line adjustment will place the accessory structure on the same parcel as the dwelling, or c) a dwelling constructed on Parcel 2 for the accessory structure to be accessory to. However, does Parcel 2 need an easement to run a sewer line from the accessory structure across Parcel 1? And does Parcel 2 have the legal right to send sewage to the drainfield easement established for Parcel 1? Combining the two parcels by replat would solve some problems but create others.
4. The accessory structure is prohibited from being used as a secondary dwelling unit (deed covenant 2015-531634). Apparently, the owners are planning to live there while the house is under construction. This brings up health and safety concerns if the structure is being lived in without being inspected for those purposes. Alternatively, they could live in an RV on the property for up to one year during house construction, but would need to get OK from Environmental Health for sewage disposal.

I don't have solutions to all of this, other than to suggest the owners meet with us and we lay the issues on the table.

Planners: Going forward, we should no longer accommodate requests to combine properties for land use purposes without carefully evaluating the potential for issues such as have arisen in this case. This has not been a problem before but this case has turned into a fiasco, so before setting up a covenant to combine properties, let's discuss.

State of Oregon
Department of Environmental Quality
Water Quality Division
Onsite Program



State of Oregon
Department of
Environmental
Quality

Annual Operation and Maintenance Report Form

2/18/15
RT

General Information

Property Owner: Robert Brown Phone #: 541-234-4223
Site Address: 7235 NW Lathrop City: Corvallis
County: Benton Permit #: _____ Startup Date: 2013 3-14
System Model #: DF 50 System Serial #: 26266
Service Report Year: 2014 ✓

Onsite wastewater treatment system status:

Yes No

☒ ☐ Was maintenance performed as required by septic system rules (OAR 340-071) and the manufacturer?

☒ ☐ Is the system operating in accordance with the agent-approved design specifications?

☒ ☐ Is the system currently under a service contract with a certified maintenance provider?

Is the system failing?

Yes No

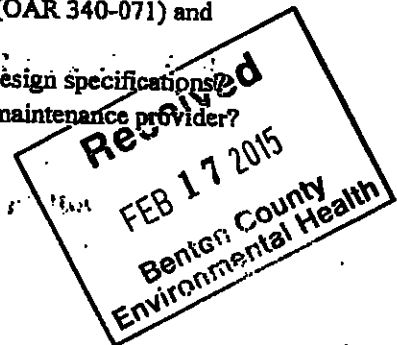
☐ ☒ Discharge of sewage to the ground surface

☐ ☒ Discharge of sewage to drain tiles or surface waters

☐ ☒ Sewage backup into plumbing fixtures

☐ ☒ If yes, was a repair permit obtained? If not, explain:

Only 1 service in 2014



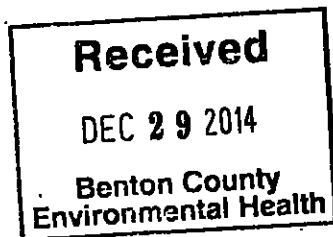
I certify that this report is complete and accurate to the best of my knowledge. I understand that falsification of this report is grounds for revocation of my certification and/or civil penalties.

Maintenance Provider Name (please print): Mel Arts

Certification #: RM 16 Certification Expiration Date: 7-21-2015

Signature: Mel Arts Date: 2-11-15

Note: Maintenance providers must maintain accurate records of their maintenance contracts, customers, performance data, and timelines for renewing the contracts. These records must be available for inspection upon request by the agent per OAR 340-071-0345(14).



State of Oregon
Department of Environmental Quality
Water Quality Division
Onsite Program



State of Oregon
Department of
Environmental
Quality

Annual Operation and Maintenance Report Form

11-5-1 BC-2200

General Information

Property Owner: Maggie Knutson Phone #: _____
Site Address: 7235 NW Lathrop Ln City: Corvallis
County: Benton Permit #: _____ Startup Date: _____
System Model #: DF50 System Serial #: 26266
Service Report Year: 2014

Onsite wastewater treatment system status:

Yes No

- ☒ ☐ Was maintenance performed as required by septic system rules (OAR 340-071) and the manufacturer?
☒ ☐ Is the system operating in accordance with the agent-approved design specifications?
☒ ☐ Is the system currently under a service contract with a certified maintenance provider?

Is the system failing?

Yes No

- ☐ ☒ Discharge of sewage to the ground surface
☐ ☒ Discharge of sewage to drain tiles or surface waters
☐ ☒ Sewage backup into plumbing fixtures
☐ ☒ If yes, was a repair permit obtained? If not, explain:

I certify that this report is complete and accurate to the best of my knowledge. I understand that falsification of this report is grounds for revocation of my certification and/or civil penalties.

Maintenance Provider Name (please print): Mel Arts

Certification #: RM 16 Certification Expiration Date: 7-21-2015

Signature: Mel Arts Date: 12-31-14

Note: Maintenance providers must maintain accurate records of their maintenance contracts, customers, performance data, and timelines for renewing the contracts. These records must be available for inspection upon request by the agent per OAR 340-071-0345(14).



ENVIRONMENTAL HEALTH DIVISION
Health Department
PO Box 579
530 NW 27th Street
Corvallis OR 97339-0579

(541) 766-6841 FAX (541) 766-6248 TTY (541) 766-6835 www.co.benton.or.us

CERTIFICATE OF SATISFACTORY COMPLETION ON-SITE SEWAGE DISPOSAL SYSTEM

02/07/2015

ROBERT & MANAL BRAWN

**7235 NW LATHROP LANE
CORVALLIS, OR 97330**

Site location: **7235 LATHROP LANE COR**

Water Source: **Shared Well**

Map & Tax Lot #: **11 5 01BC 02200**

Permit #: **SW130004**

Type of Permit: **Septic Alteration**

SYSTEM SPECIFICATIONS

Use: **Residential** Design flow capacity(gpd): **450** Number of bedrooms: **4**

Type of system: **ATT (Delta Whitewater)**

Distribution: **Serial**

Tank Size: **1000 gallons**

Tank Type: **Willamette Greystone**

Length of Disposal Trenches: **176 feet**

Depth of Disposal Trenches: **24 - 24 inches.**

Type of Media: **Infiltrator**

Flow: **Pump**

Installer: **GROUNDHOG LLC**

1: **IMPORTANT:** This Certificate of Satisfactory Completion (CSC) is for the installation of an Alternative Treatment Technology (ATT) system to serve a replacement dwelling under land partition LU-11-067.

2: **IMPORTANT:** The owner of an ATT system must maintain a contract with a maintenance provider certified by the manufacturer to serve and maintain the onsite system. A service contract must be entered before the system is installed and must be maintained until the system is decommissioned. A single service contract and maintenance provider for both the ATT and other components is preferable to multiple contracts for maintenance providers.

3: **IMPORTANT:** The homeowner and maintenance provider must comply with all requirements of OAR 340-71-345(14) Service Contracts. The maintenance provider must submit an annual report evaluation and fee to Benton County Environmental Department as defined by OAR 340-71-140(3)(k)(B).

4: **IMPORTANT:** Ensure that all roof drains and foundation drains are diverted away from the septic tank and drainfield area.

5: **IMPORTANT:** Initial and replacement disposal areas shall not be subjected to vehicular traffic, livestock or other activity that would adversely affect the soil (OAR

340-71-220(1)(h)).

6: IMPORTANT: To maintain and extend the life of your septic system, "EPA Small Flows Clearinghouse" recommends that you practice water conservation, avoid use of septic tank additives and pump your tank every 3 to 5 years.

The enclosed as-built and material list should be kept with home records for future reference. In accordance with Oregon Revised Statute 454-665, this certificate is issued as evidence of satisfactory completion of an on-site disposal system at this location.

Environmental Health Specialist Robert N. Turkish Date 2/7/15
ROBERT N. TURKISHER, R.E.H.S.

Enclosures: As-Built, Materials List, A Reference Guide for Homeowners

SW130004

Brawn

AS BUILT DIAGRAM & MATERIALS LIST
BENTON COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
(541) 766-6841 • Fax (541) 766-6248

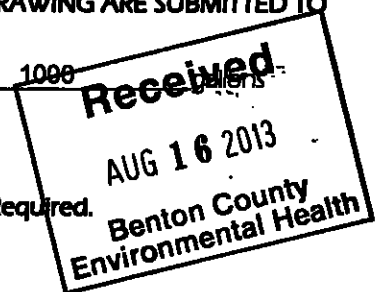
Permit # SW 130004 Permit Type: ATT Map/Taxlot: T 11 R 5 S 01BC TL 00000 2200

Owner name: Knutson Use (residence or other): residence Water Source: well

A PRE-COVER INSPECTION WILL ~~NOT~~ BE SCHEDULED UNTIL THIS MATERIALS LIST & AS-BUILT DRAWING ARE SUBMITTED TO THE BENTON COUNTY HEALTH DEPARTMENT ENVIRONMENTAL HEALTH DIVISION.

Septic Tank: ☒ Willamette Greystone ☐ Hanks Concrete ☐ Other: _____ Tank size: 1000

- ☐ Water tightness tested after placement. **Required.**
- ☒ Riser (watertight) 24 inches to ground surface. **Required.**
- ☒ Tracer wire, green 18 gauge or larger. From clean out, to and over septic tank, to first D-box. **Required.**
- ☐ Effluent filter Mfg. _____
- ☒ Anti-buoyancy provided as per mfg. specs
- ☒ Influent sewer pipe: Length 19' Dia. 4" ASTM SCH40 Material ABS
- ☐ Effluent sewer pipe: Length _____ Dia. _____ ASTM _____ Material _____



PUMP INSTALLATION RECORD (IF APPLICABLE) Water tightness especially critical.

Mfg. & Model # Delta Environmental D4E10B-10 Pump Installer Groundhog LLC

- ☒ Pump and float switches installed and operational. Gallons/dose _____
- ☒ Audible-visual alarm installed and operational. Location Northeast side of house
- ☒ Pressure transport pipe. Diameter 1 1/4" ASTM SCH40 PSI 200

DISPOSAL SYSTEM

Type: ☒ Standard ☐ Saprolite ☐ Capping Fill ☐ Sand Filter ☐ Pressure Distribution ☒ ATT/Type Whitewater

☐ Seepage Trench ☐ Steep Slope ☐ Tank only ☐ Other _____

☒ Total lineal feet of disposal line: 176' Depth: from 24" to 24"

☐ Curtain Drain: Depth of trench _____ Depth of gravel _____ Media Type _____ Outlet location _____

Distribution: ☐ Gravity Equal ☒ Serial ☐ Hydrosplitter ☐ Pressure ☐ Other _____

☒ Drop Box: Manufacturer Infiltrator Material Plastic

☐ Distribution Box: Manufacturer _____ Material _____

☐ Hydrosplitter Mfg/Supplier. Show which disposal line is attached to which manifold of the hydrosplitter in your drawing of the system.

Quick 4

Media: ☐ Gravel ☒ Infiltrator Equalizer-24 ☐ EZ-Drain ☐ Bio-Diffuser ☐ Other _____

☐ If gravel was used: Total depth _____ Depth below pipe _____ Supplier _____

☐ Pressure distribution (lateral piping): Dia. _____ PSI _____ Orifice dia _____ Orifice spacing _____

Installer Comments: _____

I understand that I am responsible for the satisfactory completion of all required testing, corrections and final cover of the system within 30 days of completion. I certify that construction described above complies with the requirements of Oregon Administrative Rules Chapter 340 and the permit issued by BENTON COUNTY ENVIRONMENTAL HEALTH.

Installer name (printed): Groundhog LLC DEQ License # 37913

Installer Signature: _____ Date 08-14-13 Phone Number(s) 541-745-1095

**AS BUILT DIAGRAM & MATERIALS LIST
BENTON COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION**

(541) 766-6841 • Fax (541) 766-6248

Permit # SW 130004 T 11 R 5 S 01BC TL 00600 Owner Knutson

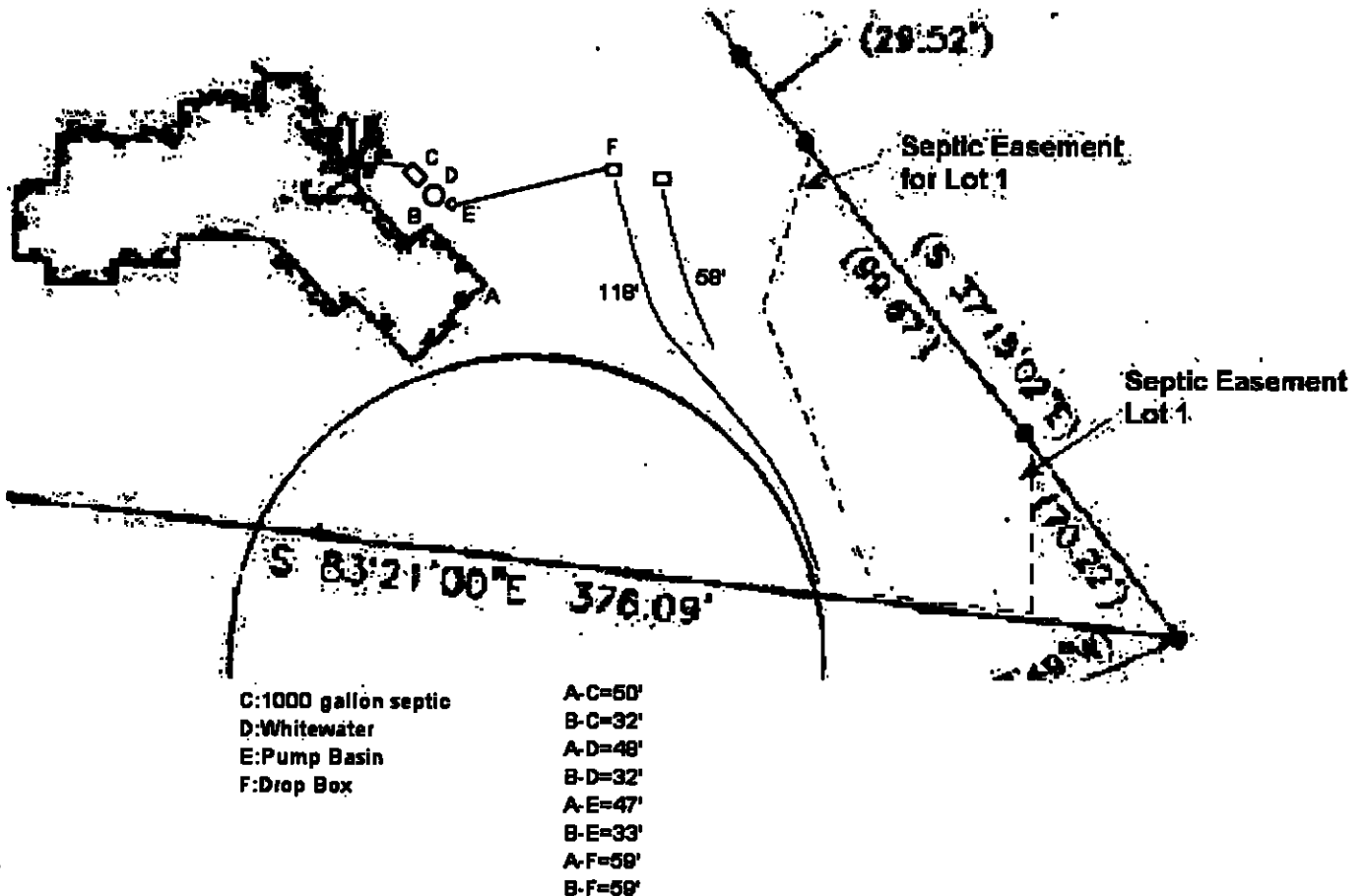
INSTALLERS NAME (please print) Groundhog LLC DEQ LICENSE # 37913

INSTALLERS SIGNATURE [Signature] DATE 08-14-13

Drawing should include the following: (see attached example drawing)

- Two measurements to the septic tank riser from known reference points (i.e. house corners).
- Please design your drawings to a 1"= 50' scale, or specify 1"= x feet in increments of 10' (up to 60' maximum).
- Two measurements to the first D-box from known reference points.
- Property lines / corner pins.
- North arrow.
- Well location, and any relevant setbacks.
- Length of each line.
- Distance between lines.

LOT 3



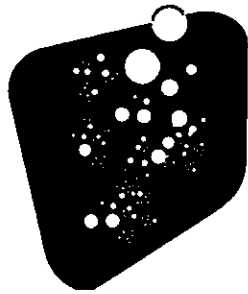
***** DO NOT WRITE BELOW THIS LINE (for department use only) *****

Tank Location: Latitude: 44. _____ Longitude: -123. _____

Well Location: Latitude: 44. _____ Longitude: -123. _____

Comments OK'd cover drainfield and pre-treatment. Start up. Oz

Environmental Health Specialist Dale M. Tucker Field Inspection Date ≈ 8/16/13



Aerobic Septic Systems

2-Year Delta Environmental Products DF Series Service Contract

For the State of Oregon

Parties: (Authorized Delta Service Provider)

Name : Aerobic Septic Systems

Address: PO Box 1002

City, State, Zip Code: Sutherlin, Oregon 97479

Telephone: 541-580-4100, 541-580-4102 or 541-643-0651

Fax: 866-283-2928

Email: aerobicsepticssystems@charter.net

And: (Customer)

Name : Robert Brawn

Address: 7235 NW Lathrop Lane

City, State, Zip Code: Corvallis, OR 97330

Telephone: 541-760-7751

Email: 541-234-4223

System Location:

Address: same

City, State, Zip Code:

Legal Description: T R S TL

GPS Coordinates: N° W°

Received

FEB 06 2015

**Benton County
Environmental Health**

Installed by: Groundhog LLC

Serial #: 26266

Agency Contact Information -

Agency: _____

Address: _____

City, State, Zip Code: _____

Telephone: _____

Email: _____

Date: 9-2013

Notes -

NOW, THEREFORE, in consideration of the terms, provision, covenants and conditions herein, the Parties hereto agree as follows:

1.0 Performance of Basic Services

1.1 Initial Service Policy

The Authorized Delta Service Provider shall perform the System Inspection/Service Visits during the 24-month period after installation, as marked:

Inspection/Service Visits ¹	6 th month	<u>1</u>
	12 th month	<u>1</u>
	18 th month	<u>1</u>
	24 th month	<u>1</u>

¹As required by NSF, these services will be included as part of the initial purchase of the system.

These services shall be performed during normal business hours Monday through Friday (excluding national holidays) on a pre-scheduled basis and as the Authorized Delta Service Provider deems necessary or advisable.

At each service visit the System shall be inspected and serviced in accordance with the instructions in the Systems O & M Manual. Additionally, as effluent quality inspection consisting of a visual assessment of color, turbidity, and scum overflow and an olfactory assessment for odor shall be performed.

The Service Provider will affix a "For Service, Call" label near the control panel's alarm signal and fill in his or her phone number.

Performance of the 2-year Inspection/Service visits shall include notification of needed repair, replacement or addition of parts used in the system.

The Service Provider shall be responsible for submitting the annual report and annual evaluation fee to the appropriate regulatory agency as required in OAR-071-0345.

The Service Provider shall notify the owner in writing if any improper system operation cannot be remedied at the time of servicing. The written notification shall include an estimated date of correction.

1.2 Extended Service Policy

The Delta Authorized Service Provider shall make available for purchase by owner an extended service policy with terms comparable to those in the initial service policy.

1.3 Stand By Parts

In the event that a mechanical or electrical component must undergo off site repairs the local authorized representative should maintain a stock of mechanical and electrical components that may be temporally installed until repairs are completed.

1.4 Availability of Service

The service provider shall provide emergency service within 48 hours of service request.

2.0 Term of Agreement

The agreement shall be for the period 24 months from the date of the system start up unless otherwise terminated or cancelled by either party as provided herein

3.0 Definitions

For purposes of the agreement the following definitions shall apply:

3.1 System shall mean a Delta ANS/NSF 40 certified wastewater treatment system.

3.2 "System Start-Up Date" shall mean the date the System begins operating for its intended purpose.

4.0 Charges

The basic services including service, inspection, effluent quality evaluation, and service, shall be included with the purchase of the System. Optional, additional services shall be provided at the agreed upon contract price and terms. The annual report and annual evaluation fee required by DEQ is not optional, and may or may not be included in the cost of basic services. Refer to Service Providers fee schedule for an outline of the cost of basic services and optional services to be provided under this contract.

5.0 Warranty

The Delta Service provider warrants that all services shall be performed in a good and workmanlike manner and that service provider will correct any system errors, malfunctions, defects directly caused by service provider's failure to perform the services and additional services in such manner.

6.0 Limitation of Liability

The sole liability of the Service Provider under this agreement shall be to correct any errors, malfunctions, or defects in the system directly caused by the Delta Service Providers failure to perform any services in good and workmanlike manner pursuant to section 4 above. In no event should the Service provider's liability to the customer hereunder exceed the total of the amounts paid to the service provider hereunder by the customer. In no event shall the Delta Service Provider be liable to the customer or any other third party claimant for any indirect, special, punitive, consequential or incidental damages or lost profits arising out of or related to this agreement or the performance or breach thereof, whether based upon a claim or action of contract, warranty, negligence, or strict liability or other tort. Breach of any statutory duty, indemnity or contribution or otherwise, even if the service provider has been advised of the possibility of such damage.

7.0 Termination/Cancellation

This agreement may be terminated or cancelled only upon:

- Written notice by one Party effective as of the effective date thereof if the other Party is in default of any provision of this Agreement and such default is not cured by the defaulting Party within fifteen (15) days after the effective date of said notice from the non-defaulting party, or by the mutual agreement of both Parties.
- Copy of such written notice shall be forwarded to the regulatory agency.

8.0 Miscellaneous Provisions

This agreement is personal in nature and may not be delegated, assigned or transferred by either Party without the prior written consent of the other Party.

The laws of the State of Oregon shall govern the Agreement.

The homeowner shall be responsible for complying with the Delta DF Series Installation, Operation & Maintenance Manual provided to them with the purchase of the system.

Any notice or other communication required or permitted to be given under this Agreement shall be in writing and shall be mailed by certified mail, return receipt requested, postage prepaid, addressed to the Parties at the addresses shown on the first page of the Agreement. Any notice or other communication shall be deemed given at the expiration of the second day after the date of deposit in the United States mail. The addresses to which notices or other communications shall be mailed may be changed from time to time by giving written notice to the other Party as provided in this Section.

This two year maintenance contract only valid when system is purchased thru Aerobic Septic Systems.

Delta Service Provider

Name: Mel Arts # M032

Signature: Mel Arts

Title: Oregon Certified Service Provider
541-643-0651

Customer(s)

Robert C Brawn

Robert C Brawn



ENVIRONMENTAL HEALTH DIVISION
Health Department
PO Box 579
530 NW 27th Street
Corvallis OR 97339-0579

(541) 766-6841 FAX (541) 766-6248 TTY (541) 766-6835 www.co.benton.or.us

ALTERATION PERMIT ON-SITE SEWAGE DISPOSAL SYSTEM

03/25/2013

KNUTSON MARK & KRISTIN

1669 WOODED KNOLLS DR
PHILOMATH, OR 97370

Water Source: Shared Well

Map & Tax Lot #: 11501BC00600 Temp Parcel: 3 Permit #: SW130004 Issued: 03/25/2013 Expires: 03/25/2014
Use: Septic Alteration Design flow capacity (gpd): 450 Number of bedrooms: 4

CONSTRUCTION REQUIREMENTS

Initial System Requirements

Type of system: ATT (Delta Whitewater)
Tank Size: 1500 gallons
Disposal Trench Length: 175 - 225 feet
Minimum Trench Depth: 24 inches
Maximum Trench Depth: 24 inches
Cap Depth: 0 inches
Trench Width: 24 inches
Media Depth: 12 inches

Replacement System Requirements

Type of system: ATT (Delta Whitewater)
Tank Size: 1500 gallons
Disposal Trench Length: 175 - 225 feet
Minimum Trench Depth: 24 inches
Maximum Trench Depth: 24 inches
Cap Depth: 0 inches
Trench Width: 12 inches
Media Depth: 12 inches

Curtain Drain: None

- 1: This major Alteration Permit is for the installation of an Alternative Treatment Technology (ATT) system to serve a replacement dwelling under proposed land partition LU-11-067. All requirements of OAR 340-71 & 73 apply. Maintain all Oregon Department of Environmental Quality (ODEQ) required setbacks.
- 2: The owner of an ATT system must maintain a contract with a maintenance provider certified by the manufacturer to serve and maintain the onsite system. A service contract must be entered before the system is installed and must be maintained until the system is decommissioned. A single service contract and maintenance provider for both the ATT and the other components is preferable to multiple contracts for maintenance providers.
- 3: The homeowner and maintenance provider must comply with all requirements of OAR 340-71-345(14) Service Contracts. The maintenance provider must submit an annual report evaluation and fee to Benton County Environmental Department as defined by OAR 340-71-140(3)(k)(B).
- 4: Before transferring ownership of real estate served by an onsite system using alternative treatment technology, the seller must have the system evaluated in accordance with OAR 340-71-131.
- 5: Place 18 gauge or larger green tracer wire from the foundation of the house at the cleanout, along the sewer line, over the septic tank, and along the effluent sewer line to the first drop box.

6: **IMPORTANT:** Plan all structures so that roof drains and foundation drains are diverted away from the septic tank and drainfield area.

7: **IMPORTANT:** Initial and replacement disposal areas shall not be subjected to vehicular traffic, livestock or other activity that would adversely affect the soil (OAR 340-71-220(1)(h)).

8: **IMPORTANT:** To maintain and extend the life of your septic system, "EPA Small Flows Clearinghouse" recommends that you practice water conservation, avoid use of septic tank additives and pump your tank every 3 to 5 years.

9: **Enclosures:** Plot plan, Setbacks, Installers Packet, OAR 340-073-0025(3) Watertightness.

The construction season is limited to May through October for standard trenches, and June through September for capping fill trenches. You must install this system during the construction season unless you make arrangements with this office for an installation in any other part of the year. Authorization for any installation not in the open construction season is made on a case-by-case basis dependent upon unsaturated soil conditions, dry weather patterns, and our ability to inspect the installation quickly.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0900. You may obtain copies of the rules by calling the center at (503) 232-1987. You may also call 1-800-332-2344 for free location of gas, power, telephone, TV, sewer and water utilities. Please call 48 hours before you plan to dig excluding Saturdays, Sundays and holidays.

At the time of final inspection, this office must be supplied with an as-built of the system consisting of the following minimum information:

- * An accurate and detailed drawing of the system.
- * A list of materials used in the construction of the system.
- * Written certification that the construction was done in accordance with all permit specifications and state law.

Environmental Health Specialist


ROBERT N. TURKISHER, R.E.H.S.

Date 3/25/13

SW130004
Kuntson



SITE #:
PERMIT #: SW130004
TYPE: Major Alteration

Owner: Mark Knutson Date: 3/25/13
Applicant: Groundhog, LLC
Assessor's Map and Tax Lot Numbers: T 11, R 5, Sec 1BC, TL 600
Site Address: 7235 Lathrop Lane, Cervallis, OR 97330

Parcel: 3
Scale: NTS

men
plot
S 187
WR B1

USED BOOK 114, PAGE 718
COMPANY, A DELAWARE CORP
AN EASEMENT FOR POWER IN
MICROFILM No. M-9849 IN F
COMPANY, ITS SUCCESSORS,
EASEMENT FOR ELECTRIC TRA
LINES, INCLUDING TELEPHONE

Q SET 5/8" X 30" STEEL REBAR WITH BLUE PLASTIC
CAP STAMPED "DARRYL HARMIS, PLS 1079"
() DATA OF RECORD FROM C.S. 10347
[] DATA OF RECORD FROM C.S. 7887
{ } RECORD DATA FROM INSTRUMENT
RECORDED AS 2004-377781

Monument Table

- ① 5/8" IRON ROD SET IN C.S. 6058
- ② 5/8" IRON ROD SET IN C.S. 6695
- ③ 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "D.W.HARMS, PLS 1079" SET IN C.S. 7857
- ④ 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "D.W.HARMS, PLS 1079" SET IN C.S. 8013
- ⑤ 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "D.W.HARMS, PLS 1079" SET IN C.S. 8189
- ⑥ 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "DARRYL HARMS, PLS 1079" SET IN C.S. 8863
- ⑦ 1/2" IRON ROD MARKING THE MOST SOUTHERLY CORNER OF LOT 13, BLOCK 1, COUNTRY ESTATES.
- ⑧ 1/2" IRON PIPE MARKING THE N.W. CORNER OF LOT 14, BLOCK 1, COUNTRY ESTATES
- ⑨ 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "NORTHSTAR PLS 1823" SET IN PARTITION PLAT 2007-31 TO MARK THE NORTHEAST CORNER OF PARCEL 1
- ⑩ 5/8" IRON ROD, ORIGIN UNKNOWN, FOUND TO BE (N 55°31'E 0.45') FROM CORNER AND (N 50°44'51"E 0.51") AND COMPUTED TO BE N 46°08'E 0.46' FOR THIS SURVEY.
- ⑪ 1/2" IRON ROD, ORIGIN UNKNOWN, (MONUMENT FOUND TO BE 0.26' WEST OF LINE)

THIS IS AN EXACT COPY OF
THE ORIGINAL PARTITION PLAT

Recording

I hereby certify that this partition plat was received and duly recorded by me as Partition Plat 2013-_____ in Benton County Deed Records as Document No. _____ on this _____ day of _____, 2013, at _____ O'Clock -M.

By: _____
Benton County Clerk

Narrative

This survey and partition plat were prepared pursuant to conditions of Benton County Community Development Department Case File No. LU-11-067.

The boundary of the parent parcel was recently surveyed and filed as C.S. 10347, & held all monuments in position marking an angle point in the boundary of the parent parcel and the Initial Point with exception to 60 which I calculated using distance-distance holding the nearest monuments N.W. & S.W. of 60.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUL 30 1978
DARRYL W. HARMS
1079
RENEWAL DATE 8/30/78

DARRYL W. HARMS, P.L.S.
P.O. BOX 1051
CORVALLIS, OR 97339
PHONE: (541) 745-3948
E-MAIL
darrylharms@corvallis.com

PAGE
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Know the New and Living Word!
DECEMBER 1991

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BENTON COUNTY ENVIRONMENTAL HEALTH ON-SITE SEWAGE DISPOSAL SYSTEM PLOT PLAN

SITE #: _____
PERMIT #: SW130064
TYPE: Major Alteration

Owner: Mark Knutson Date: 3/25/13
Applicant: Groundhog, LLC
Assessor's Map and Tax Lot Numbers: T 11, R 5, Sec 1BC, TL 600
Site Address: 7235 Lathrop Lane, Corvallis, OR 97330

Parcel: 3
Scale: 1" = 60'

PERMIT

3/25/13

DATE ISSUED

Robert J. Farnham
BENTON COUNTY

3/25/14

EXPIRATION DATE

Legend

- MONUMENT FOUND, TYPE & SOURCE NOTED
- PIPES MEASURED INNER DIAMETER
- SET 5/8" X 30" STEEL REBAR WITH BLUE PLA CAP STAMPED "DARRYL HARMS, PLS 1079"
- () DATA OF RECORD FROM C.S. 10347
- [] DATA OF RECORD FROM C.S. 7987
- { } RECORD DATA FROM INSTRUMENT RECORDED AS 2004-377781

Monu

- ① 5/8" IRON ROD
- ② 5/8" IRON ROD
- ③ 5/8" IRON ROD
CAP STAMPED
SET IN C.S. 79
- ④ 5/8" IRON ROD
CAP STAMPED
SET IN C.S. 80
- ⑤ 5/8" IRON ROD
CAP STAMPED
SET IN C.S. 81
- ⑥ 5/8" IRON ROD
CAP STAMPED
SET IN C.S. 98
- ⑦ 1/2" IRON ROD
SOUTHERLY CO
BLOCK 1, COU
- ⑧ 1/2" IRON PIPE
CORNER OF LC
COUNTRY ESTA
- ⑨ 5/8" IRON ROD
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- ⑩ 5/8" IRON ROD
TO BE [N 55°3
AND (N 50°44'
TO BE N 49°0'
- ⑪ 1/2" IRON ROD
(MONUMENT FC
LINE)

CENTERLINE
15' WIDE ACCESS
EASEMENT FOR
WELL MAINTENANCE

SEPTIC DRAINFIELD
AND DRAINFIELD ACCESS
EASEMENT APPURTENANT
TO PARCEL 1
CREATED BY THIS PLAT

Parcel 3
2.35 Acres

CENTERLINE OF 10 FOOT
WIDE WELL AND WATERLINE
EASEMENT APPURTENANT
TO PARCELS 1, 2 & 3.
CREATED BY THIS PLAT

COURSE	BEARING	DISTANCE
(A)	S 06°41'13"W	49.98'
(B)	N 83°20'37"E	89.62'
(C)	S 06°40'50"W	98.53'

TIAL POINT

1/8" IRON ROD
CORNER OF
PARCEL 1,
TITUTION PLAT
2007-31

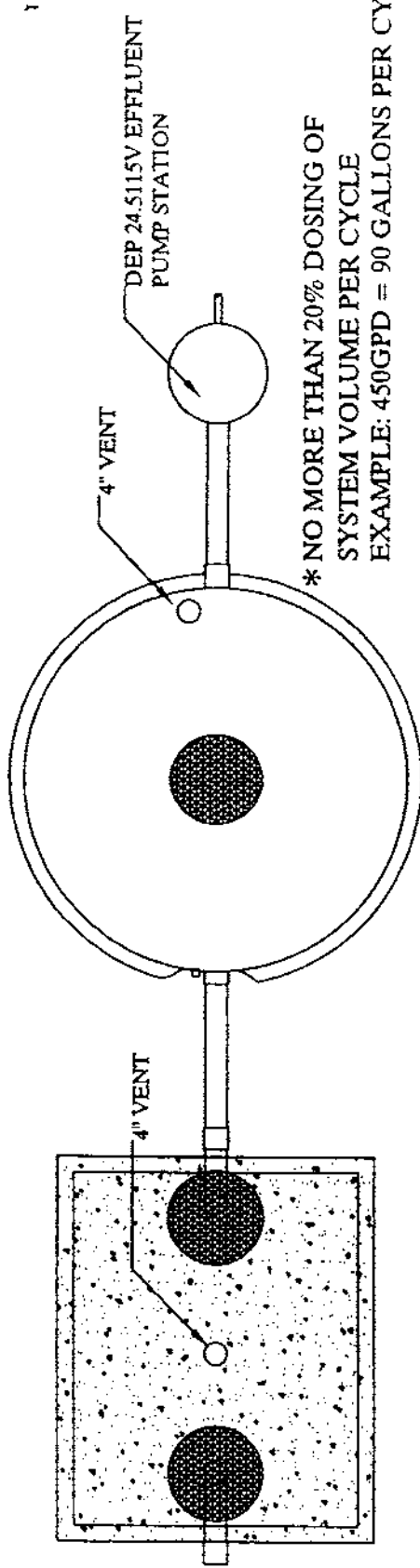
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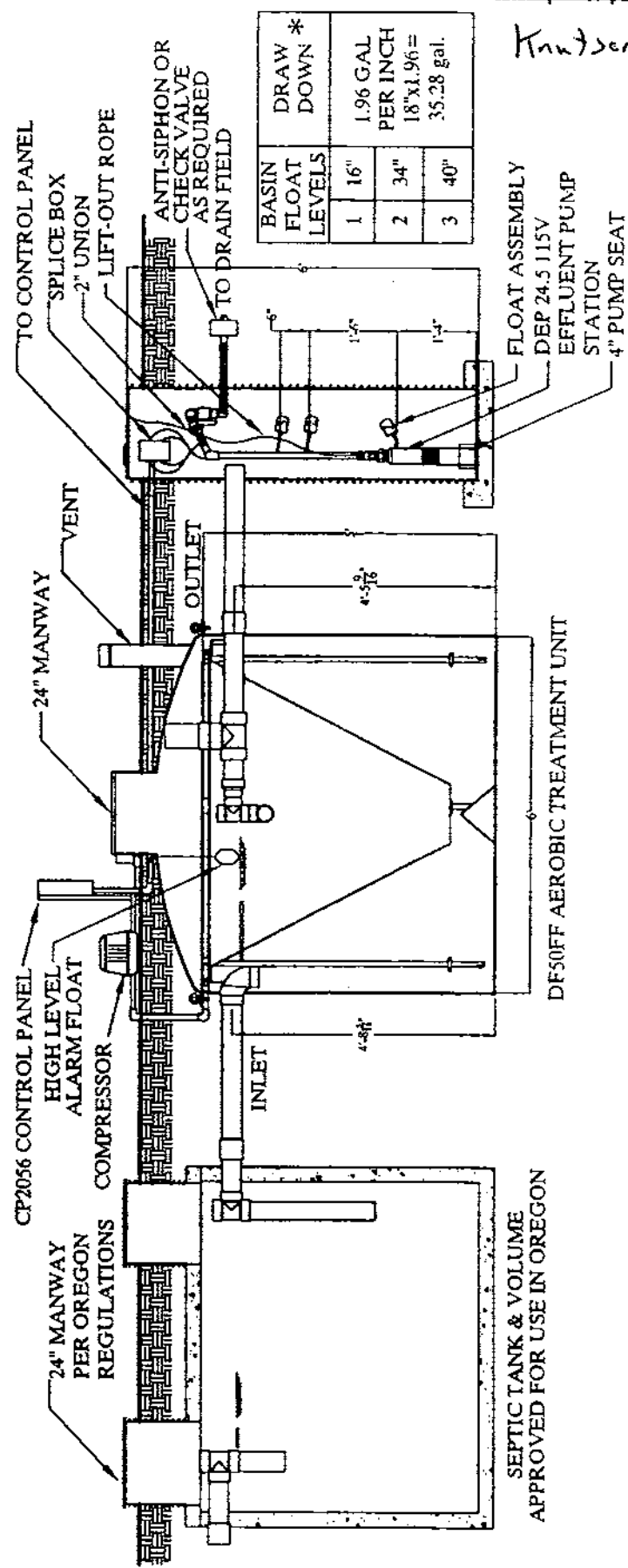
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TH
THE

Kantson



* NO MORE THAN 20% DOSING OF SYSTEM VOLUME PER CYCLE
EXAMPLE: 450GPD = 90 GALLONS PER CYCLE.



BASIN	FLOAT LEVELS	DRAW DOWN *
1	16"	1.96 GAL
2	34"	PER INCH
3	40"	18"x1.96 = 35.28 gal.

*NOTE: ALL EXTERIOR PIPE SIZE AS PER OREGON REQUIREMENTS
*NOTE: THE VOLUME OF THE SEPTIC TANK WILL BE AS REQUIRED IN OAR 340-071-220(3)

DELTA ENVIRONMENTAL PRODUCTS, INC.
P. O. BOX 969 DENHAM SPRINGS, LA 70727

DWG. NO.: DEP248A

SCALE: N.T.S.

DATE: 09/19/05

DWN BY: B. LANDRY

DELTA WHITEWATER 500GPD UNIT W/ OREGON APPROVED SEPTIC TANK & DEP24.5115V HIGH HEAD PUMP STATION

CONFIGURATION 1



Existing System Evaluation Report for Onsite Wastewater Systems

State of Oregon Department of Environmental Quality
Onsite Program
165 East Seventh Ave, Suite 100
Eugene, OR 97401

Please answer the following questions completely. Do not leave any blank responses. Write unknown if unknown. Refer to Oregon Administrative Rule 340-071-0155 for more information, and please visit <http://www.oregon.gov/deq/Residential/Pages/Septic-Smart.aspx>

Septic System Owner-Provided Information:

Property Owner(s)(Sellers): Robert & Manal Brawn Telephone: 541-234-4223

Site Address: 7235 NW Lathrop Lane City: Corvallis Zip Code: 97330

County: Benton Lot Size: 2.35 Acres Acres/Square Feet (circle units)

Legal Description: T11 R5 S01bc TL2200

Age of wastewater treatment system 5 (years) Is there a service contract for system components? Yes

Date the septic tank was last pumped 2018 (please attach receipt if available)

Number of people occupying dwelling ? If unoccupied, for how long has it been vacant? _____

Was this section completed by the evaluator because owner or agent was unavailable? Yes

The above information is true and to the best of my knowledge.

Date (MM/DD/YYYY)

Signature of Owner, or agent if present

Name of person performing evaluation (please print): Randy Arts

Certification:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Installer | <input type="checkbox"/> Professional Engineer |
| <input type="checkbox"/> Maintenance Provider | <input type="checkbox"/> Environmental Health Specialist |
| <input type="checkbox"/> National Association of Wastewater Technicians | <input type="checkbox"/> Waste Water Specialist |
| <input type="checkbox"/> Other: DEQ approved in writing (please describe) _____ | |

Certification Number: RM1

Business name Randy Arts Email rarts@ymail.com

Business address PO Box 731 Phone 541-580-4100

Date of Evaluation: 06/24/2019 (MM/DD/YYYY)

I hereby certify, by my signature, that I meet all of the qualifications required to perform onsite wastewater system evaluations in the state of Oregon pursuant to OAR 340-071-0155.

06/24/2019

Date (MM/DD/YYYY)


Signature of Qualified Septic System Evaluator

1. General System Information

The Existing System Evaluation Report form contains 8 pages. Some of the questions on this form may not pertain to the system being evaluated, as there are many system designs. If you (the septic system evaluator) are unable to answer any of the questions on this form please indicate, in writing, why this information was not available at the time the evaluation was completed.

- The existing septic system consists of (check all that apply):

- | | |
|---|--|
| <input checked="" type="checkbox"/> Septic Tank | <input type="checkbox"/> Cesspool |
| <input type="checkbox"/> Dosing Tank | <input checked="" type="checkbox"/> Disposal Trenches/ Leach Lines |
| <input type="checkbox"/> Multi-compartment Tank | <input type="checkbox"/> Capping Fill |
| <input type="checkbox"/> Seepage Bed | <input type="checkbox"/> Sand Filter |
| <input checked="" type="checkbox"/> Other <u>ATT (Delta Whitewater)</u> | |

Note: Cesspools may be used only to serve existing sewage loads and if failing only be replaced with a seepage pit system on lots that are too small to accommodate a standard system or other alternative onsite system.

There is a permit for the septic system ☒ Yes ☐ No ☐ Unknown

- Permit Number(s) SW130004
- Year original septic system installed: 2014 (YYYY) ☐ No record of installation date
- Dates of subsequent repairs or alterations: N/A (YYYY)
- All plumbing fixtures are connected to the septic system ☒ Yes ☐ No ☐ Unknown

If you answered "No" or "unknown," please describe below:

- Additional Comments:

2. Overall Septic System Status

- Discharge of sewage to the ground surface ☐ Yes ☐ No ☒ None observed
- Discharge of sewage to surface waters ☐ Yes ☐ No ☒ None observed
- Sewage backup into plumbing fixtures ☐ Yes ☐ No ☒ Unknown
- Additional Comments:

Some solids have collected in pump chamber (18" lid). should be pumped out.

3. Septic tank

In order to fully describe the condition of the tank, the septic tank may need to be pumped. Please indicate below if the septic system tank was pumped during the course of *this* evaluation.

- Septic tank was pumped during the course of *this* evaluation ☐ Yes ☒ No
- If the septic tank was **NOT pumped** during the course of *this* evaluation, please explain (e.g. septic system owner declined to have the tank pumped etc):

Schedule conflict _____

- The septic tank material is:

- ☒ Concrete
- ☐ Steel
- ☐ Plastic
- ☐ Fiberglass
- ☐ Other (explain) _____
- ☐ Unknown

- Is the septic tank accessible? ☒ Yes ☐ No

- Septic tank volume in gallons 100 gal

- Tank volume determined by: Check all that apply, add comments below as needed

- ☒ Permit Records ☐ Measured ☐ Stamped on Tank ☐ Other

- Septic tank risers are at ground level ☒ Yes ☐ No

- Tank appears to be free from defects, leaking and signs of deterioration ☒ Yes ☐ No

If you answered "No," please describe the condition of the septic tank below. For example, evidence of gas corrosion, cracks, leaks, etc.

- Septic tank lid(s) is intact ☒ Yes ☐ No

- Septic tank baffles are intact: Inlet ☐ Yes ☐ No Outlet ☒ Yes ☐ No

- Baffle material - Inlet ☐ Plastic ☐ Concrete ☐ Metal Outlet ☒ Plastic ☐ Concrete ☐ Metal

Effluent filter is present ☐ Yes ☒ No

- Effluent filter is free of debris ☐ Yes ☐ No ☒ Not Applicable

- Liquid level in tank relative to invert of outlet ☒ At ☐ Above ☐ Below

If above or below invert outlet, please explain: _____

- **Scum** layer 3" (inches) **Sludge** layer 2" (inches)

- **Scum** and **Sludge** layer more than 35% of the *total* tank volume ☐ Yes ☒ No

Indicate where sludge measured from: ☐ Inlet ☐ Middle ☒ Outlet

- Additional Comments:

Only outlet side accessible

4. Dosing tank / Pump Basin

Dosing tanks use a pump to send effluent to a treatment unit or a soil absorption field.

- The septic system has a dosing tank ☒ Yes ☐ No

(If "No," skip the rest of section 4)

- At the time of this evaluation the power was on to test the pump(s): ☒ Yes ☐ No

- Dosing tank capacity 50 (gallons)
- Tank volume determined by: Check all that apply, add comments below as needed
☐ Permit Records ☒ Measured ☐ Stamped on Tank ☐ Other
- Dosing tank material PVC
- Dosing tank appears to be watertight and in good condition ☒ Yes ☐ No
- Dosing tank lid is intact ☒ Yes ☐ No
- Electrical components are sealed and watertight ☒ Yes ☐ No
- Pump/ siphon is functional ☒ Yes ☐ No
- Type of Pump ☒ Demand dose ☐ Time dose
- Pump control mechanism is functional (floats, pressure transducer) ☒ Yes ☐ No
- There is a high water alarm ☒ Yes ☐ No
- The high water alarm (audible and visual) is working ☒ Yes ☐ No ☐ Not Applicable
- Type of screen On pump
- Screen is clean and free of debris ☒ Yes ☐ No - Screen cleaned for this evaluation ☐ Yes ☐ No
- Scum/ sludge present in Dosing tank ☒ Yes ☐ No
- **Scum** layer n/a (inches) **Sludge** layer n/a (inches)
- Additional Comments:
Some solids have collected in pump chamber (18" lid), should be pumped out.

5. **Soil absorption system**

The soil absorption system is a set of trenches that receives effluent from the septic tank and filters the effluent before it enters the groundwater.

- The septic system has a soil absorption system ☒ Yes ☐ No ☐ Unknown
- Was the soil absorption system part of the evaluation? ☒ Yes ☐ No ☐ See note below
If the soil absorption system was not evaluated, please explain below (for example unable to locate, client did not authorize this part of the evaluation):

- Absorption distribution ☐ Equal ☒ Serial ☐ Pressure ☐ Equal via pressure
- Absorption lines construction material:
☐ Gravel and pipe ☒ Chamber ☐ Tile ☐ Polystyrene foam and pipe ☐ Other
- Absorption distribution unit(s): ☒ dropbox ☐ hydrosplitter ☐ equal distribution box
- ☐ Intact ☐ Damaged ☒ N/A
- Absorption distribution unit(s) are free of debris or solids ☐ Yes ☐ No ☒ N/A

- Locate all drain lines in soil absorption system ☒ Yes ☐ No
Total length of drain lines 176 (ft)
Lengths determined by ☐ Physically uncovering portions of system/probing ☒ Written records
☐ Fish tape ☐ Electronic locator ☐ camera
- Absorption area appears to be **free** from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.
☒ Yes ☐ No

If you answered "No," please describe below:

- Absorption area appears to be **free** from surface water runoff and down spouts ☒ Yes ☐ No
- Evidence of ponding in absorption area or distribution unit(s) ☐ Yes ☒ No
- The soil absorption system replacement area assigned in the permit record appears to be intact:
☐ Yes ☐ No ☒ Replacement area not identified in permit record

If you answered "No," please explain below:

- Additional Comments:

6. Sand Filter System

There are different sand filter system designs used in Oregon. Not every sand filter system will contain all of the components mentioned below, e.g. pumps. The owner of a sand filter system **permitted on or after January 2, 2014** *must* maintain an annual service contract with a certified Maintenance Provider. Maintenance records should be available from the system owner, or the contracted Maintenance Provider. **Please attach copies of the previous two years of maintenance records to this evaluation form.**

- The septic system has a sand filter ☐ Yes ☒ No

(If "No," skip the rest of section 6)

- Type of sand filter

- ☐ Intermittent
- ☐ Recirculating
- ☐ Bottomless

- Sand filter container appears free from defects, leaks and signs of deterioration: ☐ Yes ☐ No

- Sand filter unit appears to be **free** from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.

☐ Yes ☐ No

If you answered "No," please describe below:

- Sand filter appears to be **free** from surface water runoff and down spouts ☐ Yes ☐ No
- Evidence of ponding in/ on sand filter media surface ☐ Yes ☐ No
- Surface access to manifold and valves ☐ Yes ☐ No
- Monitoring ports are present ☐ Yes ☐ No
- Lateral lines flushed and equal distribution verified ☐ Yes ☐ No
- The sand filter has a pump ☐ Yes ☐ No

(If "No", skip the rest of section 6)

- Pump vault appears to be watertight and in good condition ☐ Yes ☐ No ☐ N/A
- Pump is functional ☐ Yes ☐ No
- Pump control mechanism is functional (floats, pressure transducer) ☐ Yes ☐ No
- High water alarm in pump vault (audible and visual) is working ☐ Yes ☐ No
- Pump electrical components are sealed and watertight ☐ Yes ☐ No

- Additional Comments:

7. Alternative Treatment Technology System

The owner of an ATT system *must* maintain an annual service contract with a certified Maintenance Provider. Maintenance records should be available from the system owner, or the contracted Maintenance Provider. **Please attach copies of the previous two years of maintenance records to this evaluation form.**

Note* Some ATT systems may have a WPCF permit. Please contact the local Health Department or the DEQ to obtain a copy of the WPCF permit.

- The septic system has an **Alternative Treatment Technology (ATT)** ☐ Yes ☐ No
(If "No," skip the rest of section 7)
- Please provide the product name, system ID number, and manufacturer name below:

Product name	Whitewater
System ID number	DF50FF - 26266
Manufacturer name	Delta Environmental Products

- Previous two years of maintenance records are available ☒ Yes ☐ No

If you answered "No," please explain below:

- Previous two years of maintenance records are attached to this form ☒ Yes ☐ No

If you answered "No," please explain below:

- Additional Comments:

8. **Please attach a copy** of the following items to this form. Contact the DEQ, or the local Health Department to locate these items.

- The septic system permit(s) to this form, if available
- The as-built drawing(s) to this form, if available
- The Certificate of Satisfactory Completion to this form, if available
- Additional Comments:

9. **Provide a Site Plan**

- Please provide a sketch of the complete system (show only system components that were evaluated) on page 8 of this form, if a copy of the original "as-built" drawing is *not* available.
- Please provide a sketch of the complete system on page 8 of this form if the original "as-built" drawing is *not* accurate or representative of the existing system.
- If the original "as-built" drawing is available for copy, and the original appears to be accurate and representative of the existing system, write "see attached as-built" on page 8 of this form, redrawing the system is unnecessary.
- Additional Comments:

10. **Disclaimer:**

This evaluation report describes the septic system as it exists on the date of evaluation and to the extent that components and operation of the system are reasonably observable. DEQ recognizes that this evaluation report does not provide assurance or any warranty that the system will operate properly in the future.

11. I hereby certify, by my signature, that the above information and the plot plan on the next page of this form are accurate and true to the best of my knowledge.

6-24-2019

Date


Signature of Qualified Septic System Evaluator

EASEMENTS

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.



Return to: Pacific Power
P.O. Box 248
Albany, OR 97321

BENTON COUNTY, OREGON **2013-514662**
DE-EAS
Cnt#1 Stn#5 MR **11/22/2013 02:14:21 PM**
\$35.00 \$11.00 \$17.00 \$10.00 \$20.00 **\$93.00**



00273083201305146620070075

I, James V. Morales, County Clerk for Benton County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

James V. Morales - County Clerk



CC#: 11261 WO#: 5742524

UNDERGROUND RIGHT OF WAY EASEMENTS

For value received, **Mark Knutson and Kristin Knutson, husband and wife, as to an undivided 1/2 interest; and Neal Peterson and Johanna Peterson, husband and wife, as to an undivided 1/2 interest; together as tenants in common ("Grantor")**, hereby grants to PacificCorp, an Oregon corporation, its successors and assigns ("Grantee"), three perpetual easements for a right of way; one being **21.66** feet in width and **234** feet in length, more or less, one being **10** feet in width and **196** feet in length, more or less (up to and including a pole and overhead service to adjacent property), and one being **5** feet in width and **147** feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of Grantee's underground electric distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, cabinets, vaults on, across, or under the surface of the real property of Grantor in **Benton County, State of Oregon**, as more particularly described as follows and/or shown on Exhibit(s) **A-1, A-2, A-3, B & C** attached hereto and by this reference made a part hereof:

A portion of:

See Exhibits A-1, A-2 & A-3

Assessor's Map No.: **11501-BC-00600**

Parcel No.: **0905 11501-BC-00600**

Together with the right of ingress and egress for Grantee, its contractors, or agents, to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefore) the future right to keep the right of way clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

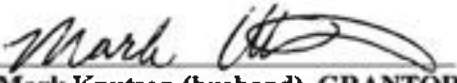
At no time shall Grantor place or store any flammable materials or light any fires, on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for other purposes not inconsistent, as determined by the Grantee, with the purposes for which this easement has been granted.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this Agreement. Each party further waives any right to consolidate, or to request the consolidation of,


any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns and shall run with the land.

Dated this 8 day of November, 2013.


Mark Knutson (husband) GRANTOR


Kristin Knutson (wife) GRANTOR


Neal Peterson (husband) GRANTOR


Johanna Peterson (wife) GRANTOR


INDIVIDUAL ACKNOWLEDGEMENT

State of Oregon)
County of Benton) SS.

This instrument was acknowledged before me on this 8 day of November, 2013.

by Mark Knutson & Kristin Knutson, Neal Peterson & Johanna Peterson.
Names of individual/s signing document




Notary Public
My commission expires: May 8, 2017

PROPERTY DESCRIPTION

SECTION: 01 TOWNSHIP: 11 S., RANGE: 05 W. WILLAMETTE MERIDIAN
BENTON COUNTY, OREGON PARCEL NUMBER: 11501-BC-00600



That certain parcel more particularly described as follows:

A tract of land in the Price Fuller Donation Land Claim No. 37 in Section 1, Township 11 South, Range 5 West, Willamette Meridian and Base, and also being a portion of the tract of land conveyed to Robert Bruce Robinson, et ux by deed recorded in Book 106, Page 186, Deed Records and as corrected by Deed recorded in Book 147, Page 238, Deed Records, said tract being more particularly described as follows:

Beginning at a point South 35°14' East 38.133 chains from the intersection of the West line of said Fuller Donation Land Claim with the North line of Township 11 South, said point being the Southeast corner of tract deeded by M. Bauer et ux to George Armstrong, recorded in Book 54, Page 308, Deed Records of Benton County, Oregon; thence running North 6.50 chains; thence West 1 chains, 3 links; thence Southwesterly 13.29 chains more or less to the Easterly line of the county road, at a point described in a certain Quitclaim Deed given by the heirs of Geo. Armstrong and Maud Armstrong, his wife to Robert Bruce Robinson and Rose L. Robinson, his wife, recorded in Book 147, Page 262, Deed Records of Benton County, Oregon; thence Southerly along said Easterly line, .46 chains to the most Westerly corner of that tract of land described in Book 118, Page 291, Mortgage Records; thence Northeasterly along the Northwesternly line of the last mentioned tract a distance of 7.727 chains to the point of beginning, all in Benton County, Oregon.

TOGETHER WITH a tract of land in the Price Fuller Donation Land Claim No. 37 in Section 1, Township 11 South, Range 5 West, Willamette Meridian and Base, and also being a portion of the tract of land conveyed to Robert Bruce Robinson et ux by deed recorded in Book 106, Page 186, Deed Records, and as corrected by deed recorded in Book 147, Page 269, Deed Records, said tract being more particularly described as:

Beginning at a point South 35 degrees 14 minutes East 38.133 chains from the intersection of the West line of said Fuller Donation Land Claim with the North line of Township 11 South, said point being the Southeast corner of the tract deeded by M. Bauer et ux to George Armstrong, recorded in Book 54, Page 308, Deed Records of Benton County, Oregon, thence running one hundred feet (1.52 chains), thence in a Southerly direction four hundred and seventy-eight feet (7.25 chains) more or less to the Easterly line of the county road; thence thirty feet (.46 chains) Westerly to the most Westerly corner of that tract of land described in Book 118, Page 291, Mortgage Records; thence Northeasterly along the Northwesternly line of the last mentioned tract a distance of five hundred and twelve feet (7.727 chains) to the point of beginning, all in Benton County, Oregon.

ALSO TOGETHER WITH a part of the Price Fuller Donation Land Claim No. 37 in Township 11 South, Range 5 West of the Willamette Meridian, described as follows:

Beginning at the intersection of the South line of land deeded to Charles Armstrong by deed recorded in Book 67, Page 590, Deed Records of Benton County, Oregon; with the East line of the

COST CENTER 11261 WO# 5742524

LANDOWNER NAME: MARK & KRISTIN KNUTSON
LANDOWNER NAME: NEAL & JOHANNA PETERSON

DRAWN BY: K. WHEELER

THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT AREA. THE EXACT LOCATION OF ALL STRUCTURES, LINES AND APPURTENANCES IS SUBJECT TO CHANGE WITHIN THE BOUNDRIES OF THE DESCRIBED EASEMENT AREA.

EXHIBIT A-1

PACIFICORP
A MIDAMERICAN ENERGY HOLDINGS COMPANY
PACIFIC POWER UTAH POWER ROCKY MOUNTAIN POWER

SCALE = NONE

PROPERTY DESCRIPTION

SECTION: 01 TOWNSHIP: 11 S., RANGE: 05 W. WILLAMETTE MERIDIAN
BENTON COUNTY, OREGON PARCEL NUMBER: 11501-BC-00600



land deeded to Ezra Thompson et ux by deed recorded in Book 118, Page 165, said Deed Records, said point of intersection (3/4" pipe) being about 10.21 chains East of the West line of the Price Fuller Donation Land Claim No. 37, Township 11 South, Range 5 West of the Willamette Meridian, and running thence East along the South line of said Charles Armstrong land; 5.79 chains, more or less to the East line of said Charles Armstrong land; thence Southerly 5 chains; thence West 1 chains, 3 links to the true place of beginning of the property herein described; thence Southerly (13.29 chains), more or less, along the Northwest side of the land deed by George Armstrong and wife to Robert Bruce Robinson and wife, recorded in Book 106, Page 186, said Deed Records to the North line of the county road; thence Northerly along the county road 10 feet, more or less, to a point 10 feet West of the West line of said Robert Bruce Robinson land above described; thence Northerly parallel to and 10 feet distant from said West line 13.29 chains to a point which is 10 feet West of the place of beginning; thence East 10 feet to the true place of beginning, all in Benton County, Oregon.

ALSO TOGETHER WITH: Beginning at the Southwest corner of Lot 13, Block 1, COUNTRY ESTATES, Benton County, Oregon; thence Northwesterly along the South line of said Lot, 87.33 feet to the Northeast corner of the tract described by deed recorded in Book 188, Page 250, Benton County Deed Records; thence Southwesterly to the Southeast corner of said tract; thence South 46°30' East along the North line of County Road No. 35, a distance of 10.73 feet; thence North 43°30' East at right angles to said Road 331 feet; thence North 51°57' 1/2' East 131.02 feet to the point of beginning, all in Benton County, Oregon.

ALSO TOGETHER WITH: Beginning at a 1/2" iron rod, the Southernmost corner of Lot 13, Block 1, COUNTRY ESTATES, Donation Land Claim No. 37, Township 11 South, Range 5 West of Willamette Meridian, Benton County, Oregon; thence North 65°09' East 100.00 feet along the Southeastern boundary of said Lot 13; thence North 37°15' West 328.41 feet to a point on the Western boundary of Lot 14, Block 1, said COUNTRY ESTATES; thence South 0°01' East 150.00 feet along the Western boundary of said Lot 14 to a 1 inch iron pipe; thence South 35°08' 1/2' East 187.64 feet along the Southwestern boundaries of said Lot 14 and Lot 13 to the point of beginning, all situated in Lots 13 and 14, Block 1, COUNTRY ESTATES, Donation Land Claim No. 37, Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon.

ALSO TOGETHER WITH: Beginning at the Northeast corner of that tract described in M-51080 (said Northeast corner being the Southeast corner of Lot 13, COUNTRY ESTATES); thence Southwesterly along the Easterly line of the tract described in M-51080, 131.02 feet; thence North 51°57'30" East 131.02 feet, more or less, to the South line of Lot 12, COUNTRY ESTATES; thence Northwesterly along said South line to the point of beginning, all in Benton County, Oregon.

AND ALSO TOGETHER WITH: Beginning at the Southwest corner of that tract of land conveyed to Roy W. Stein and Edith Elizabeth Stein by deed recorded April 6, 1964 in Book 190, Page 333, Deed Records of Benton County, Oregon, and running thence Southeasterly along the North line of County Road 371.48 feet to a point 10 feet West of the perpendicular to the East line of the Stein property; running thence Northerly and 10 feet Westerly and parallel to the East line of said Stein premises 478 feet; thence Westerly 322 feet to the West line of said Stein premises to a point which is 431 feet 8 inches along the West line of said Stein property from the Southwest corner thereof; thence Southerly along said West line 431 feet 8 inches to the point of beginning, all in the County

COST CENTER 11261 WO# 5742524

LANDOWNER NAME: MARK & KRISTIN KNUTSON
LANDOWNER NAME: NEAL & JOHANNA PETERSON

DRAWN BY: K. WHEELER

THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT AREA. THE EXACT LOCATION OF ALL STRUCTURES, LINES AND APPURTENANCES IS SUBJECT TO CHANGE WITHIN THE BOUNDRIES OF THE DESCRIBED EASEMENT AREA.

EXHIBIT A-2

PACIFICORP
A MIDAMERICAN ENERGY HOLDINGS COMPANY
PACIFIC POWER UTAH POWER ROCKY MOUNTAIN POWER

SCALE = NONE

PROPERTY DESCRIPTION

SECTION: 01 TOWNSHIP: 11 S., RANGE: 05 W. WILLAMETTE MERIDIAN
BENTON COUNTY, OREGON PARCEL NUMBER: 11501-BC-00600



of Benton and State of Oregon, and lying in the Price Fuller Donation Land Claim No. 37 in Section 1, Township 11 South, Range 5 West, Willamette Meridian, Benton County Oregon.

EXCEPTING FROM THE ABOVE DESCRIBED PARCELS: Beginning at a 5/8 inch iron rod on the Northeasterly right of way line of County Road No. 15035 (NW Mountain View Drive), said 5/8 inch iron rod being South 70°07'47" West 510.60 feet from a 1/2 inch iron rod marking the Southwest corner of Lot 13, Block 1, COUNTRY ESTATES, a subdivision of record in Section 1, Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon; thence North 46°26' West, along said right of way line, 189.09 feet to a 5/8 inch iron rod marking the most Southerly Southeast corner of the tract of land described in Memorandum of Agreement between James L. Garrard and Laura M. Garrard, husband and wife and Robert A. Hiller and Janice I. Hiller, husband and wife, as recorded on Microfilm No. M-98126, Deed Records of Benton County, Oregon; thence North 00°00'25" West 280.34 feet to a 5/8 inch iron rod; thence South 57°56'41" East 216.61 feet to a 5/8 inch iron rod marking the most Easterly Southeast corner of said Garrard/Hiller tract; thence South 08°56'41" West 299.35 feet to the point of beginning, all in Benton County, Oregon.

ALSO EXCEPTING FROM THE ABOVE DESCRIBED PARCELS: Beginning at the Southeast corner of that tract of land conveyed to Ezra Thompson and Rowena B. Thompson, husband and wife, by deed recorded in Book 118, Page 165, Deed Records, Benton County, Oregon, said beginning point being 14.00 chains East of the West line of Price Fuller Donation Land Claim No. 37 in Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon and South 72°11'04" West 561.58 feet from a 1/2 inch pipe recorded as being South 35°14' East 38.13 chains from the Northwest corner of Section 1 in said Township and Range; thence along the East line of said Thompson tract, North 257.99 feet and North 13°53'12" East 173.68 feet; thence South 57°56'08" East 237.55 feet; thence South 12°13'33" West 162.51 feet to a 5/8 inch iron rod; thence North 57°56'08" West 216.63 feet to a 5/8 inch iron rod; thence South 280.44 feet to the North line of Mountain View Drive; thence North 46°26' West 34.50 feet to the point of beginning, all in Benton County, Oregon.

AND ALSO EXCEPTING FROM THE ABOVE DESCRIBED PARCELS: Beginning at a 5/8 inch iron rod on the Northeasterly right of way line of County Road No. 15035 (NW Mountain View Drive), said 5/8 inch iron rod being South 70°07'47" West 510.60 feet from a 1/2 inch iron rod marking the Southwest corner of Lot 13, Block 1, COUNTRY ESTATES, a subdivision of record in Section 1, Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon; thence North 08°56'41" East 299.35 feet to a 5/8 inch iron rod marking the most Easterly Southeast corner of the tract of land described in Memorandum of Agreement between James L. Garrard and Laura M. Garrard, husband and wife and Robert A. Hiller and Janice I. Hiller, husband and wife, as recorded on Microfilm No. M-98126, Deed Records of Benton County, Oregon; thence North 12°13'31" East 162.63 feet to a 5/8 inch iron rod marking the Northeast corner of said Garrard/Hiller Tract; thence South 57°57'02" East 144.47 feet to a 5/8 inch iron rod marking the Northeast corner of the tract of land conveyed to James L. Garrard and Laura M. Garrard, husband and wife, by deed recorded on Microfilm No. M-32676, said Deed Records; thence South 13°34'06" West 109.28 feet to a 5/8 inch iron rod; thence North 76°25'54" West 10.00 feet to a 5/8 inch iron rod; thence South 13°34'06" West 65.00 feet to a 5/8 inch iron rod; thence South 31°26'28" East 14.14 feet to a 5/8 inch iron rod; thence South 13°34'06" West 293.90 feet to a 5/8 inch iron rod on said Northeasterly right of way line of County Road No. 15035; thence North 46°26' West 125.97 feet to the point of beginning, all in Benton County, Oregon.

COST CENTER 11261 WO# 5742524

LANDOWNER NAME: MARK & KRISTIN KNUTSON
LANDOWNER NAME: NEAL & JOHANNA PETERSON

DRAWN BY: K. WHEELER

THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT AREA. THE EXACT LOCATION OF ALL STRUCTURES, LINES AND APPURTENANCES IS SUBJECT TO CHANGE WITHIN THE BOUNDRIES OF THE DESCRIBED EASEMENT AREA.

EXHIBIT A-3



SCALE = NONE

PROPERTY DESCRIPTION

SECTION: 01 TOWNSHIP: 11 S., RANGE: 05 W. WILLAMETTE MERIDIAN
BENTON COUNTY, OREGON PARCEL NUMBER: 11501-BC-00600



Underground Electric Easement for PacifiCorp (Work Order No. 5742524)

Beginning at a point that is N 46° 26' 00" W, 12.5 feet from the most Southeast Corner of Parcel 2 of the Benton County Partition Plat No. 2013-012 which is on the Northerly right-of-way line of NW Mountain View Drive; thence along the centerline of a 21.66 feet wide easement, N 13° 35' 13" E, 233.56 feet to a point that is N 83° 19' 10" W, 10.91 feet from the Northwest corner of Parcel 1 of the Partition Plat 2013-012; thence along the centerline of a 10 foot wide easement centered on the property line between Parcel 1 and 2, S 83° 19' 10" E, 140.91 feet more or less to a point that is N 83° 19' 10" W, 61.29 feet from the Northeast corner of Parcel 1; thence S 19° 28' 14" E, 55 feet to a point on the East line of Parcel 1.

Together with a 5 foot easement whose point of beginning is S 83° 19' 10" E, 65 feet from the Northwest corner of Parcel 1; thence along the centerline of the 5 foot easement N 13° 35' 13" E, 146.91 feet to a point on the common property line between Parcels 2 and 3 of Benton County Partition Plat 2013-012.

COST CENTER 11261 WO# 5742524

LANDOWNER NAME: MARK & KRISTIN KNUTSON

LANDOWNER NAME: NEAL & JOHANNA PETERSON

DRAWN BY: K. WHEELER

THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT AREA. THE EXACT LOCATION OF ALL STRUCTURES, LINES AND APPURTENANCES IS SUBJECT TO CHANGE WITHIN THE BOUNDRIES OF THE DESCRIBED EASEMENT AREA.

EXHIBIT B



SCALE = NONE

PROPERTY DESCRIPTION

SECTION: 01 TOWNSHIP: 11.S., RANGE: 05.W. WILLAMETTE MERIDIAN
BENTON COUNTY, OREGON PARCEL NUMBER: 11501-BC-00600



PARCEL 3

ALL PARCELS ON LOT 600

PARCEL 2

PARCEL 1

NW LATHROP LANE

NW MOUNTAIN
VIEW DR

UNDERGROUND ELECTRIC
EASEMENTS FOR PACIFICORP;
ONE 5' IN WIDTH, 147' IN
LENGTH MORE OR LESS,
ONE 10' IN WIDTH, 196' IN
LENGTH MORE OR LESS
(UP TO & INCLUDING A POLE
& OVERHEAD SERVICE TO
ADJACENT PROPERTY) &
ONE 21.66 IN WIDTH, 234' IN
LENGTH MORE OR LESS.

COST CENTER 11261 WO# 5742524

LANDOWNER NAME: MARK & KRISTIN KNUTSON
LANDOWNER NAME: NEAL & JOHANNA PETERSON

DRAWN BY: K. WHEELER

THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE
LOCATION OF THE EASEMENT AREA. THE EXACT LOCATION OF ALL
STRUCTURES, LINES AND APPURTENANCES IS SUBJECT TO CHANGE WITHIN
THE BOUNDRIES OF THE DESCRIBED EASEMENT AREA.

EXHIBIT C



SCALE = NONE

After recording return to:
Neal Peterson
1667 Wooded Knolls Drive
Philomath, Oregon 97370

Grantors:

Mark and Kristin Knutson
1669 Wooded Knolls Drive
Philomath, OR 97370

Neal L. Peterson, Trustee
and Johanna C. Peterson, Trustee
1667 Wooded Knolls Drive
Philomath, Oregon 97370

BENTON COUNTY, OREGON		2013-506078
DE-EAS		
Stn=1 PF	04/29/2013 01:51:20 PM	
\$10.00 \$11.00 \$10.00 \$17.00 \$20.00	\$68.00	
I, James V. Morales, County Clerk for Benton County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.		
James V. Morales - County Clerk		

Maintenance Agreement for Vehicle Access

Mark and Kristin Knutson, as tenants by the entirety, as to an undivided 1/2 interest, and Neal L. and Johanna C. Peterson, Trustees or their successor in trust of the Neal L. Peterson Living Trust, dated October 11, 1993, as amended and restated on November 30, 2011, as to a one-quarter interest; and Johanna C. Peterson and Neal L. Peterson, Trustees or their successor in trust of the Johanna C. Peterson Living Trust dated October 11, 1993, as amended and restated on November 30, 2011, as to a one-quarter interest, all together as tenants in common hereinafter referred to as grantors to Parcels 1, 2 and 3 of Benton County Partition Plat No. 2013-012, do hereby grant, assign including heirs, successors the following maintenance agreement for vehicle access to the grantees Mark and Kristin Knutson and Trustees Neal L. Peterson and Johanna C. Peterson.


The cost for maintaining the common driveway from Northwest Mountain View Drive shall be shared equally between Parcels 1, 2, and 3 when access is provide to all three parcels. The cost for maintaining the driveway shall be shared equally between Parcels 2 and 3 when access only serves these two parcels. The cost for maintaining the driveway for serving only Parcel 3 is the responsibility of the owner of Parcel 3.

The owner of Parcel 2 agrees that no physical barrier is to be constructed along the West property line of Parcel 1. The owner of Parcel 2 further agrees that the property between the improved driveway and the West property line of Parcel 1 shall be maintained by the owner of Parcel 1.

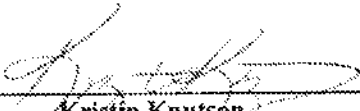
This is a maintenance agreement for vehicle access, thus there is no consideration.

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.

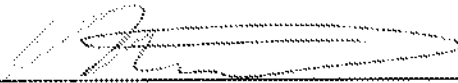
In Witness Whereof, the grantors have executed this instrument _____, 2013.



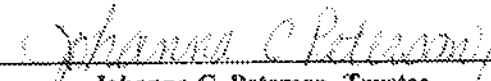
Mark Knutson



Kristin Knutson



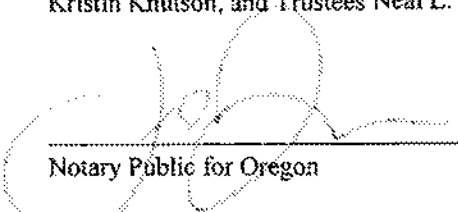
Neal L. Peterson, Trustee



Johanna C. Peterson, Trustee

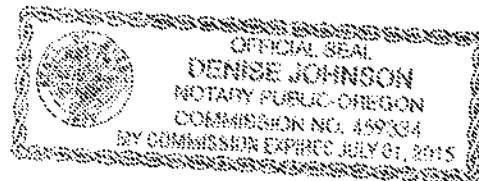
STATE OF OREGON)
County of Benton) ss

This Maintenance Agreement for Vehicle Access is acknowledged before me 9/19, 2013, by Mark Knutson and Kristin Knutson, and Trustees Neal L. Peterson and Johanna C. Peterson.



Notary Public for Oregon

My commission expires: July 01, 2015



After recording return to:
Neal Peterson
1667 Wooded Knolls Drive
Philomath, Oregon 97370

Grantors:
Mark and Kristin Knutson
1669 Wooded Knolls Drive
Philomath, OR 97370

Neal L. Peterson, Trustee
and Johanna C. Peterson, Trustee
1667 Wooded Knolls Drive
Philomath, Oregon 97370

BENTON COUNTY, OREGON **2013-506079**
DE-EAS
Stn=1 PF **04/29/2013 01:51:20 PM**
\$10.00 \$11.00 \$10.00 \$17.00 \$20.00 **\$68.00**

I, James V. Morales, County Clerk for Benton County, Oregon, certify
that the instrument identified herein was recorded in the Clerk
records.

James V. Morales - County Clerk

MAINTENANCE AGREEMENT FOR WATER LINE AND WELL

Mark and Kristin Knutson, as tenants by the entirety, as to an undivided 1/2 interest, and Neal L. and Johanna C. Peterson, Trustees or their successor in trust of the Neal L. Peterson Living Trust, dated October 11, 1993, as amended and restated on November 30, 2011, as to a one-quarter interest; and Johanna C. Peterson and Neal L. Peterson, Trustees or their successor in trust of the Johanna C. Peterson Living Trust dated October 11, 1993, as amended and restated on November 30, 2011, as to a one-quarter interest, all together as tenants in common of Parcel 2 and 3 of Benton County Partition Plat No. 2013-012, hereinafter known as owners, do hereby grant, assign including heirs, successors the following maintenance agreement for a water line and well to the grantees Mark and Kristin Knutson and trustees Neal L. Peterson and Johanna C. Peterson.

THIS AGREEMENT between the owners of Parcel 2 and Parcel 3 is for the purpose of providing water from a well located on Parcel 2 to Parcel 3 as shown as Course A on Benton County Partition Plat 2013-012, Partition Plat Records of Benton County, Oregon.

The owner of parcel 3 shall have the right, privilege and authority to construct, maintain, replace, reconstruct, and/or remove a water line with all the appurtenances incident thereto or necessary therewith, on, under and across said easement, and to cut and remove from the easement as shown on the partition plat any trees and other obstructions which may endanger the safety or interfere with the construction, use, or maintenance of said water line and the right of ingress and egress to, over and from the above-described premises at any and all times for the purpose of doing anything necessary, or useful, or convenient for the enjoyment of the water line easement granted on the partition plat.

The owner of parcel 3 shall, upon each and every occasion that such water line is reconstructed, maintain, replaced or removed, restore the conditions in the easement over Parcel 2 to a condition as near as practicable as existed prior to any such installation or work.

The owners of parcel 2 and parcel 3 agree to share equally the cost of maintaining the well, well pump and pump controller(s). The owners also agree the power usage to run the pump will be paid proportionately to the amount of water consumed by metering each parcel.

This is an establishment of maintenance agreement, thus there is no consideration.

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.

In Witness Whereof, the owners have executed this instrument April 10, 2013.

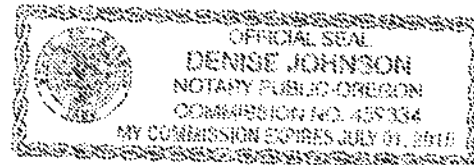
[Signature]
Mark Knutson

[Signature]
Kristin Knutson

STATE OF OREGON)
County of Benton) ss.

This Maintenance Agreement is acknowledged before me April 10, 2013, by Mark Knutson and Kristin Knutson.

[Signature]
Notary Public for Oregon
My commission expires July 1, 2015



In Witness Whereof, the owners have executed this instrument 4/8, 2013.

[Signature]
Neal L. Peterson, Trustee

[Signature]
Johanna C. Peterson, Trustee

STATE OF OREGON)
County of Deschutes) ss.

This Maintenance Agreement is acknowledged before me April 8, 2013, by Trustees Neal L. Peterson and Johanna C. Peterson.

[Signature]
Notary Public for Oregon
My commission expires: 10/1/14

