



Wasco County Planning Department
 "Service, Sustainability & Solutions"
 2705 East Second St. • The Dalles, OR 97058
 (541) 506-2560 • wcplanning@co.wasco.or.us
 www.co.wasco.or.us/planning

LAND USE APPLICATION

FILE NUMBER: PLASAR-16-10-0016

FEE: 1500

Date Received: 10/18/16 Planner Initials: BB Date Complete: _____ Planner Initials: _____

APPLICANT INFORMATION

Name: Omeg Family Orchards
 Address: 2967 Dry Hollow Ln
 City/State/Zip: The Dalles, OR 97058
 Phone: 541-296-4723 or 541-288-7253
 Email: mike@omegorchards.com
ann@omegorchards.com

OWNER INFORMATION

Name: Omeg Properties, LLC; Mel & Linda Omeg Rev. Trust
 Address: 2965 Dry Hollow Ln
 City/State/Zip: The Dalles, OR 97058
 Phone: 541-288-7252
 Email: lindabomeg@gmail.com

PROPERTY INFORMATION

Township/Range/Section/Tax Lot(s)	Acct #	Acres	Zoning
#1 - 01N13E08 400 (Mill Creek)	7523	36.40	(GMA) A-1 (40)
#2 - 01N13E16 1100 (Homeplace)	7721	51.38	(GMA) A-1 (40)
#3 - 01N13E21 200 (Stinson)	7799	22.93	(GMA) A-1 (40)
#4 - 01N13E05 100 (Fleck)	7435/8328	34.35/.15	(GMA) A-1 (40)

#1 - 3619 Mill Creek Rd, TD; #2 - 2965 Dry Hollow Ln, TD; #3 - 3615 Dry Hollow Ln, TD
 Property address (or location): #4 - 3220 Cherry Heights, TD.

Zoning Designation: Large Scale Agriculture Environmental Protection District: EPO-1, FPO-8 Low elevation

Proposed Use: Agriculture Permitted Subject to Section: _____

Water source: TDID (Orchard)/Domestic Well (Building) Sewage disposal method: None (orchard)/Septic (Buildings)

Name of road providing access: #1 - Mill Creek Rd, #2,3 - Dry Hollow Ln, #4 - Cherry Heights Rd.

Current use of property: Agriculture Use of surrounding properties: Agriculture

Do you own neighboring property? NO YES (description) _____

DETAILED PROJECT DESCRIPTION (proposed use, structures, dimensions, etc.): _____

See attached for detailed project description.

Additional description/maps/pictures attached

LEGAL PARCEL STATUS

Partition, Subdivision, OR

Do not have for Mill Creek, Stinson or Steele

Most Recent Pre-9/4/1974 Deed #: See Attached. For Homeplace Date Filed: _____

Current Deed #: See Attached. Date Filed: _____

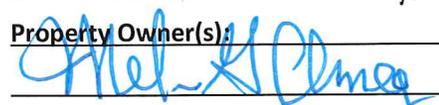
The deed and a map showing the property described in the deed(s) must accompany this application.

SIGNATURES

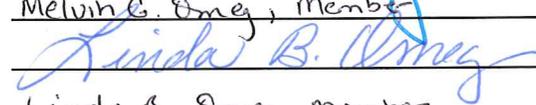
Applicant(s):  Date: 10/12/2016

Michael Omeq, President Date: _____

Property Owner(s): _____ Date: _____

 Date: 10/3/2016

Melvin G. Omeq, Member Date: _____

 Date: 10/3/2016

Linda B. Omeq, Member Date: _____

PLEASE NOTE: Before this application will be processed, you **must** supply all requested information and forms, and address **all listed or referenced criteria**. Pursuant to ORS 215.428, this office will review the application for completeness and notify Applicant of any deficiencies within 30 days of submission. By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

ALL LAND USE APPLICATIONS MUST INCLUDE:

Application Fee – Cash or Check (credit cards now accepted with additional fee) \$1500

Site Plan

Elevation Drawing

Fire Safety Self-Certification

Other applicable information/application(s):

APPLICATIONS FOR PROPERTIES IN THE NATIONAL SCENIC AREA MUST ALSO INCLUDE:

Scenic Area Application/Expedited Review

Color and Material Samples

Landscaping Plan

Grading Plan

Other applicable information/application(s):

SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT

Legal Parcel

NO YES

Deed/Land Use Action: _____

Previous Map and Tax Lot: _____

Past Land Use Actions: If yes, list file #(s) _____

NO YES

Subject to previous conditions? _____

NO YES

Assessor Property Class: _____

Zoning: _____

Environmental Protection Districts – List applicable EPDs:

EPD # _____

EPD # _____

EPD # _____

EPD # _____

Water Resources

Are there bodies of water on property or adjacent properties? NO YES

Describe: _____

Fish bearing (100/50 ft buffer) Non fish bearing (50 ft buffer) Not identified (25 ft buffer)

Irrigation ditch (50 ft buffer)

Access:

County or ODOT approach permit on file? NO YES, # _____

Address:

Address exists and has been verified to be correct? NO YES

Address needs to be assigned after approval? NO YES

Fire District: _____

Fees (List Review Type and Cost): _____

NATIONAL SCENIC AREA APPLICATION

Please describe your proposed development in the National Scenic Area below. Attach additional narrative if necessary.

	LENGTH	WIDTH	HEIGHT	SQ. FT.	MATERIAL, COLOR, NAME & VENDOR (Samples Must Be Submitted)
EXISTING Development					
Dwelling					
Garage					
Other (shed, road etc...)					
See attached maps for locations of existing development.					
PROPOSED Improvements					
Dwelling	N/A - No proposed improvements.				
Main/Body					
Trim					
Roof(Fire Resistant)					
Doors					
Windows (frame, sill & sash)					
Window Reflectivity Specs					
Other Building(s)					N/A - No proposed improvements.
Main/Body					
Trim					
Roof(Fire Resistant)					
Doors					
Windows (frame, sill & sash)					
Window Reflectivity Specs					
Decks					N/A - No proposed improvements.
Fences/Gates	N/A - No proposed improvements.				
Driveway	N/A - No proposed improvements.				
Exterior Lighting & Hooding					
Cherry Trellis System	See Attached Description/Elevation Drawings				See Attached.

ADDITIONAL INFORMATION

Your proposed development will be reviewed according to the following criteria. It is important that your proposed design takes them into consideration. Please consult Building in the Scenic Area - Scenic Resources Implementation Handbook for additional guidance regarding the siting and design of your proposed development.

KEY VIEWING AREAS

Check which Key Viewing Areas can be seen from the development site:

- Interstate 84, including rest stops Site #1 & #4
- Washington State Route 14 All sites.
- Historic Columbia River Highway
- Columbia River Site #1 & #4
- Rowena Plateau and Tom McCall Point
- Washington State Route 142 (Lyle and Klickitat River road)
- Old Washington State Route 14 (County Road 1230)

Is property within ¼ mile of Interstate 84 or Historic Columbia River Highway (30)?

NO YES

If YES, indicate setbacks to the paved edge of the Scenic Travel Corridors _____

Is any structure on property 50 years old or older?

NO

YES, year built:

#1-1907

#4-unknown-but over 50 years.

Is proposed development site adjacent to agricultural uses?

NO

YES, type (grazing, orchards, grain, other):

Development sites are active agricultural sites and are surrounded by active agricultural sites - mainly cherry orchards.

Please describe the operational characteristics of non-residential uses/structures, including hours of operation, number of average daily trips, number of commercial events per year, etc. (attach additional pages if necessary):

All non-residential structures are used as part of an active cherry growing operation. Business hours/daily trips vary according to the time of year.

MAINTAIN TOPOGRAPHY

- The proposed development has been designed to retain the existing topography and to minimize grading activities to the maximum extent practicable.

COMPATIBILITY

- The proposed development is compatible with the general scale (height, dimensions and overall mass) of existing nearby development.

SKYLINE

- The proposed development does not break the skyline as seen from any Key Viewing Areas.

VISUAL SUBORDINANCE

- The proposed development is sited to achieve visual subordination from Key Viewing Areas by utilizing existing topography and existing vegetation. Please explain (attach additional pages if necessary):

The proposed development replaces an existing cherry orchard with a new cherry orchard that uses a trellis system.

The trellis system will be concealed by the foliage of the cherry trees from April through October/November. The materials used for the trellis will be dark earth tone colors that blend with the landscape.

APPLICATION REQUIREMENTS

In addition to the items listed on the Land Use Application and Site Plan forms, the following information must be included with all applications for development in the National Scenic Area.

MATERIAL SAMPLES

All samples of exterior colors and materials have been included with the application.

- If visible from Key Viewing Areas:** Dark earth-tone colors found at the specific site or in the surrounding landscape and either non-reflective or minimally reflective (non-metal with low-reflectivity glass); OR
- If not visible from Key Viewing Areas:** Earth-tone colors found at the specific site.

GRADING PLAN

All applications for structural development, except for trails in the SMA, involving more than 100 cubic yards of grading and with slopes greater than 10 percent shall include a grading plan. All proposed structural development involving more than 200 cubic yards of grading on sites visible from Key Viewing Areas shall include a grading plan.

A grading plan is required

NO YES

If yes, a grading plan meeting the requirements below is included with the application:

- A map of the site, prepared at a scale of 1 inch equals 200 feet (1:2,400) or a scale providing greater detail, with contour intervals of at least 5 feet, including:
 - (1) Natural and finished grades.
 - (2) Location of all areas to be graded, with cut banks and fill slopes delineated.
 - (3) Estimated dimensions of graded areas.
- A narrative description (may be submitted on the grading plan site map and accompanying drawings) of the proposed grading activity, including:
 - (1) Its purpose.
 - (2) An estimate of the total volume of material to be moved.
 - (3) The height of all cut banks and fill slopes.
 - (4) Provisions to be used for compactions, drainage, and stabilization of graded areas. (Preparation of this information by a licensed engineer or engineering geologist is recommended.)
 - (5) A description of all plant materials used to revegetate exposed slopes and banks, including the species, number, size, and location of plants, and a description of irrigation provisions or other measures necessary to ensure the survival of plantings.
 - (6) A description of any other interim or permanent erosion control measures to be used.

COMPLETENESS

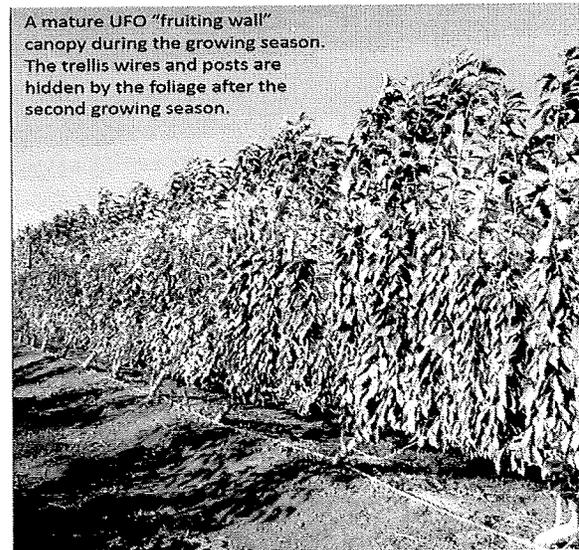
I have read and understand the following:

If an application is deemed incomplete within 30 days of receipt, a letter shall be sent to the Applicant notifying him of exactly what information is missing. Applicant shall have 30 days from the date the incomplete letter is sent to submit the missing information. If the missing information is not submitted within this time frame, the application shall be deemed complete for the purposes of the review on 31st day after receipt of the application.

Due to the missing information, Wasco County will be unable to adequately review the proposal to determine if it is consistent with all applicable criteria, and landowners within the required notification area, affected agencies and other interested parties will be unable to appropriately comment on the proposal. **As a result, the proposal will be denied.** Pursuant to Wasco County National Scenic Area Land Use & Development Ordinance 2.120(D), Applicant will not be able to submit a similar application for a minimum of one year unless the denial is reversed by a higher authority.

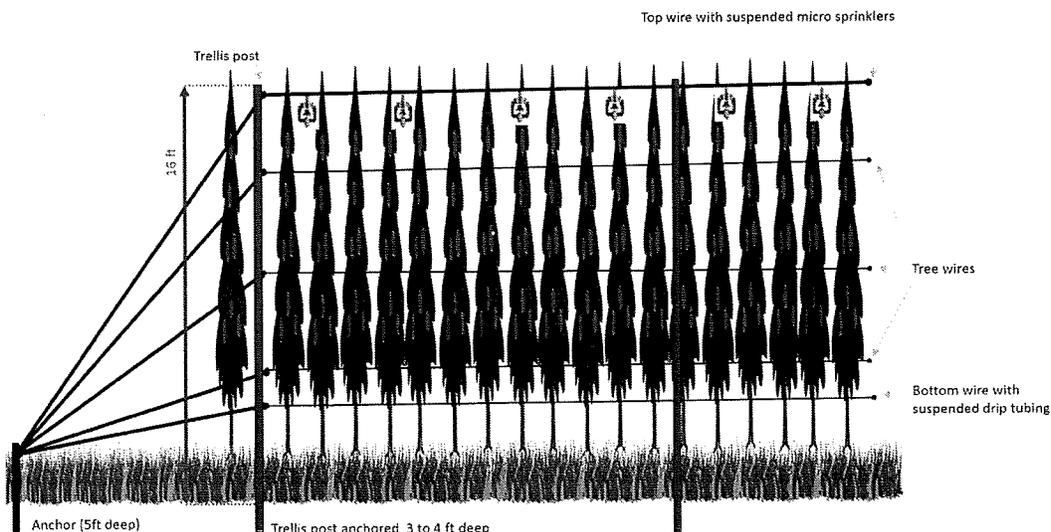
Detailed Project Description

A trellis will be installed within an existing orchard. The cherry trees will be pruned and trained to the Upright Fruiting Offshoot (UFO) system (see image to right). The UFO system is being widely planted in orchards throughout Washington State and Europe (see attached *Cherry Training Systems* manual by Oregon State University). Our planting will be the first significant UFO acreage in Wasco County. We are converting to the UFO system to ensure our orchards remain competitive in the future as the UFO is capable of higher productivity and significantly increases labor efficiency. We expect that many more orchardists will be converting to the UFO or similar systems on trellis in the next 5 years.

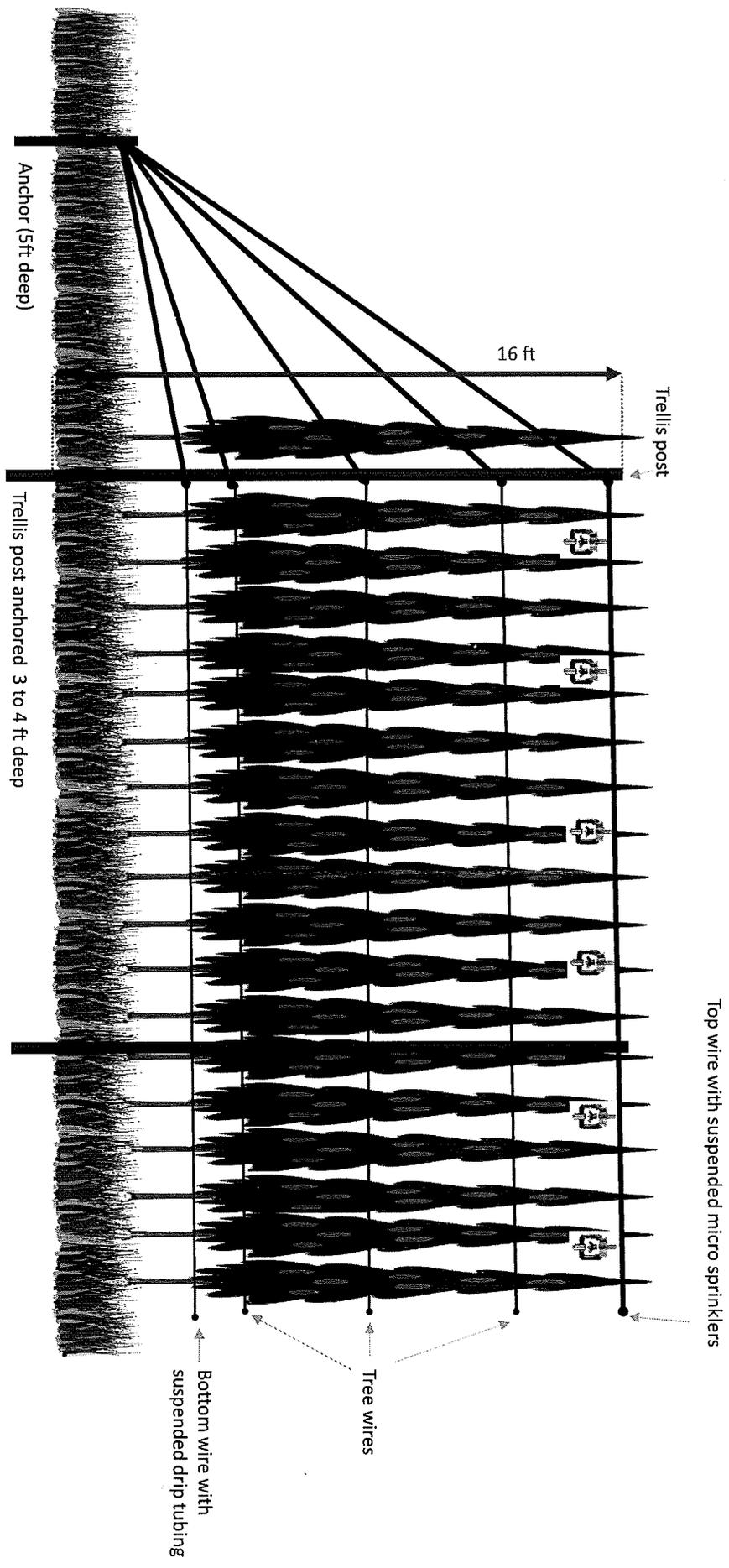


The trellis system consists of steel posts spaced at 30ft apart down each row. The posts will extend to a height of 16ft and will be sunk 3 to 4ft into the soil. These posts are not galvanized and are well rusted (see material sample) and will continue to rust during their lifetime. Three high tensile steel wires coated in black plastic will run along the trellis. These wires will serve as training guides for the tree branches. The trellis will not support the crop as in apples, but rather serves only to keep the upright branches trained vertically in a single line or "fruiting wall". The weight of the crop will be borne by the trees themselves. Two additional high tensile galvanized wires will run along the trellis to support the irrigation system. Each of these wires will have black poly tubing attached to them. One wire will carry a drip irrigation tube and the other will carry a suspended micro sprinkler tube. All 5 wires will be anchored to the ground by a trellis anchor at the end of each row. Please see attached drawing of trellis below.

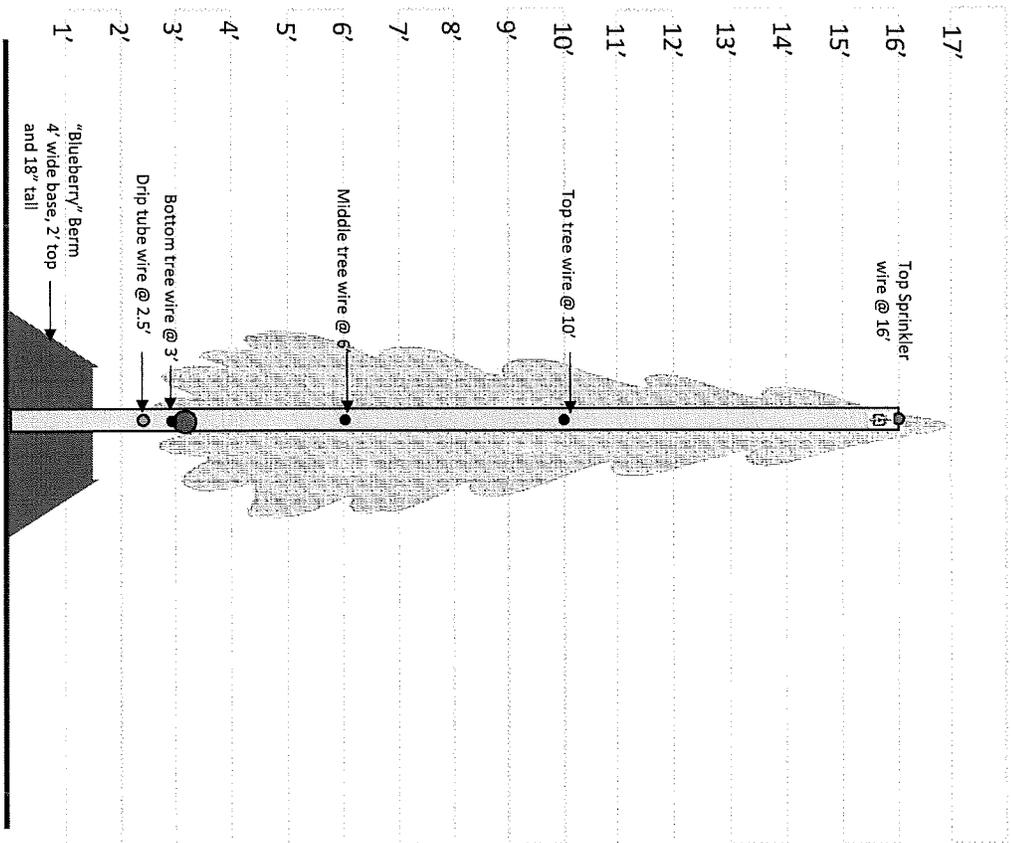
Omeg Family Orchards Trellis

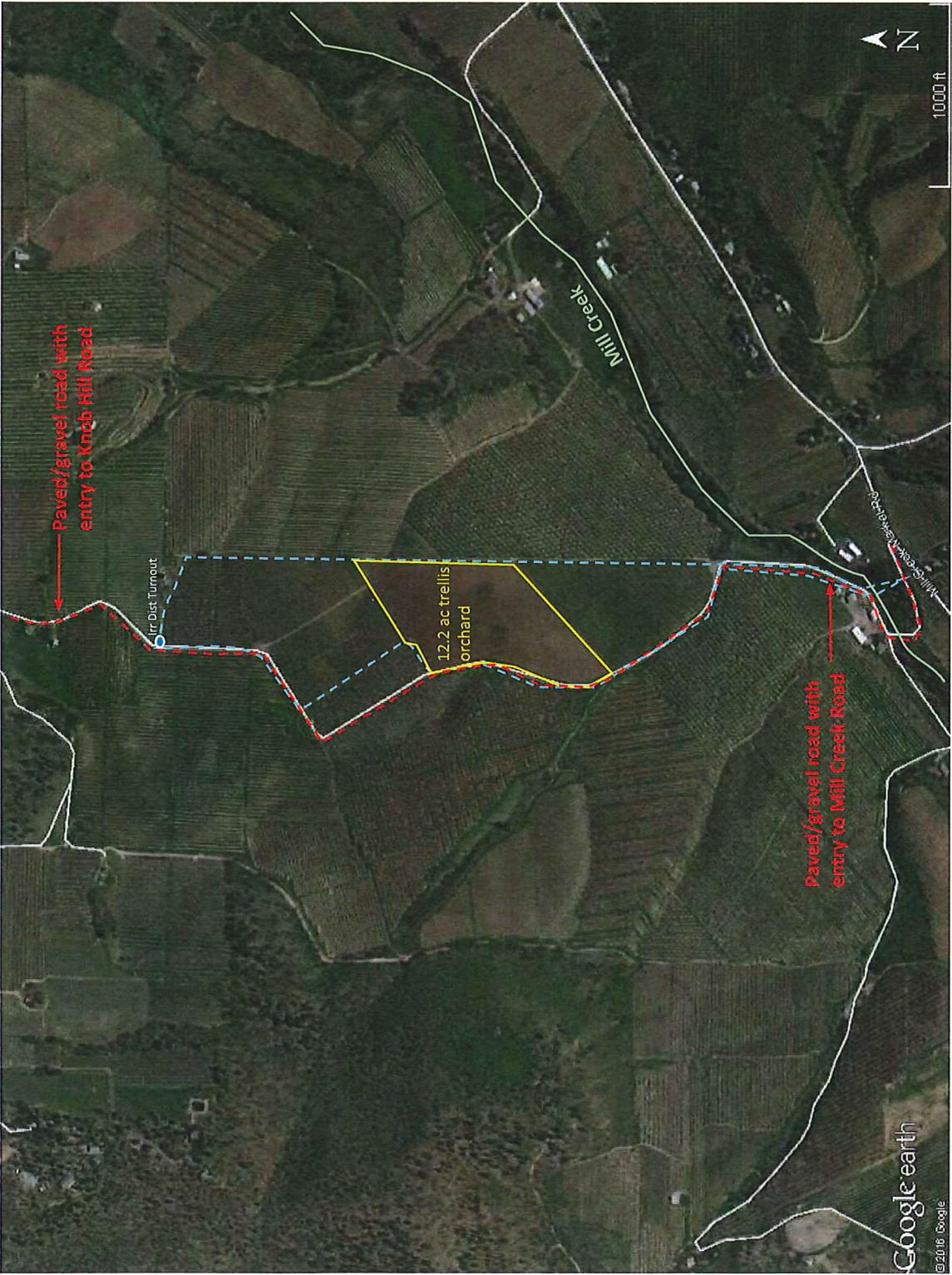


Omeg Family Orchards Trellis



Omeg Family Orchards Trellis





Paved/gravel road with entry to Knob Hill Road

Irr Dist Turnout

12.2 ac trellis orchard

Mill Creek

Paved/gravel road with entry to Mill Creek Road



1000 ft



Paved/gravel road with entry to Skyline Rd

Paved/gravel road with entry to Dry Hollow Ln

4.5 ac trellis orchard

Omega Home

Well

Orchard headquarters: Shop, offices, storage

Labor housing

Irr Dist Turnout

Irr Dist Turnout

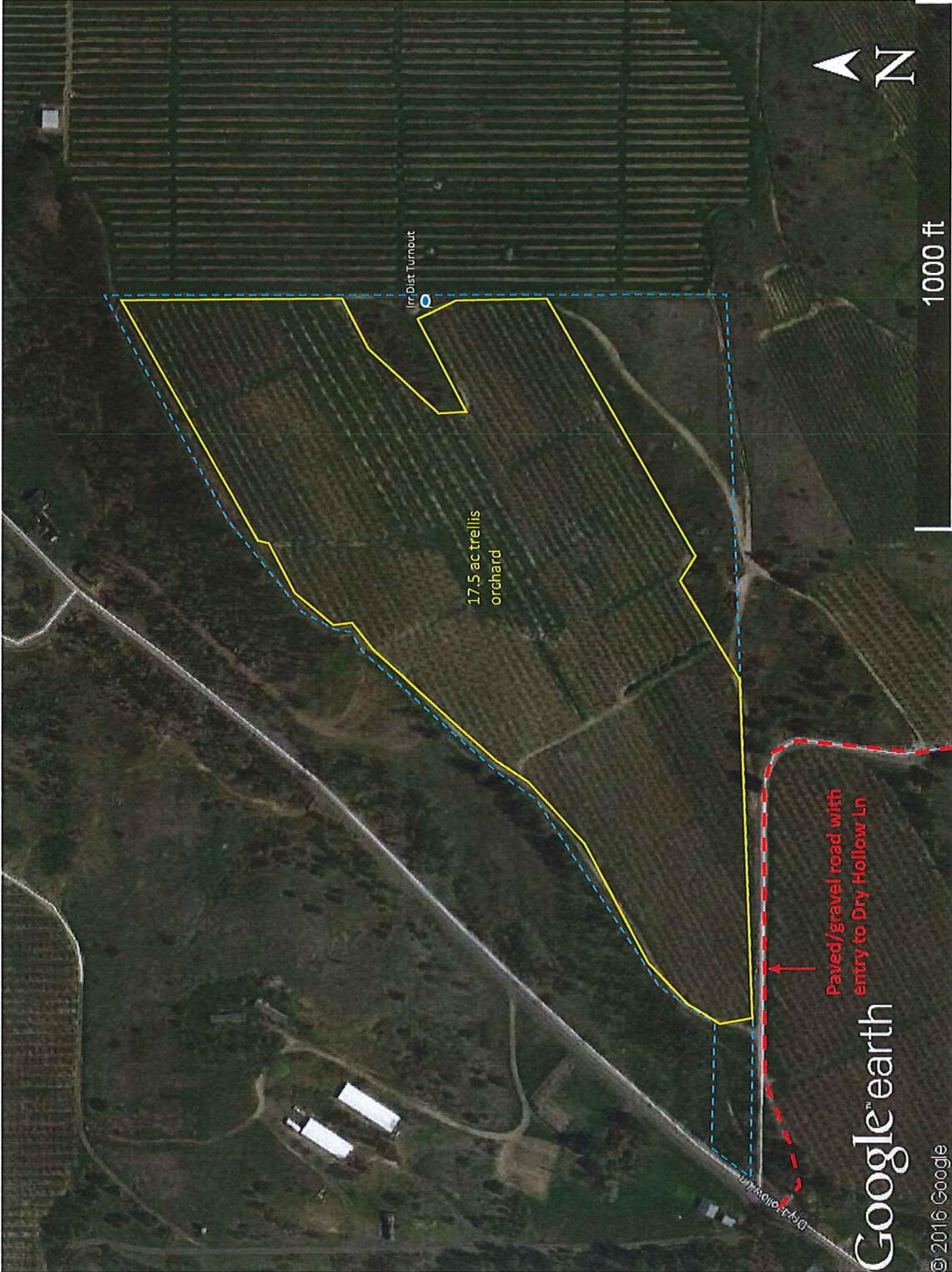
Dry Hollow Ln



2000 ft

Google earth

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1000 ft

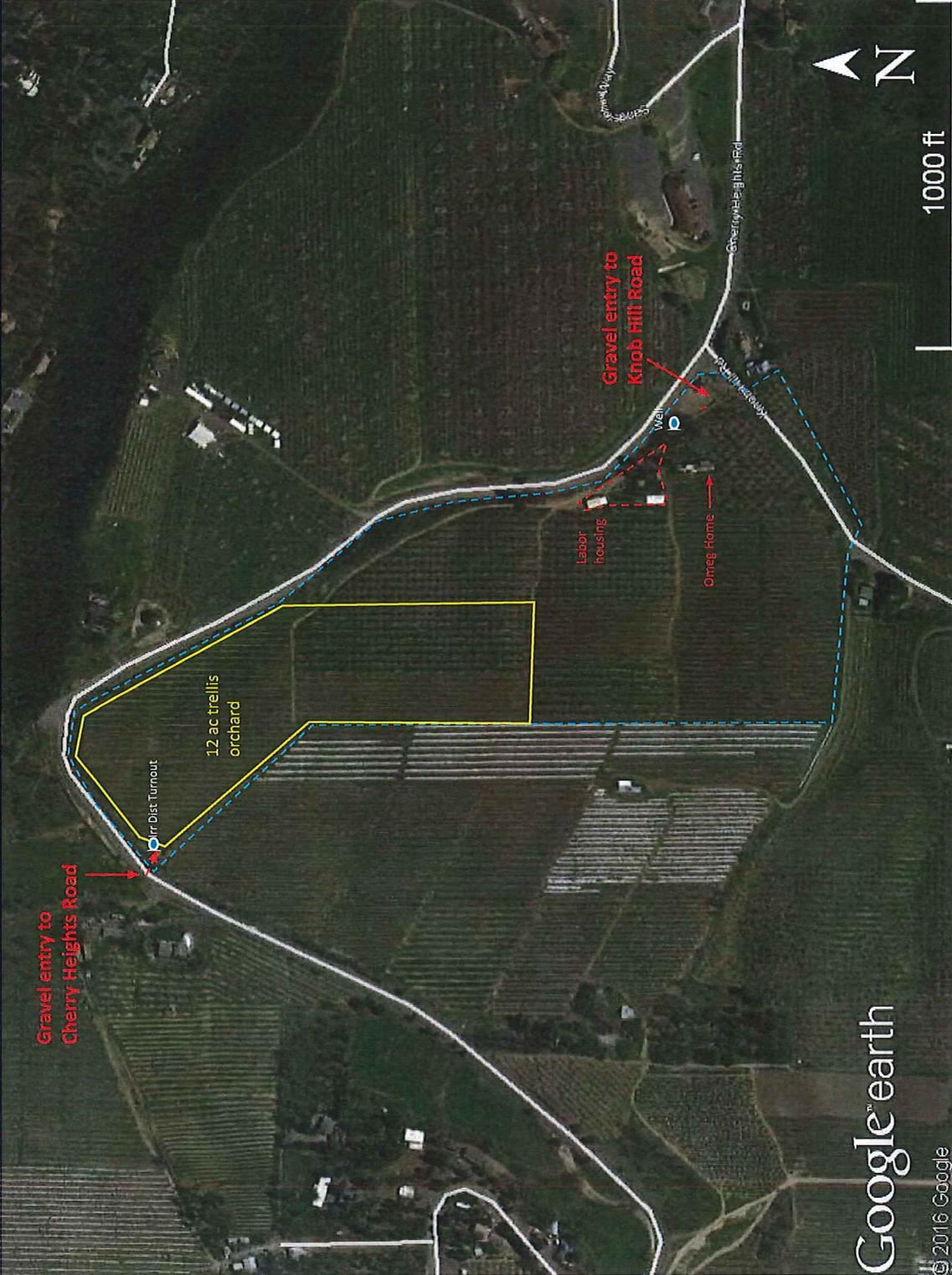
Irr Dist Turnout

17.5 ac trellis orchard

Paved/gravel road with entry to Dry Hollow Ln

Google earth

© 2016 Google



Gravel entry to
Cherry Heights Road

Dirr Dist Turnout

12 ac trellis
orchard

Labor
housing

Well

Omeg Home

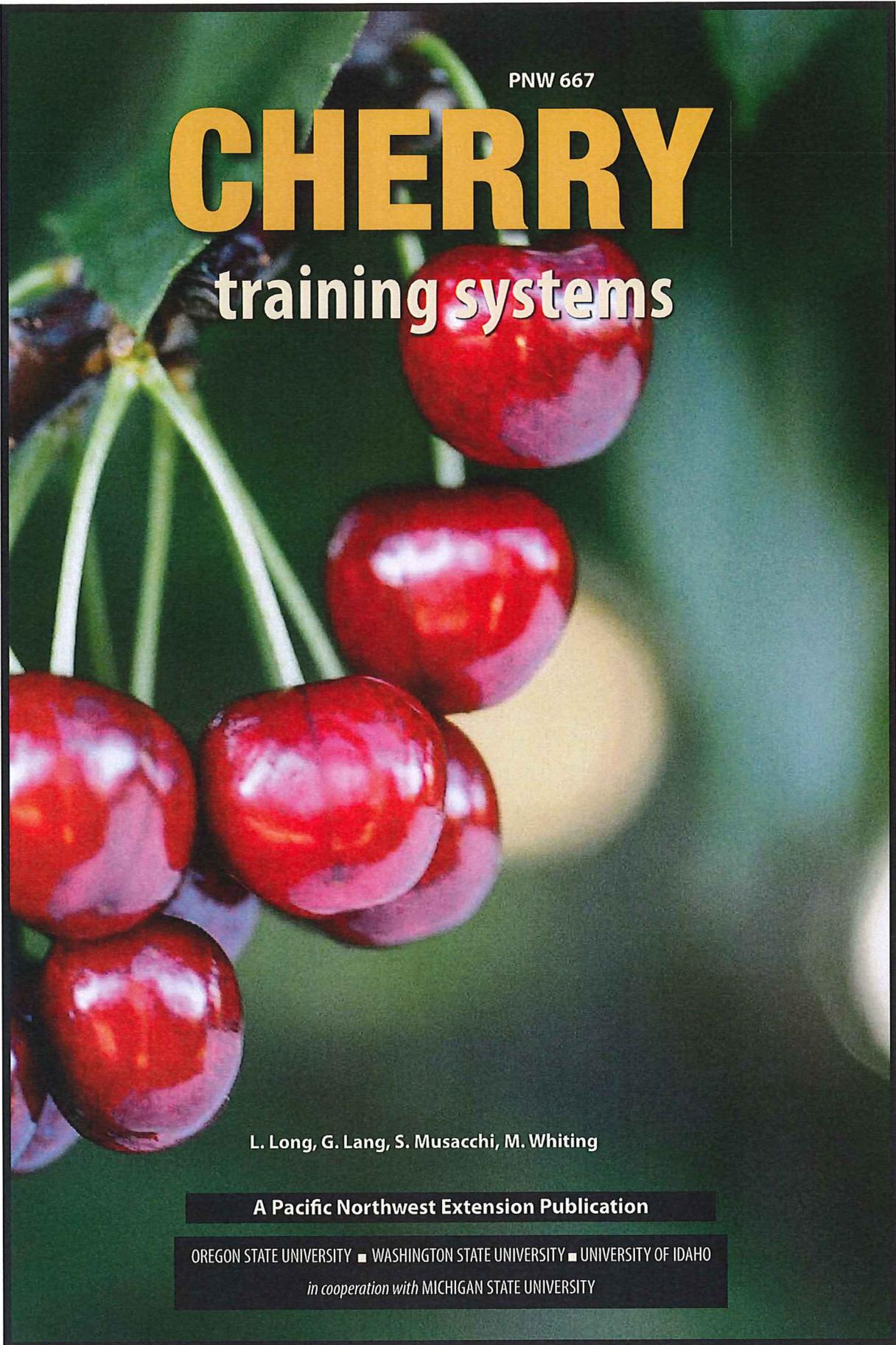
Gravel entry to
Knob Hill Road



1000 ft

Google earth

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PNW 667

CHERRY

training systems

L. Long, G. Lang, S. Musacchi, M. Whiting

A Pacific Northwest Extension Publication

OREGON STATE UNIVERSITY ■ WASHINGTON STATE UNIVERSITY ■ UNIVERSITY OF IDAHO

in cooperation with MICHIGAN STATE UNIVERSITY



UPRIGHT FRUITING OFFSHOOTS (UFO)

Recommended spacing

Between rows	
vertical UFO	9–10'
dual-angled UFO-Y	12–14'
Between trees (UFO)	
vigorous rootstock	6–7'
semi-vigorous rootstock	5–6'
semi-dwarfing rootstock	4–5'
Between trees (UFO-Y)	
vigorous rootstock	5–6'
semi-vigorous rootstock	4–5'
semi-dwarfing rootstock	3–4'

The Upright Fruiting Offshoots (UFO) system was developed to:

1. Simplify training, pruning, and crop load management
2. Utilize the sweet cherry's natural upright growth habit and manage vigor by establishing multiple vertical structural fruiting units (number of vertical units should be proportional to tree vigor)
3. Optimize input efficiencies (e.g., light, labor, agrochemicals) and achieve high, uniform light distribution to fruiting sites
4. Facilitate the adoption of orchard mechanization and automation technologies

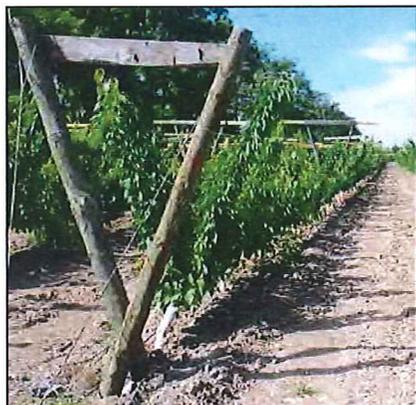
At maturity, the UFO system yields a planar fruiting wall architecture that is precocious, productive, and simple to maintain. Each tree is comprised of a permanent single horizontal trunk (or cordon) from which renewable fruiting leaders are grown vertically. Fruit are borne predominantly on spurs but also at the base of 1-year-old shoots, all on vertical wood. The UFO system may be configured to a single vertical or dual-angled (Y, each plane 30 degrees off vertical) system, both requiring trellising (about five wires per plane). UFO training may be used to establish a pedestrian orchard, though higher yields in the single vertical wall UFO can be achieved by maintaining a tree height about 20 percent taller than the inter-row spacing.

Establishing the UFO system is straightforward with little to no pruning required at planting.

STAGE: *At planting*

GOALS

- Fill the in-row tree space with the horizontal nursery tree leader.
- Promote formation of multiple upright fruiting offshoots (vertical leaders) on trunk
- Maintain upright growth of the tree terminal growing point



Example of a UFO-Y trellis

SYSTEM DEVELOPMENT

- Unheaded and unbranched (whip) nursery trees are recommended. This requires close communication with the contracted nursery, since standard commercial practice is to head trees back to about 4 feet for shipping.
- Plant trees at a 45-degree angle pointing the terminal to the south (northern hemisphere) or to the north (southern hemisphere) (Figure 64). This reduces the potential for sunburn on the trunk during establishment. Important: do not plant the trees vertically and bend them to a 45-degree angle.
- Clip/tie the trunk where it intersects the lowest wire (20 inches above ground) to maintain the planting angle. There is a single lowest wire in both the UFO and the UFO-Y trellises.
- Remove any nursery tree feathers with thinning cuts.
- Manually rub off all buds below the first trellis wire.
- Impose bud-activation techniques to upper buds about every 8 inches (UFO) or about every 4 inches (UFO-Y) to stimulate vertical shoot formation.

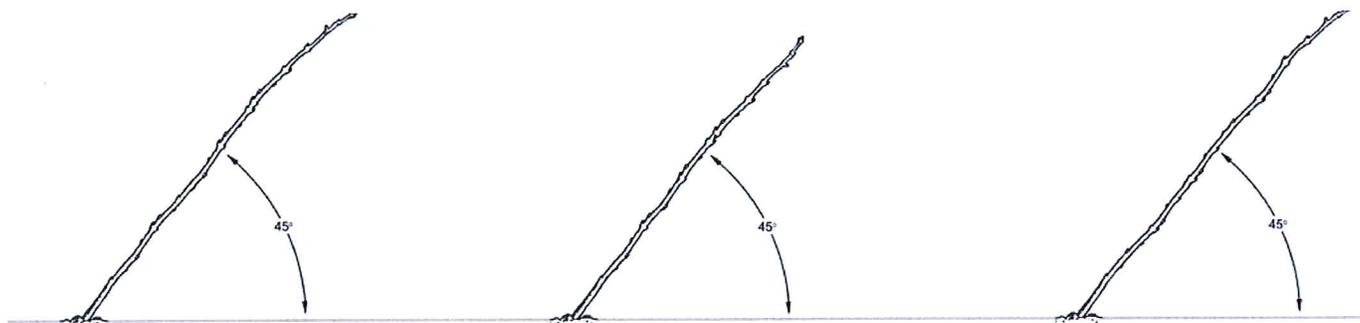


Figure 64

STAGE: *First growing season*

GOALS

- **Develop about 10 well-distributed vertical leaders, which will provide basal fruiting capacity in Year 2 and spur fruiting capacity in Year 3**
- **Promote relatively uniform, moderate vigor among the vertical leaders**
- **Eliminate vigorous shoots that form below the first trellis wire**

SYSTEM DEVELOPMENT

- Remove any shoots that form below the first trellis wire.
- In late spring, evaluate growth uniformity of vertical shoots; head any excessively strong shoots to a stub of no more than 2 inches with several leaves to promote regrowth of each as new dual shoots to be more in balance with the existing moderate shoots.
- Once new shoots at the terminal end are 12 inches or longer, train trees to the lowest wire by removing the initial clip and placing it further along the trunk so that the orientation is slightly above horizontal (Figures 65 and 66).

Continued on next page

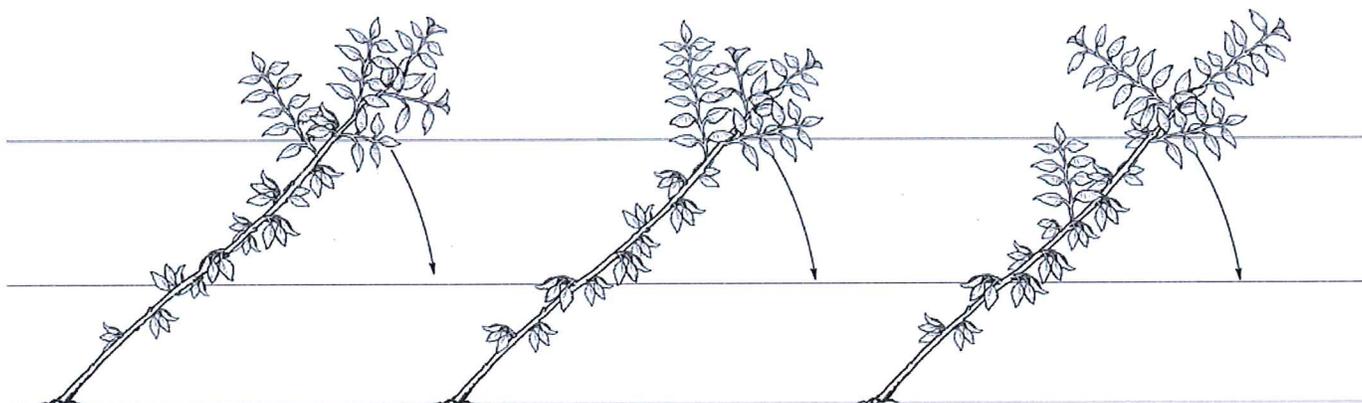


Figure 65

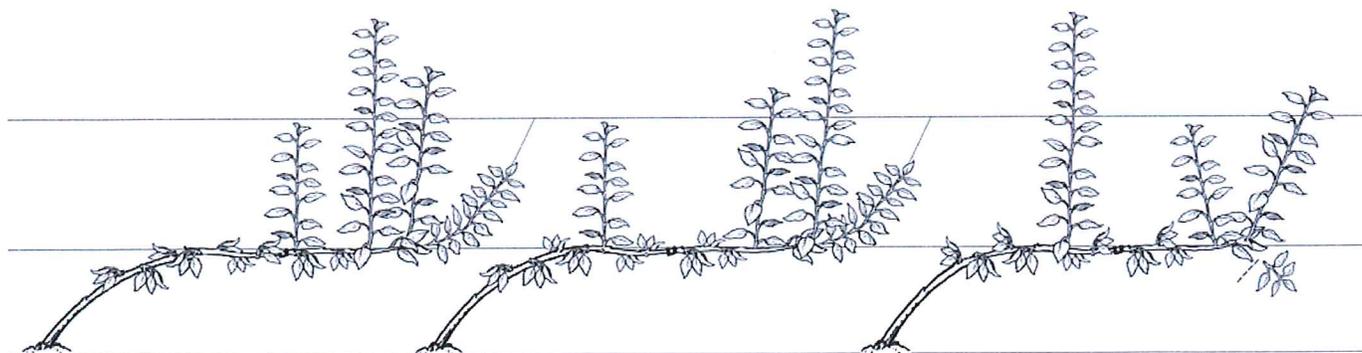


Figure 66

STAGE: *First growing season (con't)*

SYSTEM DEVELOPMENT

- Important: Do not train the trunk below a horizontal plane.
- If tree length exceeds tree spacing, train the terminal end as a vertical shoot (Figure 66).
- In mid summer, if any shoots still exhibit excessively vigorous growth ("bull" shoots), remove them entirely with a thinning cut.

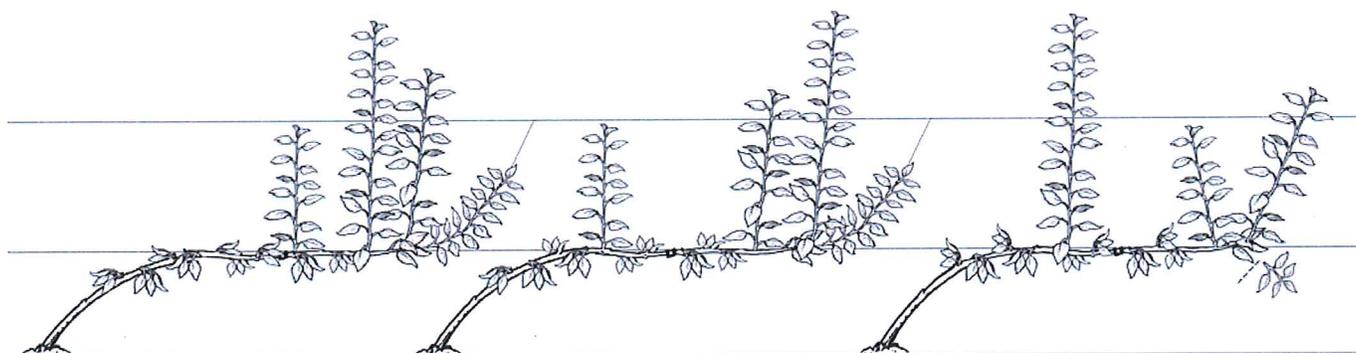


Figure 66

STAGE: *First dormant season*

GOALS

- **Promote uniformity in upright shoot growth**
- **Space and orient upright shoots uniformly to upper wires**

SYSTEM DEVELOPMENT

- Thin out weakest or most vigorous shoots if density exceeds one per approximately 8 inches (UFO) or approximately 4 inches (UFO-Y).
- Where possible, clip or tie shoots to the second wire (UFO) or to the dual second wires (UFO-Y, in an alternating pattern) as appropriate.
- Using thinning cuts, remove any shoots growing below horizontal from the main leader.

STAGE: *Second growing season*

GOALS

- **Fill in horizontal gaps with upright shoots every 8 inches (UFO) or 4 inches (UFO-Y)**
- **Begin filling vertical space in fruiting wall by promoting balanced upright growth of 24–30 inches per shoot**
- **Harvest initial fruit along the horizontal scaffold or base or both of previous season vertical shoots**

SYSTEM DEVELOPMENT

- Where gaps on the horizontal trunk exist, impose bud activation techniques to upper facing buds to promote completion of vertical shoot formation.
- Tie or clip upright shoots to successive vertical (UFO) or angled (UFO-Y) trellis wires as growth allows (Figure 67).
- Using thinning cuts, remove any new shoots from below the first trellis wire.
- In late spring, evaluate growth uniformity of new vertical shoots; head any excessively strong shoots to a stub of no more than 2 inches with several leaves to promote regrowth of each as new dual shoots to be more in balance with the existing moderate shoots.
- In mid summer, remove excessively vigorous uprights with a thinning cut.

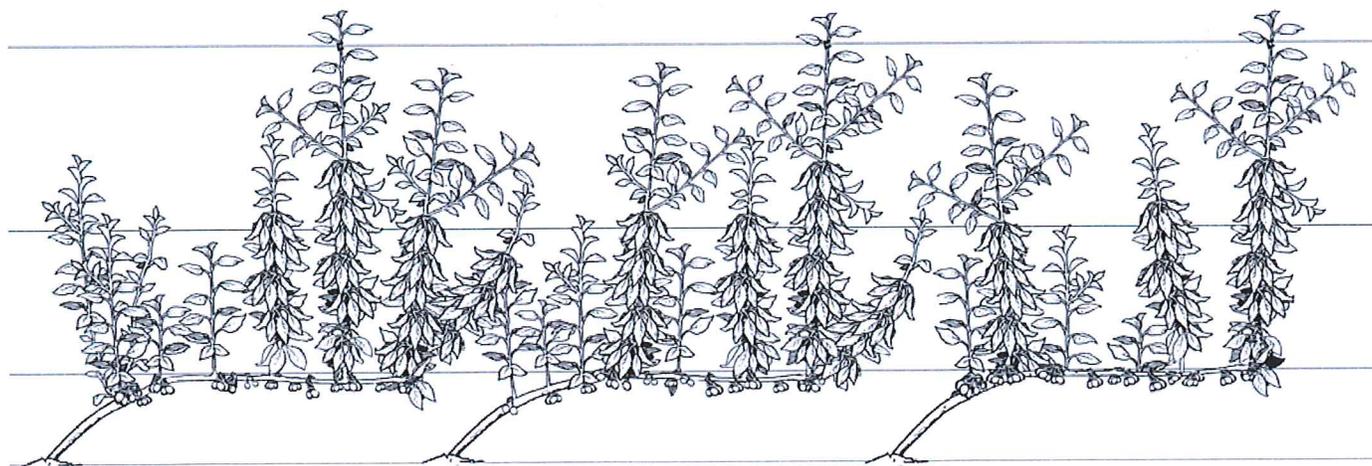


Figure 67

STAGE: *Second dormant season*

GOALS

- **Promote uniform light distribution along the vertical length of each upright leader**

SYSTEM DEVELOPMENT

- Thin out weakest or most vigorous leaders if density exceeds one per approximately 8 inches (UFO) or one per approximately 4 inches (UFO-Y).
- For highly productive varieties, remove all lateral shoots on upright leaders with thinning cuts (Figure 68); on moderately productive varieties, remove all lateral shoots on upright leaders with stub cuts (i.e., leaving three to seven buds at the base of the lateral shoots for additional fruiting). NOTE: this removal of lateral shoots also can be done by summer hedging about 4 to 6 weeks after harvest.
- Tie or clip upright shoots to wires.

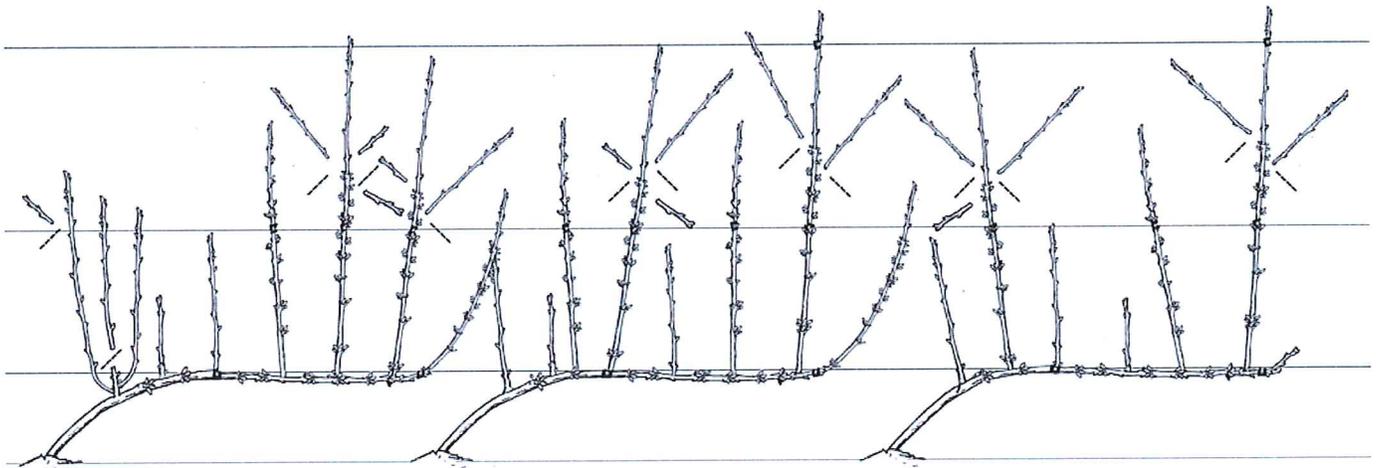


Figure 68

STAGE: *Third and subsequent growing seasons*

GOALS

- **Finish filling vertical space in fruiting wall by promoting balanced upright growth of 24–30 inches per leader**
- **Maintain maximum fruiting wall height**
- **Maintain adequate leader spacing and vigor balance**

SYSTEM DEVELOPMENT

- Tie or clip upright shoots to successive vertical (UFO) or angled (UFO-Y) trellis wires as growth allows.
- Remove any excessively dense (closer than one per approximately 8 inches for UFO or one per approximately 4 inches for UFO-Y) or vigorous leaders out of balance with the others by using a thinning cut after harvest.
- Trees may be topped, either manually or mechanically, at a height ratio of about 1.1–1.2 times the row spacing for the vertical UFO (i.e., 11–12 feet for 10-foot rows) or to about 10 feet for the angled UFO-Y. Topping 4 to 6 weeks after harvest will devigorate the tree top. Regrowth will be minimal, and no dormant pruning will be necessary to maintain fruiting wall height.

STAGE: *Mature pruning for cropping*

GOALS

- **Renew 15–20 percent of the fruiting vertical (UFO) or angled (UFO-Y) leaders per year**
- **Promote uniform light distribution along the vertical length of each upright leader**

SUMMARY

The UFO training system produces a uniform fruiting wall orchard somewhat comparable to the SSA system, but with about half the density of trees required. The fruiting units are renewable and vertical, similar to the KGB system but with greater precocity and greater potential for partial mechanization. To achieve these advantages, it requires a more extensive trellis system than the SSA and more attention to establishment tasks than the KGB.

SYSTEM DEVELOPMENT

There are two pruning rules for maintaining yields of mature UFO trees:

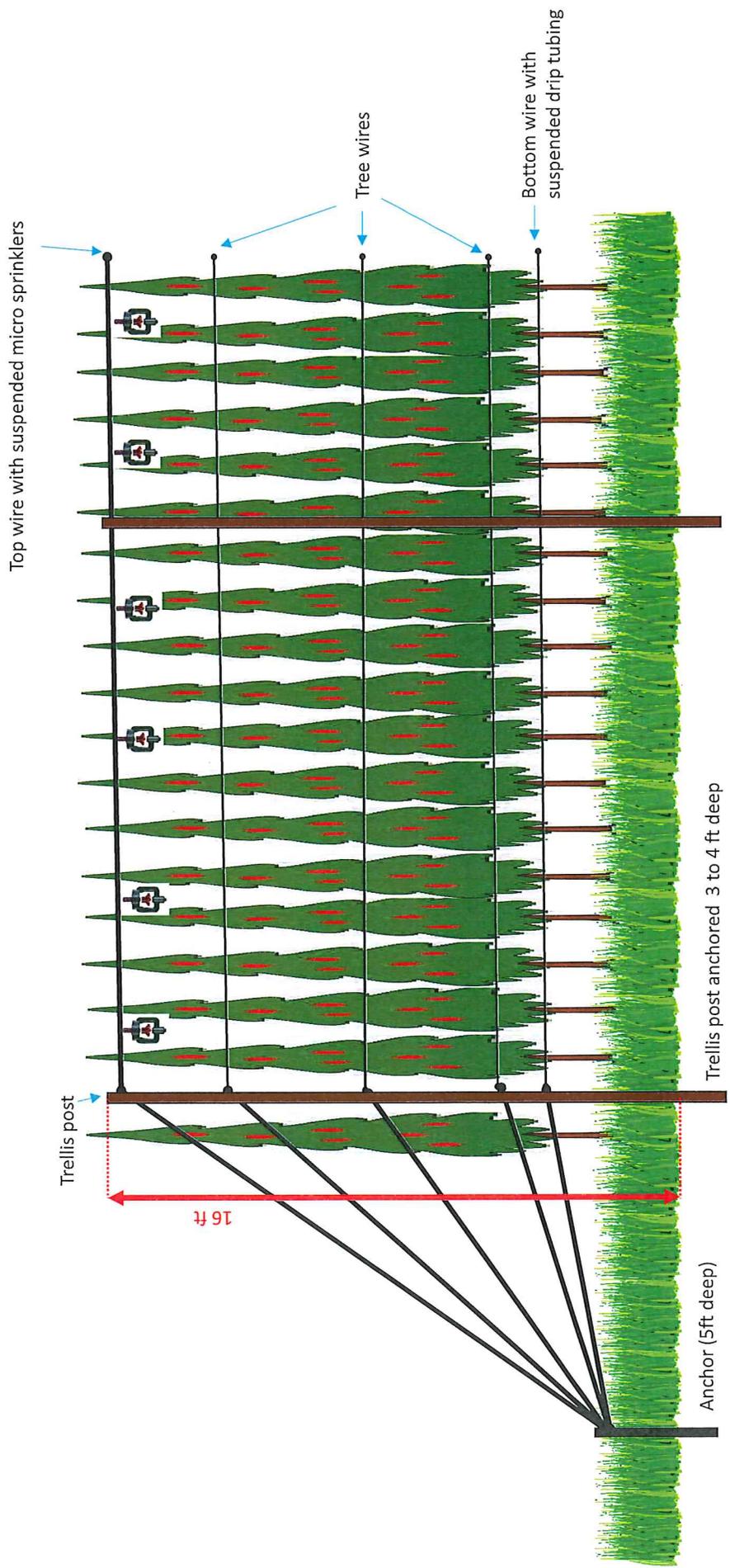
1. **Renew vigorous upright leaders**

- Select the largest one or two leaders for renewal every year; ideally, no leader should be more than 6 or 7 years old. Remove these with a stub cut during or just prior to bloom, leaving one or two live nodes for regrowth.
- As new uprights are generated from renewal cuts, manage these following the same rules for uprights when establishing the system.
- Any weak uprights should be removed with thinning cuts.

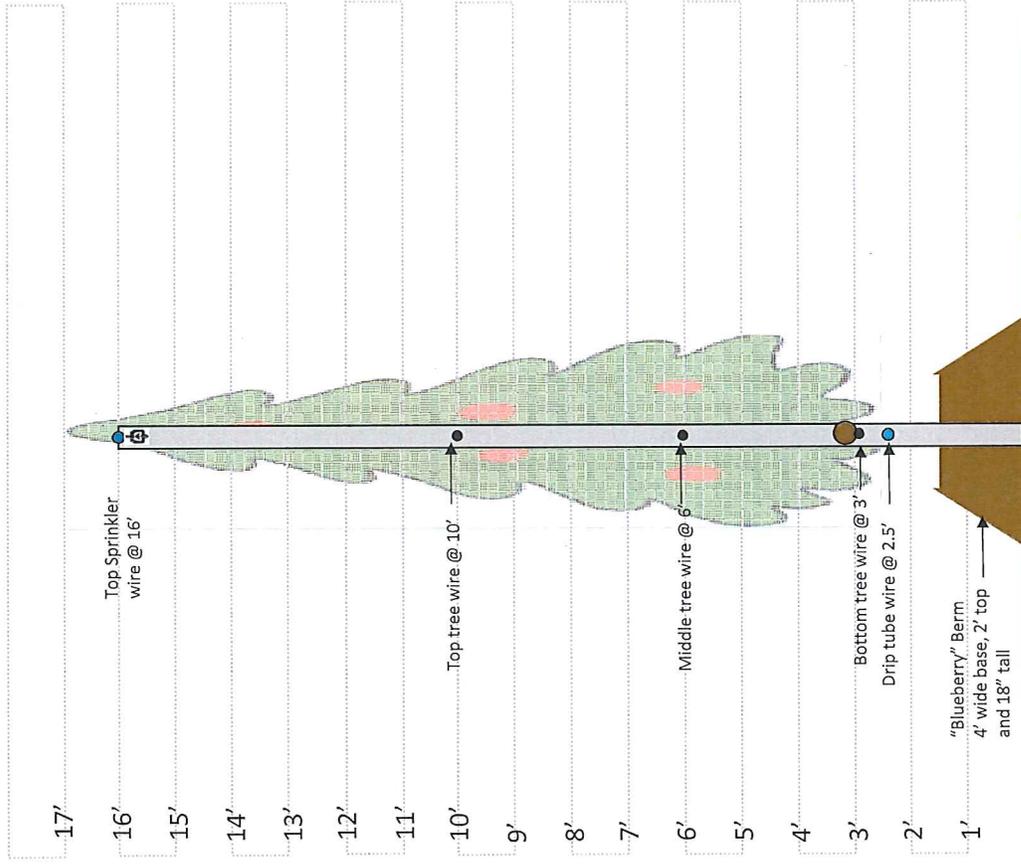
2. **Remove lateral branches**

- For highly productive varieties, remove all lateral shoots on upright leaders with thinning cuts; on moderately productive varieties, remove all lateral shoots on upright leaders with stub cuts (i.e., leaving three to seven buds at the base of the lateral shoots). These short stubs are retained to bear fruit and subsequently can be eliminated after harvest or, if a vegetative bud is present, can be managed as fruiting laterals similar to those in the SSA system.
- NOTE: the removal of lateral shoots growing into the alley also can be done by summer hedging about 4 to 6 weeks after harvest; follow-up removal of lateral shoots growing between trees in the row can be done during dormancy.

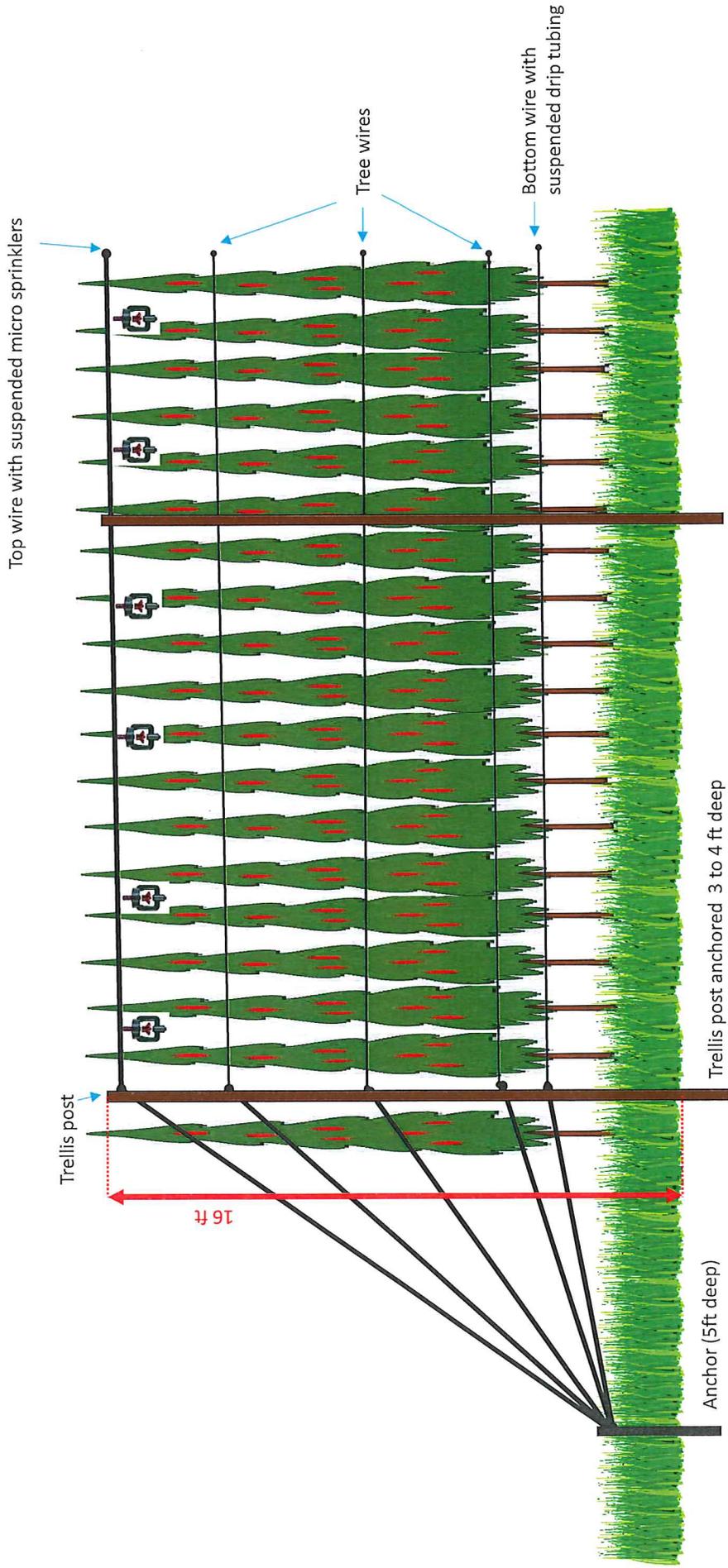
Omeg Family Orchards Trellis



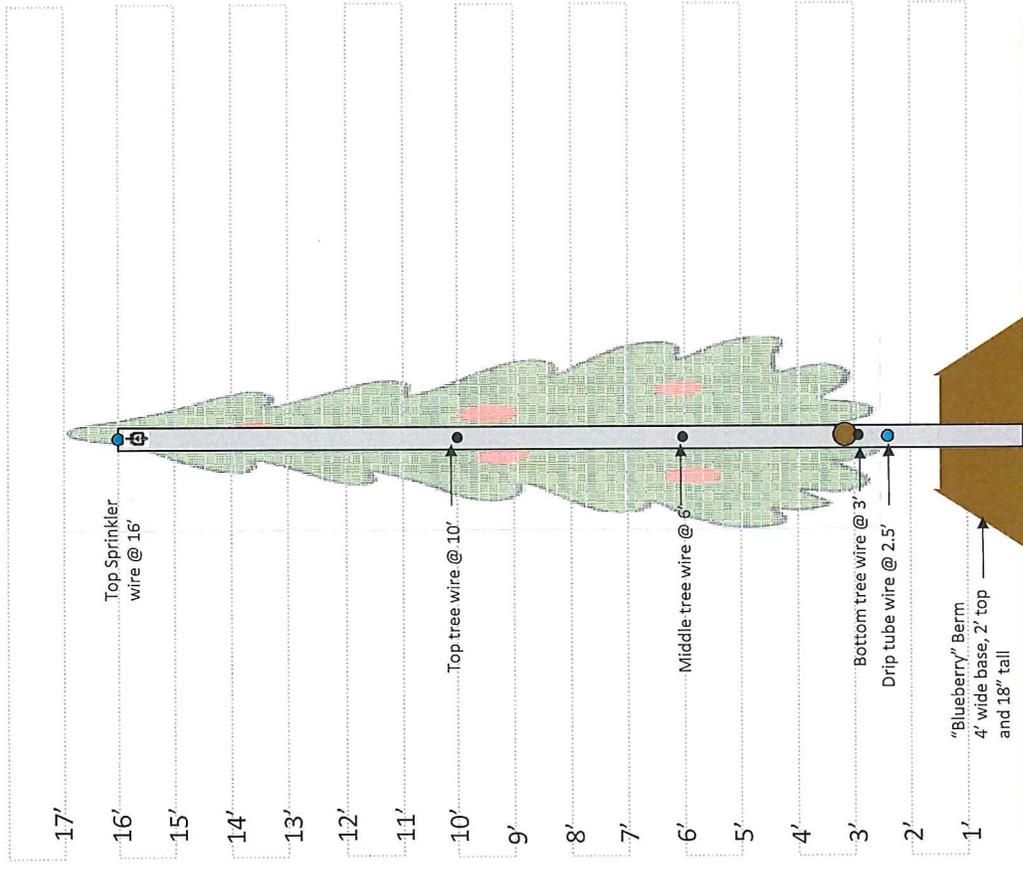
Omeg Family Orchards Trellis



Omeg Family Orchards Trellis



Omeg Family Orchards Trellis



#1 - Omeg Properties 1/2 share

Send Tax Statements To:
Omeg Properties, LLC
2965 Dry Hollow Lane
The Dalles, OR 97058

After Recording Return To:
Patrick J. Green
Davis Wright Tremaine LLP
1300 S.W. Fifth Avenue, Suite 2300
Portland, Oregon 97201

Microfilm 20000064 (4)

FILED WASSO CTY
THE DALLES OR.

JAN 6 3 45 PM '01

WASCO COUNTY CLERK

STATE OF OREGON, }
County of Wasco, } ss

I certify that this document was received
and recorded in the

records.

Karen LeBreton, County Clerk

Deputy

A+T 10/1 LC 153 Recording 20

WARRANTY DEED

MELVIN G. OMEG and LINDA B. OMEG, Grantors, convey and warrant to Omeg Properties, LLC, an Oregon limited liability company, Grantee, the real property free of encumbrances except as specifically set forth herein, situated in situated in Wasco County, Oregon, and described on Exhibit A attached hereto and made a part hereof.

This property is subject to all restrictions, easements, encumbrances, liens and obligations of record as of the date hereof; provided, however, the liability and obligations of Grantors to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any indemnification available to Grantors under any title insurance policy. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability or obligations.

The true consideration for this conveyance is none (transfer to limited liability company).

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

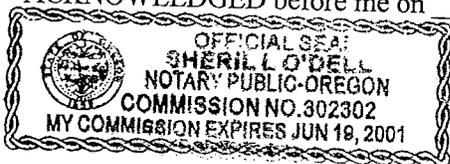
Dated this 22 day of December, 1999.

Melvin G. Omeg
Melvin G. Omeg

Linda B. Omeg
Linda B. Omeg

STATE OF OREGON)
County of Wasco) ss.

ACKNOWLEDGED before me on 12-22, 1999, by Melvin G. Omeg and Linda B. Omeg.



[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: June 19, 2001

Mill Creek Property

20000064 (4)

20000064

Exhibit A
to Warranty Deed
Legal Description

The following described tracts of land located in Sections 5 and 8, Township 1 North, Range 13 East of the Willamette Meridian, County of Wasco and State of Oregon, more particularly described as follows:

Parcel I

Beginning at the Southwest corner of Section 8, Township 1 North, Range 13 East of the Willamette Meridian; thence North 00° 00' 00" East a distance of 5255.14 feet to the Northwest corner of said Section 8; thence North 44° 43' 42" East a distance of 574.73 feet to the true point of beginning; thence South 02° 40' 44" West a distance of 532.40 feet; thence South 27° 27' 57" West a distance of 62.61 feet; thence South 58° 15' 57" West a distance of 338.15 feet; thence South 31° 47' 44" East a distance of 714.95 feet; thence South 58° 17' 01" West 209.74 feet; thence South 14° 38' 36" East 258.82 feet; thence South 04° 25' 12" West a distance of 94.83 feet; thence South 19° 50' 43" West a distance of 298.02 feet; thence South 12° 19' 45" West 132.61 feet; thence South 04° 13' 50" East a distance of 79.37 feet; thence South 20° 19' 05" East a distance of 185.83 feet; thence South 30° 22' 52" East a distance of 244.51 feet; thence South 36° 55' 18" East a distance of 201.08 feet; thence South 48° 01' 45" East a distance of 206.85 feet; thence South 77° 56' 58" East 176.26 feet; thence South 00° 12' 43" East a distance of 529.62 feet; thence South 24° 41' 09" West a distance of 102.53 feet; thence South 15° 09' 36" West a distance of 191.48 feet; thence South 27° 15' East to the Northerly right of way line of Mill Creek Road; thence Northeasterly along said right of way line to the West line of the Denton D.L.C. No. 42; thence Northerly along the West line of the Denton D.L.C. No. 42 to the Northwest corner of said Denton D.L.C. No. 42; thence North 00° 00' 00" East a distance of 9.50 feet; thence North 88° 07' 06" West a distance of 504.80 feet to the true point of beginning.

SAVE AND EXCEPT the following described triangular tract: Beginning at the point of intersection of the West line of the Denton Donation Land Claim No. 42 and the Northerly right of way line of Mill Creek Road, said point being North 1622.60 feet and East 880 feet from the Southwest corner of said Section 8; thence along the West line of said Denton Donation Land Claim North 0° 44' East 125 feet to the true point of beginning of this description; thence continuing North 0° 44' East 142.93 feet; thence South 60° 00' West 67.14 feet; thence South 27° 15' East 123 feet to the true point of beginning;

FURTHER EXCEPTING THEREFROM a tract of land being a portion of Lot 8 of Section 5, Township 1 North, Range 13 East of the Willamette Meridian, Oregon, more particular described as follows:

Commencing at the Southwest corner of said Section 5; thence North 59° 57' East 778.8 feet to point of beginning; thence North 1° 44' East 50.0 feet; thence South 88° 16' East 162.00 feet; thence South 1° 44' West 100.0 feet; thence North 88° 16' West, 162.0 feet; thence North 1° 44' East 50.0 feet to point of beginning.

20000064

Parcel II

A triangular tract of land lying Easterly of the Southeasterly corner of the above described portion of Government Lot 3, Section 8, Township 1 North, Range 13 East of the Willamette Meridian, to be used for road access, being described as follows: Beginning at the point of intersection of the West line of the Denton Donation Land Claim No. 42 and the Northerly right of way line of Mill Creek Road said point being North 1622.60 feet and East 880 feet from the Southwest corner of said Section 8; thence along said West line of the Denton Donation Land Claim No. 42, North 0° 44' East 70 feet; thence North 79° 08' East 136.71 feet to the Northerly right of way line of Mill Creek Road; thence along said right of way line on a 746.3 foot radius curve left 125 feet (the long chord of which bears South 55° 52' West 124.90 feet); thence South 51° 04' West 40.86 feet to the point of beginning.

SUBJECT TO AND EXCEPTING:

1. The rights of the public in and to those portions located within the boundaries of roads and highways.
2. The usual reservations as contained in patent issued by the United States of America.
3. Easements for public utilities if the same shall be found in or upon the premises.
4. Easements for water pipeline of Dalles City.
5. Easements in favor the United States of America, Department of the Interior, Bureau of Reclamation, including but not limited to the following:
 - a. Contract and Grant of Electric Transmission Line Easement, including the term and provisions thereof, between the United States of America, and Mill Creek Orchard, Inc., an Oregon corporation, and Viola Frances Foster and Jack Foster, her husband, dated April 30, 1963, recorded June 21, 1963, Microfilm No. 63-2378, and Book 152, Page 60, Wasco County Records. (Affects E ½ SE ¼ SE ¼ of Sec. 6 & Lot 8, Sec.
 - b. Contract and Grant of Water Pipeline Right-of-Way Easement, including the terms and provisions thereof, between the United States of America (Bureau of Reclamation) and Mill Creek Orchard, Inc., an Oregon corporation, and Viola Frances Foster and Jack Foster, her husband, dated March 6, 1963, recorded June 19, 1963, Wasco County, Oregon, Book 152, Page 48, Microfilm No. 63-2351. (Affects portion of Lot 2, Sec. 8)
 - c. Contract and Grant Water Pipeline Right-of-Way Easement, including the terms and provision thereof, between the United States of America (Bureau of Reclamation) and Mill Creek Orchard, Inc., an Oregon corporation and Viola Frances Foster and Jack Foster, her husband, dated March 12, 1964, recorded December 2, 1964, Wasco County, Oregon, Microfilm No. 64-2401. (Affects lands in W ½ of Section 8)
6. The premises herein described are within and subject to the statutory powers, including the power of assessment, easements for pipelines, ditches, roads and facilities of the Dalles Irrigation District.

20000064

7. Subject to an easement as recorded in Wasco County, Oregon Microfilm No. _____.
8. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest.

20000064

#1 - Omeg Properties purchase of other 1/2 share

MC deed

Wasco County Official Records **2012-002246**
DEED-D
Cnt=1 Str=1 WASCO COUNTY **06/21/2012 03:35 PM**
\$25.00 \$11.00 \$15.00 \$10.00 \$15.00 **\$76.00**



I, Linda Brown, County Clerk for Wasco County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.



After Recording Return to:

AmeriTitle
PO Box 1458
The Dalles, OR 97058

Grantor:

John L. Habberstad
23403 E. Mission Ave., Suite 223
Liberty Lake, WA, 99019

Grantee & Address for

Tax Statements:
Omeg Properties, LLC
2967 Dry Hollow Lane
The Dalles, OR 97058

Tax Parcels:

Code No.: 125
Map No.: 1N13E8
Tax Lot: 400
Reference No.:7523

Code No.: 125
Map No.: 1N13E5
Tax Lot: 700
Reference No.:7454

Consideration:\$221,950.00

WARRANTY DEED

****being all remaining interest**

John L. Habberstad, Grantor, conveys and warrants to Omeg Properties, LLC., an Oregon limited liability company, Grantee, an undivided one-half interest* in the real property commonly known as the Mill Creek parcel, in Wasco County, Oregon, having the legal description set forth on the attached Exhibit A, free of encumbrances except as specifically set forth herein.

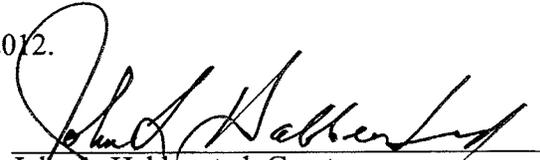
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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.

FOSTER & YOUNG, LLP
420 East Third Street
The Dalles, Oregon 97058
(541) 296-5474 / 296-5570 fax
info@fosteryoung.com

AMERITITLE 29798 TE

The true consideration for this conveyance is Two Hundred Twenty One Thousand Nine Hundred Fifty and 00/100 Dollars (\$221,950.00).

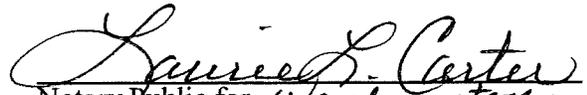
Dated this 19TH day of June, 2012.



John L. Habberstad, Grantor

STATE OF Washington)
County of Spokane) ss.

Personally appeared before me the above named John L. Habberstad and acknowledged the foregoing instrument to be his voluntary act and deed.



Notary Public for Washington
My Commission Expires: 4/20/16



EXHIBIT A

The following described tracts of land located in Sections 5 and 8, Township 1 North, Range 13 East of the Willamette Meridian, County of Wasco and State of Oregon, more particularly described as follows:

Parcel 1

Beginning at the Southwest corner of Section 8, Township 1 North, Range 13 East of the Willamette Meridian; thence North 00°00'00" East a distance of 5255.14 feet to the Northwest corner of said Section 8; thence North 44°43'42" East a distance of 574.73 feet to the true point of beginning; thence South 02°40'44" West a distance of 532.40 feet; thence South 27°27'57" West a distance of 62.61 feet; thence South 58°15'57" West a distance of 338.15 feet; thence South 31°47'44" East a distance of 714.95 feet; thence South 58°17'01" West 209.74 feet; thence South 14°38'36" East 258.82 feet; thence South 04°25'12" West a distance of 94.83 feet; thence South 19°50'43" West a distance of 298.02 feet; thence South 12°19'45" West 132.61 feet; thence South 04°13'50" East a distance of 79.37 feet; thence South 20°19'05" East a distance of 185.83 feet; thence South 30°22'52" East a distance of 244.51 feet; thence South 36°55'18" East a distance of 201.08 feet; thence South 48°01'45" East a distance of 206.85 feet; thence South 77°56'58" East 176.26 feet; thence South 00°12'43" East a distance of 529.62 feet; thence South 24°41'09" West a distance of 102.53 feet; thence South 15°09'36" West a distance of 191.48 feet; thence South 27°15' East to the Northerly right of way line of Mill Creek Road; thence Northeasterly along said right of way line to the West line of the Denton Donation Land Claim No. 42 thence Northerly along the west line of the Denton Donation Land Claim No. 42 to the Northwest corner of said Denton Donation Land Claim No. 42; thence North 00°00'00" East a distance of 9.50 feet; thence North 88°07'06" West a distance of 504.80 feet to the true point of beginning.

SAVE AND EXCEPT the following described triangular tract: Beginning at the point of intersection of the West line of the Denton Donation Land Claim No. 42 and the Northerly right of way line of Mill Creek Road, said point being North 1622.60 feet and East 880 feet from the Southwest corner of said Section 8; thence along the West line of said Denton Donation Land Claim North 00°44' East 125 feet to the true point of beginning of this description; thence continuing North 00°44' East 142.93 feet; thence South 60°00' West 67.14 feet; thence South 27°15' East 123 feet to the true point of beginning:

FURTHER EXCEPTING THEREFROM a tract of land being a portion of Lot 8 of Section 5, Township 1 North, Range 13 East of the Willamette Meridian, Oregon, more particularly described as follows:

Commencing at the Southwest corner of said Section 5; thence North 59°57' East 778.8 feet to point of beginning; thence North 1°44' East 50.00 feet; thence South 88°16' East 162.00 feet; thence South 1°44' West 100.00 feet; thence North 88°16' West 162.00 feet; thence North 1°44' East 50.00 feet to point of beginning.

Parcel 2

A triangular tract of land lying Easterly of the Southeasterly corner of the above described portion of Government Lot 3, Section 8, Township 1 North, Range 13 East of the Willamette Meridian, to be used for road access, being described as follows: Beginning at the point of intersection of the West line of the Denton Donation Land Claim No. 42 and the Northerly right of way line of Mill

Creek Road said point being North 1622.60 feet and East 880 feet from the Southwest corner of said Section 8; thence along said West line of the Denton Donation Land Claim No. 42, North 00°44' East 70 feet; thence North 79°08' East 136.71 feet to the Northerly right of way line of Mill Creek Road; thence along said right of way line on a 746.3 foot radius curve left 125 feet (the long chord of which bears South 55°52' West 124.90 feet); thence South 51°04' West 40.86 feet to the point of beginning.

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof water rights, claims or title to water.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or other facts, which a correct survey would disclose.
5. Unpatented mining claims whether or not shown by the public record

SPECIAL EXCEPTIONS:

7. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
8. The premises are within the boundaries of The Dalles Irrigation District, and are subject to the levies, assessments and easements thereof, if any.
9. As disclosed by the tax roll, the premises herein described have been zoned or classified for gorge management.
10. Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use the property will be subject to additional taxes or penalties and interest.
11. Severance of (Coal, Iron Ore, and all Minerals of every kind of nature, Coal Oil and Natural Gas including the terms and provisions contained therein, in deed from Hugh Farmer.
Recorded: February 13, 1899
As Book/Page: Book Z, page 444 Records of Wasco County, Oregon
12. Easement, including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein
As granted to: Dalles City
Recorded: October 31, 1891
As Book/Page: Book S, page 149 Records of Wasco County, Oregon

13. Contract and Grant of Water Pipeline Right of Way Easement, including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein
As granted to: United States of America
Recorded: June 19, 1963
As Microfilm No.:63-2351, Records of Wasco County, Oregon
And Book/Page: Book 152, page 48 Records of Wasco County, Oregon
14. Contract and Grant of Electric, Transmission Line Easement, including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein
As granted to: United States of America
Recorded: June 21, 1963
As Microfilm No.:63-2378, Records of Wasco County, Oregon
And Book/Page: Book 152, page 60 Records of Wasco County, Oregon
15. Contract and Grant of Water Pipeline Right of Way Easement, including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein
As granted to: United States of America
Recorded: December 2, 1964
As Microfilm No.:64-2401, Records of Wasco County, Oregon
16. Easement, including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein
As granted to: United States
Recorded: May 2, 1966
As Microfilm No.:66-0847, Records of Wasco County, Oregon
17. Easement, including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein
As granted to: John L. Habberstad and Melvin G. Omeg & Linda B. Omeg, husband and wife
Recorded: January 31, 1984
As Microfilm No.:84-0233, Records of Wasco County, Oregon
18. Easement, including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein
As granted to: Oak Springs Incorporated and Mill Creek Orchard Inc., Oregon Corporations
Recorded: March 19, 1984
As Microfilm No.:84-0637, Records of Wasco County, Oregon

Book 89, Page 445-445

10th day of May 1938.

(SEAL OF THE DISTRICT COURT)

G. H. Marsh, Clerk,
By L. S. Rogers, Deputy Clerk.

.....
45374
HAZEL M. OMEG, ET AL,
TO
EDNA A. RENKEN.
Warranty Deed.
Filed for record Aug. 22, 1938 at 3:14 P.M.

KNOW ALL MEN BY THESE PRESENTS, That we, Hazel M. OmeG, formerly Hazel M. Renken and daughter of August E. Renken, deceased, and Claude OmeG, her husband; Glen J. Renken, son of August A. Renken, deceased, and Luellen Renken, his wife; and Veda M. Obrist, formerly Veda M. Renken and daughter of August E. Renken, deceased, and Wilman Obrist, her husband, in consideration of Ten Dollars, and other good and valuable considerations to us paid by Edna A. Renken, do hereby grant, bargain, sell and convey unto said Edna A. Renken, her heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Wasco and State of Oregon, bounded and described as follows, to-wit:

The South Half of the Southeast Quarter of the Northeast Quarter and the East Half of the Southeast Quarter of Section 16, in Township 1 North of Range 13, East of the Willamette Meridian in Wasco County, Oregon,

Excepting therefrom one acre in the south half of the Southeast Quarter of said Section 16 described as follows: Beginning at a point south 89° 22' West 19.8 feet from the one-sixteenth corner on the south boundary of the said Southeast Quarter; thence north 89° 22' East 290 feet; thence north 38' West 300.4 feet to the intersection of the County Road; thence south 43° 22' West along said County Road to the place of beginning.

TO HAVE AND TO HOLD, the above described and granted premises unto the said Edna A. Renken, her heirs and assigns forever.

And we the grantors above named do covenant to and with the above named grantee heirs and assigns that we are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, except mortgage in favor of The Federal Land Bank of Spokane and mortgage in favor of Grace Pepper, and that we will and our heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever except said mortgages.

Witness our hands and seals this 25th day of July, 1938.

Executed in the Presence of

Hazel M. OmeG
Claud OmeG
Glen J. Renken
Luellen Renken
Veda M. Obrist
Wilman Obrist

(SEAL)
(SEAL)
(SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF OREGON }
COUNTY OF WASCO } ss.

BE IT REMEMBERED, That on this 25th day of July A. D. 1938, before me, the undersigned, a notary public in and for said County and State, personally appeared the within named Hazel M. OmeG, formerly Hazel M. Renken and daughter of August E. Renken, deceased, and Claude OmeG, her husband; Glen J. Renken, son of August E. Renken, Dec., and Luellen Renken,

1-1-74

PERSONAL REPRESENTATIVE'S DEED



THIS INDENTURE Made this 27th day of February, 1976, by and between HAZEL OMEG the duly appointed, qualified and acting personal representative of the estate of EDNA A. RENKEN MELVIN OMEG hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situate in the County of Wasco, State of Oregon, described as follows, to-wit:

WEST TRACT:

Beginning in the center of the County Road, at a point located North 0 degrees 19 minutes West a distance of 19.5 feet of the Southeast corner of the Southeast quarter of the Southeast quarter (SE1/4SE1/4) of Section 16, Township 1 North, Range 13 East of the Willamette Meridian. Running thence North 0 degrees 19 minutes West, a distance of 719.8 feet; thence West 60 feet; thence North 0 degrees 19 minutes West, 845 feet; thence East 696 feet; thence South (Continued on reverse side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the same unto the said second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 39,000.00

IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its corporate name to be signed hereto and its corporate seal affixed by its officers duly authorized thereunto by order of its Board of Directors.

Hazel Omege Personal Representative of the Estate of Edna A. Renken Deceased.

(If first party is a corporation, affix corporate seal.)

NOTE-The sentence between the symbols () and () should be deleted. See OER #2.030.

STATE OF OREGON, County of Wasco, Personally appeared the above named Hazel Omege and acknowledged the foregoing instrument to be her voluntary act and deed.

STATE OF OREGON, County of Wasco, Personally appeared who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon My commission expires: January 15, 1979

Notary Public for Oregon My commission expires:

Hazel Omege: Route 2, The Dalles, Oregon 97058 Melvin Omege: Rt. 2, Box 149, The Dalles, Oregon 97058

920151

COMPARED FILED WASSCO CTY THE DALLES, OR JAN 20 11 12 AM '76 KATHLEEN COUNTY CLERK STATE OF OREGON, County of Wasco, I certify that this document was received and recorded in the DEED records. Karen R. LeBristol, County Clerk by Deputy Return to

32 degrees 23 minutes East, 626 feet, to an Oak tree, 24 inches in diameter, on the Northerly right-of-way boundary of the County Road, and thence on same course, 30 feet, to the center of said Road; thence along the center of County Road, Southwesterly, 1407 feet, to the point of beginning. Contains 22.88 acres, including 0.98 acre within the right-of-way of the County Road. All in Wasco County, Oregon.

SOUTHEAST TRACT:

Beginning on the East boundary of Section 16, Township 1 North, Range 13 East of the Willamette Meridian, at a point located North a distance of 579.4 feet of the Southeast corner of said Section 16. Running thence North 78 degrees 00 minutes West, a distance of 373 feet; thence South 80 degrees 47 minutes West, 274 feet, to an electric power pole; thence North 66 degrees 45 minutes West, 145 feet, to the center of the County Road; thence along the center of said County Road, Northeasterly, 1000 feet, to the East boundary of said Section 16; thence South along the section line, 730 feet, to the point of beginning. Contains 6.5 acres, including 0.7 acre within the right-of-way of the County Road. All in Wasco County, Oregon.

NORTHEAST TRACT:

The East 570 feet, of the South half of the Southeast quarter of the Northeast quarter (S½SE¼NE¼) and the East 570 feet of the North 1065 feet of the Northeast quarter of the Southeast quarter, (NE¼SE¼) of Section 16, Township 1 North, Range 13 East of the Willamette Meridian. Containing 22.56 acres. All in Wasco County, Oregon.

ALSO, beginning on the East boundary of Section 16, Township 1 North, Range 13 East of the Willamette Meridian, at a point located North, a distance of 1309.4 feet, from the Southeast corner of said Section 16, running thence North, along the section line, a distance of 265 feet; thence West 684 feet; thence South 32 degrees 23 minutes East, to an Oak tree 24 inches in diameter, on the Northerly right-of-way boundary of the County Road, and thence on same course, 30 feet, to the center of said Road; thence along the center of the County Road, Northeasterly, 441 feet, to the point of beginning. Containing 5.36 acres, more or less. All in Wasco County, Oregon.

Together with all irrigation pipe (portable and underground) appertaining thereto, and all farm equipment thereon,

EXCEPTING such liens or encumbrances as may have been suffered or permitted by grantee since February 1, 1970.

920151^(a)

920151^(a)

02/10/12

Wasco County Official Records 2012-003723
DEED-D
Cnt=1 Stn=1 WASCO COUNTY 10/04/2012 09:58 AM
\$15.00 \$11.00 \$16.00 \$10.00 \$15.00 \$67.00



I, Linda Brown, County Clerk for Wasco County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.



RECORDING COVER SHEET (Please Print or Type)
This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:
Melvin Omeq
912 E 10th St.
The Dalles, OR 97058

1) **TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**
Bargain and Sale Deed

2) **DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**
Melvin Omeq

3) **INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**
Conveys to Melvin G. Omeq and Linda B. Omeq,
Trustees of the Melvin and Linda Omeq Revocable
Trust w/a dtd 9/21/04,

4) **TRUE AND ACTUAL CONSIDERATION**
ORS 93.030(5) - Amount in dollars or other
\$ _____ Other

5) **SEND TAX STATEMENTS TO:**
912 E 10th St.
The Dalles, OR 97058

6) **SATISFACTION of ORDER or WARRANT**
ORS 205.125(1)(e)
CHECK ONE: FULL
(If applicable) PARTIAL

7) **The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)**
\$ _____

8) **If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF**
Melvin G. Omeq **TO CORRECT** the legal description
PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE
NUMBER 20050082 **."**

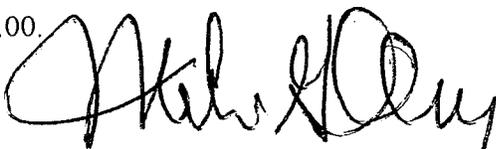
BARGAIN AND SALE DEED

Melvin Omeg, Grantor, conveys to Melvin G. Omeg and Linda B. Omeg, Trustees of the Melvin & Linda Omeg Revocable Trust u/a dtd 9/21/04, Grantee, the following described real property located in Wasco County, Oregon:

SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The true consideration for this conveyance is \$ 0.00.

Dated: 11/18, 2004.

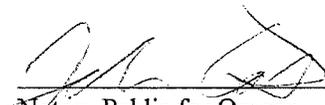


Melvin Omeg

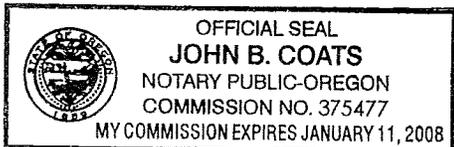
THIS INSTRUMENT WILL NOT ALLOW THE USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, Wasco County) ss.

This instrument was acknowledged before me on 11-18, 2004, by Melvin Omeg.



Notary Public for Oregon



Microfilm No. 20050082

FILED
WASCO COUNTY

2005 JAN -6 P 1:05

KAREN LEBRETON COATS
COUNTY CLERK

After recording return to:
Melvin & Linda Omeg, Trustees
2965 Dry Hollow Lane
The Dalles, Oregon 97058

Until a change is requested, all tax statements shall be sent to the following address:
Melvin & Linda Omeg, Trustees
2965 Dry Hollow Lane
The Dalles, Oregon 97058

STATE OF OREGON, }
County of Wasco, } SS

I certify that this document was received and recorded in the

records.
Karen LeBreton Coats, County Clerk VC
Deputy
A+T 10/1 LC 10 Recording 10

20050082

(2)

20050082

EXHIBIT A

WEST TRACT: *Southwest*

Beginning in the center of the County Road, at a point located North 0° 19' West a distance of 19.5 feet of the Southeast corner of the Southeast quarter of the Southeast quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 16, Township 1 North, Range 13 East of the Willamette Meridian. Running thence North 0° 19' West, a distance of 719.8 feet; thence West 60 feet; thence North 0° 19' West, 845 feet; thence East 696 feet; thence South 32° 23' East, 626 feet, to an oak tree, 24 inches diameter, on the Northerly right-of-way boundary of the County Road, and thence on same course, 30 feet, to the center of said road; thence along the center of County Road, Southwesterly, 1407 feet, to the point of beginning. Contains 22.88 acres, including 0.98 acre within the right-of-way of the County Road. All in Wasco County, Oregon.

SOUTHEAST TRACT:

Beginning on the East boundary of Section 16, Township 1 North, Range 13 East of the Willamette Meridian, at a point located North a distance of 579.4 feet of the Southeast corner of said Section 16. Running thence North 78° 00' West, a distance of 373 feet; thence South 80° 47' West, 274 feet, to an electric power pole; thence North 66° 45' West, 145 feet, to the center of the County Road, thence along the center of said County Road, Northeasterly, 1000 feet, to the East boundary of said Section 16; thence South along the section line, 730 feet, to the point of beginning. Contains 6.5 acres, including 0.7 acre within the right-of-way of the County Road. All in Wasco County, Oregon.

NORTHEAST TRACT:

The East 570 feet, of the South half of the Southeast quarter of the Northeast quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$) and the East 570 feet of the North 1065 feet of the Northeast quarter of the Southeast quarter, (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 16, Township 1 North, Range 13 East of the Willamette Meridian. Containing 22.56 acres. All in Wasco County, Oregon.

ALSO, beginning on the East boundary of Section 16, Township 1 North, Range 13 East of the Willamette Meridian, at a point located North, a distance of 1309.4 feet, from the Southeast corner of said Section 16, running thence North, along the section line, a distance of 265 feet; thence West 684 feet; thence South 32° 23' East, to an oak tree 24 inches in diameter, on the Northerly right-of-way boundary of the County Road, and thence on same course, 30 feet, to the center of said Road, thence along the center of the County Road, Northeasterly, 441 feet, to the point of beginning. Containing 5.36 acres, more or less. All in Wasco County, Oregon.

20050082

(2)

#3

01N13E21

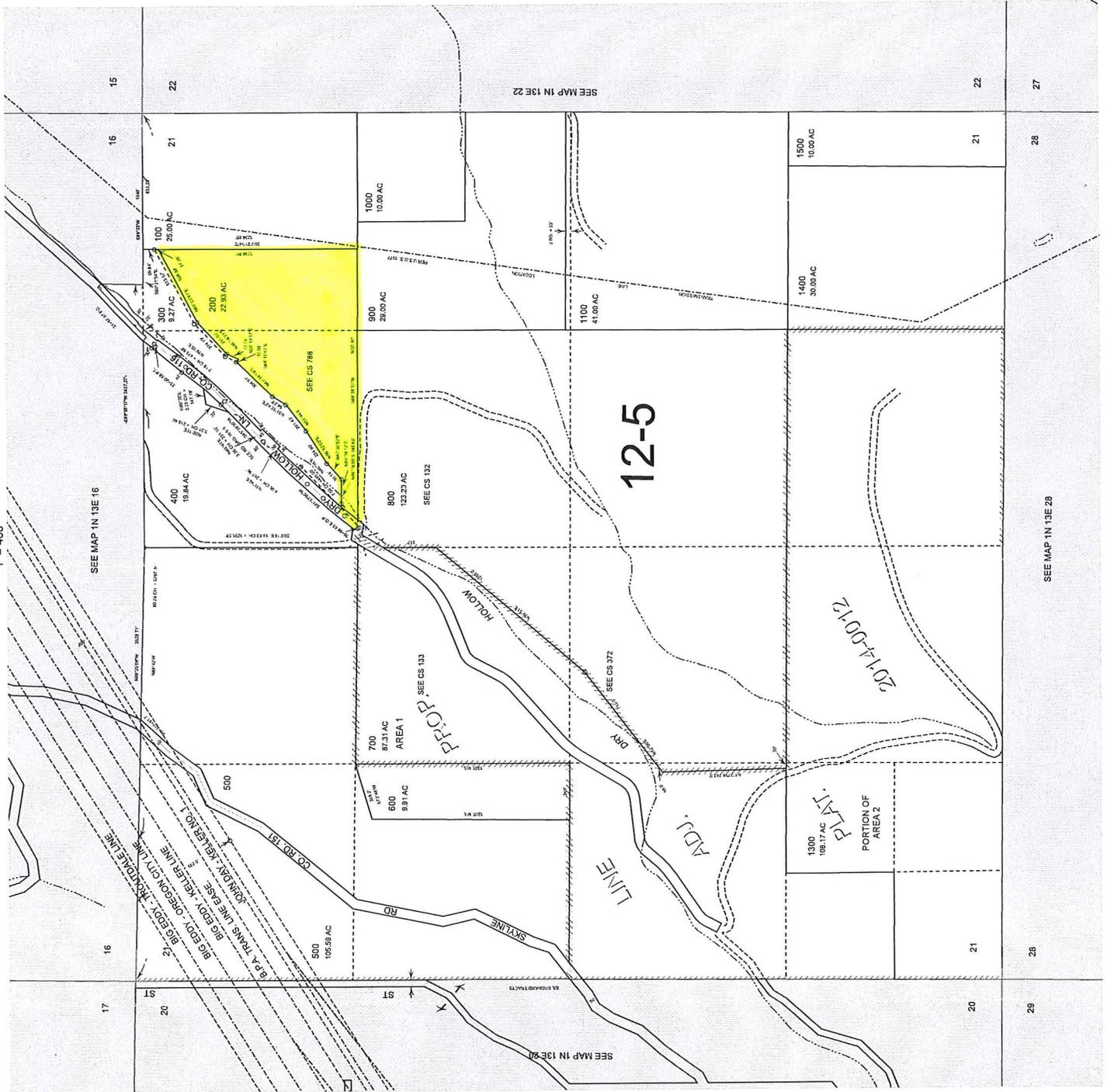
LOCATIONS - 2015-01-05 14:21

CANCELLED
1200

SECTION 21 T.1N. R.13E. WM.
WASCO COUNTY
1" = 400'

0 100 200 400 Feet

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



01N13E21

Send Tax Statements To:
Omeg Properties, LLC
2965 Dry Hollow Lane
The Dalles, OR 97058

After Recording Return To:
Patrick J. Green
Davis Wright Tremaine LLP
1300 S.W. Fifth Avenue, Suite 2300
Portland, Oregon 97201

20000060

Microfilm No.

FILED WASCO CTY
THE DALLES OR.

JUN 6 3 46 PM '00

KAREN LEBRETON
COUNTY CLERK

STATE OF OREGON, }
County of Wasco, } ss

I certify that this document was received
and recorded in the

records.

Karen LeBreton, County Clerk Deputy

A+T 10/1 LC 10 Recording 10

WARRANTY DEED

MELVIN G. OMEG and LINDA B. OMEG, Grantors, convey and warrant to Omeg Properties, LLC, an Oregon limited liability company, Grantee, the real property free of encumbrances except as specifically set forth herein, situated in situated in Wasco County, Oregon and described on Exhibit A attached hereto and made a part hereof.

This property is subject to all restrictions, easements, encumbrances, liens and obligations of record as of the date hereof; provided, however, the liability and obligations of Grantors to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any indemnification available to Grantors under any title insurance policy. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability or obligations.

The true consideration for this conveyance is none (transfer to limited liability company).

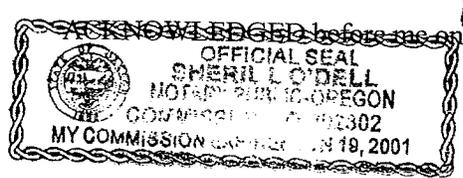
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 22 day of December, 1999.

Melvin G. Omeg
Melvin G. Omeg

Linda B. Omeg
Linda B. Omeg

STATE OF OREGON)
County of Wasco) ss.



12-22, 1999, by Melvin G. Omeg and Linda B. Omeg.

NOTARY PUBLIC FOR OREGON
My Commission Expires: June 19, 2001

Stinson Property

20000060 (2)

20000060

Exhibit A
to Warranty Deed
Legal Description

A tract of land located in the North half of the Northeast quarter of Section 21, Township 1 North, Range 13 East of the Willamette Meridian, in the County of Wasco and State of Oregon, described as follows:

Commencing at the corner common to Sections 15, 16, 21 and 22, in said township and range; thence along the North line of said Section 21, South 89 degrees 22 minutes West 823.28 feet; thence leaving said section line South 00 degrees 21 minutes 54 seconds East 69.84 feet to the true point of beginning of this description; thence on a line which is 495 feet East of and parallel to the West line of the Northeast quarter of the Northeast quarter of said Section 21, South 00 degrees 21 minutes 54 seconds East, 1234.85 feet to the South line of the North half of the said Northeast quarter; thence along the South line South 89 degrees 38 minutes 12 seconds West 1655.47 feet to an intersection with the southeasterly right of way line of a county road (said right of way line being 30 feet from the centerline of said road when measured at right angles); thence along said right of way line North 46 degrees 16 minutes 00 seconds East 145.62 feet; thence leaving said right of way line North 89 degrees 38 minutes 12 seconds East 148.94 feet to an intersection with a fence line; thence tracing said fence North 47 degrees 32 minutes 52 seconds East 130.58 feet; thence North 56 degrees 52 minutes 02 seconds East 234.90 feet; thence North 52 degrees 46 minutes 00 seconds East 201.43 feet; thence North 31 degrees 55 minutes 42 seconds East 94.23 feet; thence North 43 degrees 14 minutes 19 seconds East 304.91 feet; thence North 25 degrees 19 minutes 17 seconds East 75.13 feet; thence North 46 degrees 18 minutes 31 seconds East 274.19 feet; thence North 61 degrees 23 minutes 41 seconds East 513.57 feet to the true point of beginning of this description. EXCEPTING that portion deeded to Wasco County by deed dated March 17, 1977, recorded March 22, 1977, Micro-film No. 77-0702; all in Wasco County, Oregon.

20000060

SECTION 5 T.1N. R.13E. W.M.
WASCO COUNTY
1" = 400'

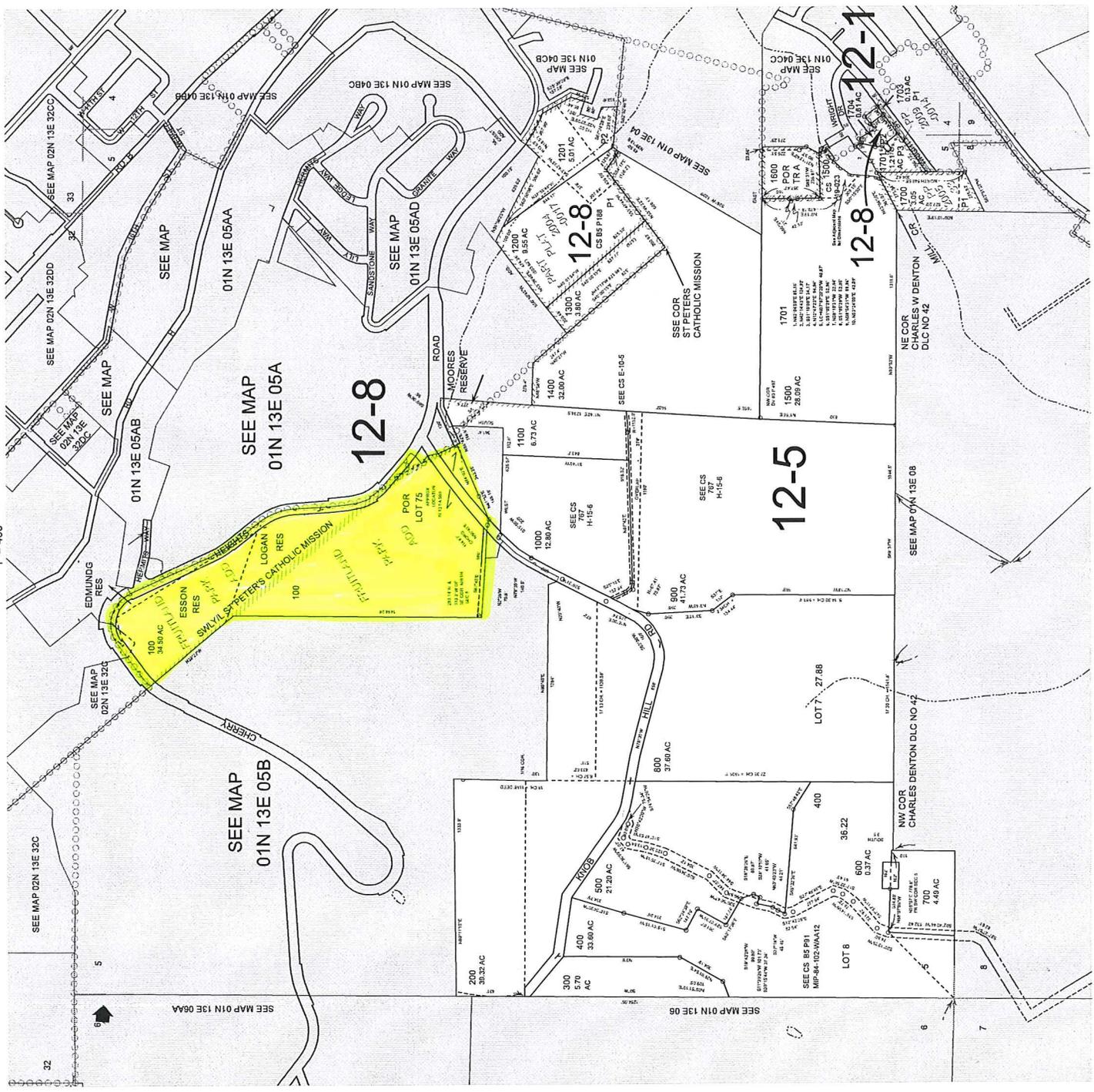
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

0 100 200 400 Feet

01N13E05
THE DALLES

8/8/2016

CANCELLED
17/02



01N13E05
THE DALLES

Send Tax Statements To:
Omeg Properties, LLC
2965 Dry Hollow Lane
The Dalles, OR 97058

After Recording Return To:
Patrick J. Green
Davis Wright Tremaine LLP
1300 S.W. Fifth Avenue, Suite 2300
Portland, Oregon 97201

20000063

Microfilm No.

FILED WASCO CTY
THE DALLES OR.

JUN 23 10 10 AM '00

KAREN LEBRETON
COUNTY CLERK

STATE OF OREGON, } ss
County of Wasco, }

I certify that this document was received
and recorded in the

records.
Karen LeBreton, County Clerk
Deputy
A+T 11/1 LC 100 Recording 15

WARRANTY DEED

MELVIN G. OMEG and LINDA B. OMEG, Grantors, convey and warrant to Omeg Properties, LLC, an Oregon limited liability company, Grantee, the real property free of encumbrances except as specifically set forth herein, situated in situated in Wasco County, Oregon, and described on Exhibit A attached hereto and made a part hereof.

This property is subject to all restrictions, easements, encumbrances, liens and obligations of record as of the date hereof; provided, however, the liability and obligations of Grantors to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any indemnification available to Grantors under any title insurance policy. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability or obligations.

The true consideration for this conveyance is none (transfer to limited liability company).

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 22 day of December, 1999.

Melvin G. Omeg

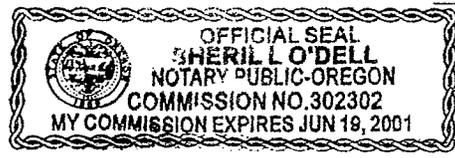
Melvin G. Omeg

Linda B. Omeg

Linda B. Omeg

STATE OF OREGON)
County of Wasco) ss.

ACKNOWLEDGED before me on 12-22 1999, by Melvin G. Omeg and Linda B. Omeg.



Sherill O'Dell
NOTARY PUBLIC FOR OREGON
My Commission Expires: June 19, 2001

Fleck Property

20000063

Exhibit A
to Warranty Deed
Legal Description

The following described real property located in Section 5, Township 1 North, Range 13 East of the Willamette Meridian, in the County of Wasco and State of Oregon:

Beginning at a point that is North 289.08 feet and West 333.30 feet from the Southeast corner of Northwest quarter of the Section 5, Township 1 North, Range 13 East of the Willamette Meridian; said point being the Southeast corner of the Harvey Aluminum Incorporation property; thence North 1494.24 feet, more or less, to the Southwest line of the St. Peter's Catholic Mission Claim in Township 1 North, Range 13 East of the Willamette Meridian; thence North 40° West along said Catholic Mission Claim, 708 feet, more or less, to the southerly boundary of Cherry Heights County Road; thence northeasterly along said county road 500 feet, more or less, to a point that is North 2568.78 feet and West 395.37 feet from the Southeast corner of Northwest quarter of Section 5, (also used as center of Section 5); thence South 31° 18' East 1030.00 feet; thence south 17° 26' East 600.00 feet; thence South 28° 15' East 742.00 feet; thence South 63° 35' West 479.00 feet to a point that is North 249.55 feet, and East 241.71 feet from the center of Section 5; thence northwesterly 578 feet, more or less, to the point of beginning.

ALSO that real property described in Bargain and Sale Deed, Kenneth J. Fleck , et al., grantor, to Kenneth J. Fleck and W. Anna Fleck, husband and wife, grantees, dated September 22, 1983, recorded October 3, 1983, Wasco County, Oregon, Microfilm No. 83-2242.

EXCEPTING THEREFROM that property described in Quitclaim Deed, W.H. Myers, Jr., and Malena Myers, husband and wife, et al., to Wasco County, a municipal corporation, dated June 29, 1972, recorded July 28, 1972, Wasco County, Oregon, Microfilm No. 72-1709.

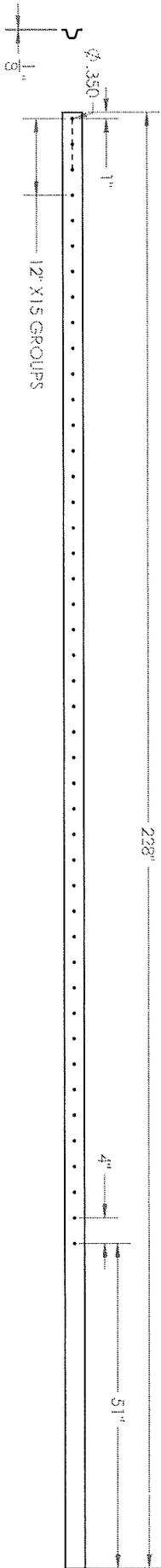
All in the County of Wasco and State of Oregon.

SUBJECT TO:

1. The rights of the public in and to the portions thereof included within the boundaries of roads and highways.
2. The usual reservations as contained in patent issued by the United States of America.
3. Public utility easements if any should be found to exist on the premises.
4. All easements of record, easements, if any, not of record, zoning, use and building restrictions, and the limitations and restrictions of all comprehensive plans and/or regulatory and/or land use statutes, ordinances, laws, rules and regulations of every kind and nature, any part of the above described real property lying within the boundaries of public roads and highways and reservations in government patents and deeds.

5. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
6. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
7. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records; unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
8. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.
9. The premises herein described are within and subject to the statutory powers of the Cherry Heights Water District Cooperative, including the levies and assessments thereof.
10. The premises herein described are within and subject to the statutory powers of The Dalles Irrigation District, including the levies and assessments thereof.
11. Confirmation Deed, including the terms and provisions thereof, from W.H. Myers, Jr. and Malena Myers, husband and wife, to United States of America (Bureau of Reclamation), dated June 18, 1965, recorded July 6, 1965, Wasco County, Oregon, Microfilm No. 65-1399.

20000063



125JSLP228-001
100 PIECES/BUNDLE

LENGTH TOLERANCE $\pm 1/4''$
PATTERN TOLERANCE $\pm 3/16''$

UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES
TOLERANCES:
FRACTIONS: $\pm .005$
ANGULAR: MACH: BRID: \pm
TWO PLACE DECIMAL: \pm
THREE PLACE DECIMAL: \pm
INTERPRET CONFORMIC
TOLERANCING PER:
MATERIAL:
FINISH:

REV: 1	REV. DATE: 8/1/00	REGION DESCRIPTION: DO NOT SCALE DRAWING
--------	-------------------	--

DRAWN: _____	CHECKED: _____	NAME: _____	DATE: _____
ENG. APPR: _____	MFG. APPR: _____	G.A. COMMENTS: _____	
TITLE: Jim's Supply Co., Inc.			
JIM'S SUPPLY LINE POST			
SIZE: DWG. NO. B	REV: 0	SCALE: 1:10 WEIGHT: 38.84 SHEET 11 OF 11	

NO REPRODUCTION OR TRANSMISSION OF THIS DRAWING IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF JIM'S SUPPLY COMPANY. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF JIM'S SUPPLY COMPANY IS PROHIBITED.



Wasco County Planning Department
"Service, Sustainability & Solutions"
 2705 East Second St. • The Dalles, OR 97058
 (541) 506-2560 • cplanning@co.wasco.or.us
 www.co.wasco.or.us/planning

**FIRE SAFETY STANDARDS
 SELF CERTIFICATION FORM**

This checklist certifies that Applicant/Owner has reviewed, understands, and commits to maintain compliance with Wasco County Fire Safety Standards. The information contained in this form shall be recorded with the Wasco County Clerk.

Fire standards are listed in their entirety, with illustrations, in **Chapter 10** of the Wasco County Land Use & Development Ordinance (WC LUDO) and **Chapter 11** of the Wasco County National Scenic Area Land Use & Development Ordinance (NSA LUDO). Please confirm compliance by marking the appropriate box and providing written comment if necessary. If compliance with applicable standards cannot be certified by Applicant, please contact the Planning Department to request a modification to Fire Safety Standards.

File Number: _____

PROJECT DESCRIPTION: Replace existing cherry orchards with new cherry orchards that use 16' trellis as support for the tree training system being implemented. The trellis is made up of steel posts and coated steel wire. No buildings are being constructed or modified in any way as part of this application. All orchards have access to TDID water and an installed irrigation system which may be used for fire suppression.

APPLICANT INFORMATION

Name: Omeg Family Orchards
Address: 2967 Dry Hollow Ln
City/State/Zip: The Dalles, OR 97058
Phone: 541-296-4723 or 541-288-7253
Email: mike@omegorchards.com or ann@omegorchards.com

OWNER INFORMATION

Name: Omeg Properties, LLC & Mel & Linda Omeg Rev. Trust
Address: 2965 Dry Hollow Ln
City/State/Zip: The Dalles, OR 97058
Phone: 541-288-7252
Email: lindabomeg@gmail.com

PROPERTY INFORMATION

Township/Range/Section/Tax Lot(s)	Acct #	Acres	Zoning
#1 - 01N13E08 400 (Mill Creek)	7523	36.40	(GMA) A-1 (40)
#2 - 01N13E16 100 (Homeplace)	7721	51.38	(GMA) A-1 (40)
#3 - 01N13E21 200 (Stinson)	7799	22.93	(GMA) A-1 (40)
#4 - 01N13E05 100 (Fleck)	7435/8328	34.35/.15	(GMA) A-1 (40)

Property address (or location): #1 - 3619 Mill Creek Rd; #2 - 2965 Dry Hollow Ln; #3 - 3615 Dry Hollow Ln; #4 - 3220 Cherry Heights Rd.

SITING 10.110/11.110 – Please show approximate areas of steep slopes and proposed building locations relative to the slopes on the site plan. Information shall be sufficient to demonstrate the following: **NOTE: Select either B(1) or B(2).**

A. You have identified site(s) for your building(s) that are not steeper than 40%.

Yes – Comment N/A - No buildings proposed. No, See Attached Fire Safety Plan

B(1). If your property is located in a Resource (A-1, F-1 or F-2) or Large Lot Residential Zone please show, on the site plan, that you have identified site(s) for your building(s) that are at least 50 feet back from the top of any slopes steeper than 30%;

Yes – Comment N/A - No buildings proposed. No, See Attached Fire Safety Plan

B(2). If your property is located in a Resource or Large Lot Residential Zone please show you have identified site(s) for your building(s) that are at least 30 feet back from the top of any slopes steeper than 30% on the site plan and certify that you will be implementing the structural techniques for increasing fire resistance discussed in **10.110(B)(2)/11.110(B)(2)** of the ordinance.

Yes – Comment _____ No, See Attached Fire Safety Plan

DEFENSIBLE SPACE 10.120/11.120 – Please show building location(s) including a boundary for the 50 foot fire fuel break boundary on the site plan. Information shall be sufficient to demonstrate the following: **NOTE: Select either A or B.**

A. You have identified site(s) for the proposed building(s) that allow for a full 50 foot fire fuel break either on the parcel or by easement over the necessary portion of an adjoining parcel;

Yes – Comment N/A - No buildings proposed. No, See Attached Fire Safety Plan

B. Your property is located in an exception area or smaller lot residential zone and building(s) are located to accommodate a 30 foot fire fuel break where a full 50 foot fire fuel break cannot be provided for.

Yes – Comment _____ No, See Attached Fire Safety Plan

CONSTRUCTION STANDARDS 10.130/11.130 – Please provide the following information about construction details you will implement to increase the fire resistance of your proposed building(s):

A(1). Fire resistant roofing will be installed to the manufacturers' specifications. Please confirm the type of roofing and that the rating of the roof material by Underwriter's Laboratory Classification system is Class A, B, or its equivalent.

Yes – Comment N/A - No buildings proposed.

A(2). Please verify that all spark arrestors will be installed to cap all chimneys and stove pipes. (The spark arrestors must meet NFPA standards)

Yes – Comment N/A - No buildings proposed.

B(1). Please verify the following for all decks:

Decks will be kept clear of fire wood, flammable building material, dry leaves and needles, and other flammable chemicals.

Yes – Comment N/A - No decks proposed.

Decks less than three feet above ground will be screened with noncombustible corrosion resistant mesh screening material with openings ¼" or less in size.

Yes – Comment N/A - No decks proposed.

When required by standard **10.110(B)(2)/11.110(B)(2)** decks will be built of fire resistant material.

Yes – Comment N/A - No decks proposed.

All flammables will be removed from the area immediately surrounding the structure to be stored 20' from the structure or enclosed in a separate structure during fire season.

Yes – Comment N/A - No structures proposed.

B(2). Please confirm that all openings into and under the exterior of the building including vents and louvers, will be screened with noncombustible corrosion resistant mesh screening material with openings of ¼" or less.

Yes – Comment N/A - No building proposed.

B(3). Please acknowledge that you will limb up all trees overhanging the building to 8' above the ground, as required by fire fuel break requirements, that vegetation will be trimmed back 10 feet away from any chimney or stove pipe, and that trees overhanging the building will be maintained free of all dead material.

Yes – Comment N/A - No building proposed.

B(4). Please verify that the utilities will:

Be kept clear along their route if your private utility service lines are not underground

Yes – Comment N/A - No utilities in area of improvements.

Have a single point of access to the building if service is not provided underground.

Yes – Comment N/A - No building proposed.

Include a clearly marked main power disconnect switch at the pole or off grid power source for all electrical service to new buildings and structures. This has been located on the site plan.

Yes – Comment N/A - No building proposed.

B(5). Please confirm that a stand pipe will be provided 50 feet from the dwelling and any structure served by a plumbed water system. This has been located on the site plan.

Yes – Comment N/A - No building proposed.

ACCESS 10.140/11.140 – Please confirm that access onto and through your property meets the following standards (Note: please show route, width, and alignment of access drives on the site plan):

A(1). New or improved driveways will be built and maintained to all weather design standards. (2-3" of ¾ minus over 6-8" of pitrun base rock OR capable of supporting 75,000 lbs GVW)

Yes – Comment N/A - No new or improved roads necessary. No, See Attached Fire Safety Plan

A(2). Minimum widths – 12' to 16', depending on number and severity of curves – will be maintained.

Yes – Comment N/A No, See Attached Fire Safety Plan

B(1). Corners will meet the minimum curve radius (20' or 48') required for large vehicles.

Yes – Comment N/A No, See Attached Fire Safety Plan

B(2). Average grade or slope will be 10% or less. Short sections, 100' or less, may reach 12%.

Yes – Comment N/A No, See Attached Fire Safety Plan

B(3). Turnouts 40' long by 20' wide will be provided at least every 400'.

Yes – Comment N/A No, See Attached Fire Safety Plan

C(1). Minimum clearance of 13' vertical and 14' horizontal will be maintained for emergency vehicles.

Yes – Comment N/A No, See Attached Fire Safety Plan

C(2). Fire fuel break extending 10' both sides of driveway center line will be maintained.

Yes – Comment N/A No, See Attached Fire Safety Plan

D. Driveways longer than 150' will end with a 95' diameter turnaround (or 120' hammerhead).

Yes – Comment N/A No, See Attached Fire Safety Plan

E. Bridges and culverts will support 75,000 lbs gross vehicle weight.

Yes – Comment N/A No, See Attached Fire Safety Plan

F. Gates will provide minimum clearance width of 14' and will be operable by emergency responders in accordance with access standards.

Yes – Comment Only Fleck has gates (in deer fence) and these can be opened using bolt cutters.

G. Legible signs will be installed to identify parking limitations, fire lanes, on site water source, electrical service shut off, and any necessary posted weight limits. Signs will be maintained in accordance with requirements.

Yes – Comment N/A

H. Roads leading to the property will allow emergency response at a reasonable rate of speed with little risk of damage to equipment or roads themselves;

Yes – Comment All roads leading to the property are public and maintained by Wasco County or The Dalles. No, See Attached Fire Safety Plan

OR..... The following improvements to public and private roads have been determined to be necessary:

All necessary improvements will be made and maintained to ensure basic access to the property.

Yes – Comment N/A No, See Attached Fire Safety Plan

ON-SITE WATER 10.150/11.150 – On site water requirements will be met in the following way:

NOTE: Select either A or B. Previous requirements to install NFPA sprinkler systems have been found to conflict with State Building Codes. N/A - No buildings are being proposed. The orchard will have installed irrigation * systems with water provided by TDID. These systems are available in case of fire.

A. The proposed dwelling is 3,500 SF or smaller and will be located within a fire protection district.

Yes – Comment _____ No, See Attached Fire Safety Plan

B. The proposed dwelling is 3,500 SF or smaller, will be located outside a fire protection district, and will provide at least 4,000 gallons of water on site for fire protection.

Yes – Comment _____ No, See Attached Fire Safety Plan

I/we acknowledge receipt of the full **WC LUDO Chapter 10/NSA LUDO Chapter 11 – Fire Safety Standards** text and illustrations applicable to the land use or building permit request at the time of application. I/we have reviewed and certify that the standards have been reviewed and understood. I/we further certify that all responses to the above questions and improvement designs and locations shown on the site plan are true and accurate, and that all planned future compliance will be achieved within one year and maintained in perpetuity.

[Signature] _____ 10/3/2016
Name, Title Date

[Signature] _____ 10/3/2016
Name, Title Date