

Cascade | Sotheby's

EMERSON LOOP VINEYARD & DEVELOPMENT SITE PORTFOLIO

\$3,799,000 | 160.1 AC

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ON THE COVER

The anything-is-possible dream of the Great American West comes alive in this end-of-the-Oregon-Trail singular land parcel that includes 102 developable acres and a mature vineyard ready for you to express your own grand vision. Build your dream home, develop a winery destination, lease out the vineyard ground, establish an agritourism enterprise; the opportunities are endless. Close to amenities, this secluded setting will feel like you're stepping into another time and place as you experience the understated elegance of a frontier vineyard and its gorgeous expanse of land. Find yourself on top of your own world in a destination location with sweeping panoramic vistas of Mt. Hood and rolling hills of sheer beauty.

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EMERSON LOOP VINEYARD

OWNERS: Scott Elder and Stephanie LaMonica, husband and wife

GOOGLE EARTH: 45.5926411008822, -121.03252211941965

LEGAL PARCEL SIZE: 160.1 acres, Net (less county road easement for Emerson Loop Rd.) is 157.3 acres

EMERSON LOOP VINEYARD: VIDEO

HIGHLIGHTS:

Quintessential world-class vineyard site produces award-winning wines at a fraction of Napa Valley prices. 102 high-quality open-ground acres with water rights can be used for vineyard expansion. Sweeping south, west, and north slopes; deep, well-drained, lime-rich Walla Walla silt loam soil; sunny, warm and dry weather throughout growing season; windy, open site affording very low disease pressure. All combine to produce wines of great character, structure and longevity comparable to preeminent grape-growing regions in Europe. Wasco County has accommodative permitting rules for winery construction/operation, agritourism, and owner/operator and employee home-build allowed; many build sites with exceptional views of Mt. Hood, Mt. Jefferson, Columbia Gorge, Klickitats (WA), and expansive rolling wheat and range lands. Even people who have lived their whole lives in The Dalles are taken aback by the views.

PROPERTY FEATURES:

WATER

The agriculture irrigation well is shared with the adjoining property. However, an easement agreement makes the Emerson Loop Vineyard property the primary beneficiary of the well and water, meaning it gets to meet all its water needs (for domestic, agriculture, winery, and viticulture) prior to the adjoining property's use. This easement agreement transfers with the land.

- Water right has senior position in area for agricultural irrigation
- A 15-year, stable track record.
- Sufficient water for over 150 acres. Irrigation mainlines to entire property
- Irrigation type: Drip
- Irrigation Well Water Testing Results: 920 gpm
- Domestic water well

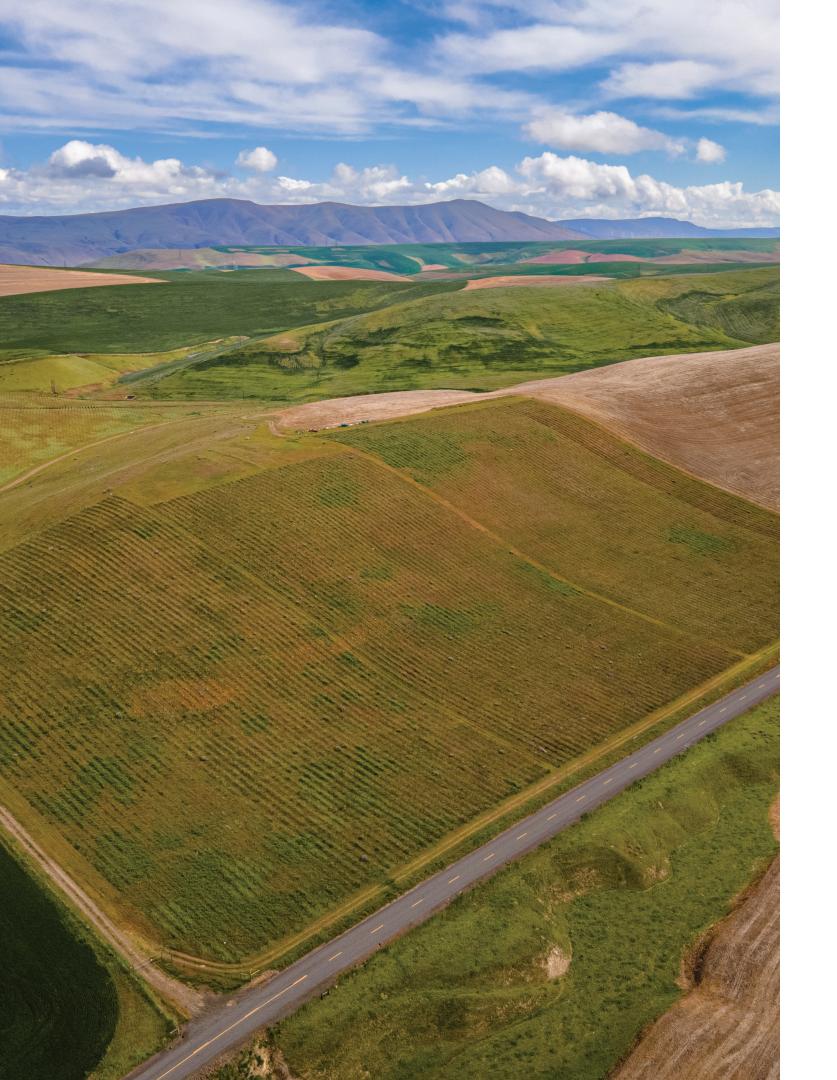
SOIL

- Desirable Walla Walla silt loam soil
- Deep, well-drained sandy/silty loam, some cobble stone in areas, pH 6.8-7.8
- <u>Soil Study</u> provided by Prof. Scott Burns and Group, 2006 Department of Geology, Portland State University, Portland, OR

OTHER

- 3-phase power
- Deer fencing
- Access roads
- Nearly 2/3 mile of frontage on well-paved and maintained Emerson Loop road





EMERSON LOOP VINEYARD

102 HIGH-QUALITY OPEN GROUND ACRES WITH WATER RIGHTS READY FOR DEVELOPMENT

VINEYARDS:

- South side: drip irrigation, single-wire trellis, organically farmed 2020-21, needs pruning, full harvest by 2023
- North side: drip irrigation, no trellis, organically farmed for 10 years, harvest in 2023 with pruning and trellis
- Approximately 2800 growing degree days, similar to Walla Walla, WA and Oakville, CA

SOUTH SLOPE VINEYARD: 21.2 acres, planted in 2006, production since 2008, irrigated, with trellis

NORTH SLOPE VINEYARD: 15 acres, planted in 2007, irrigated, no trellis

VINEYARD EXPANSION: 102.1 acres of available land with water rights for additional vines

VARIETALS:

Sangiovese (Brunello clone) – 2.8 acres
Tempranillo (2 and Duero clones) – 5 acres
Cabernet Sauvignon (4 and 337 clones) – 14.5 acres
Petit Verdot – 0.7 acres
Riesling – 3.6 acres
Pinot Noir (Pommard, 114, Wadenswil clones) – 8 acres
Pinot Blanc - 0.5 acres
Gewürtztraminer – 0.5 acres

BLUEBERRY PARCEL:

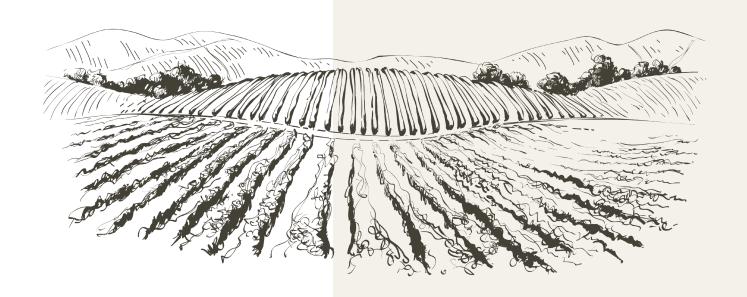
11.8 acres, irrigated EYEBROW:

Ochlockonee, Powder Blue, and Maru (Rabbiteye) Grass and sagebrush - 6.1 acres

EMERSON LOOP VINEYARD GOOGLE EARTH

LIST OF

EMERSON OPPORTUNITIES



- Build your dream home, plenty of home sites on entire property offering 360 degree views, big sky, and privacy
- Airstrip possibility on flat surface at highest elevation of property
- Develop an Agri-tourism site encompassing
 - O Increased vineyard plantings along the south and north slopes and flat-top
 - o Design and build a gravity flow winery
 - o Build wine cave along north slope of hillside
 - o Design and build a tasting room with incredible views between the north and south slope vineyards
 - o Develop a crush facility to service local wineries and Oregon wine brands
 - o Build out-of-view outbuildings in private area by well
 - Design and build an event facility for weddings and corporate events
 - o Build a generational vacation home for family and guests





THE DALLES, OREGON

If you've never pulled off the highway and explored The Dalles, you've been missing a lot – a perfectly preserved downtown, incredible vistas from Sorosis Park, a fantastic outdoor playground and superfriendly, small-town folk. Located along the shores of the Columbia River and near the Deschutes River, The Dalles is the eastern gateway to the Columbia Gorge National Scenic Area and near the Mt. Hood National Forest. The Dalles is uniquely situated in the rain shadow of Mt. Hood, and while it's raining in Portland, you can be outside hiking, biking, kayaking, hunting, fly fishing, skiing, windsurfing, or whitewater rafting under clear blue skies. The town itself, close to the bounty of agriculture, lends to the local cuisine with incredibly fresh food, wine, and beer. With attractions for wine lovers and outdoor enthusiasts alike, consider The Dalles as a home base for everything Oregon.

DEMOGRAPHICS

Top Employers

Mid Columbia Medical Center School District #21 Oregon Cherry Growers Oregon Corps of Engineers Google

Income and Employment

Median Household Income: \$50,678 Median Individual Income: \$27,558

Unemployment Rate: 2.7%

Education

Masters Degree or Higher: 7% Bachelors Degree: 13%

Some College: 38%

CLIMATE AVERAGES

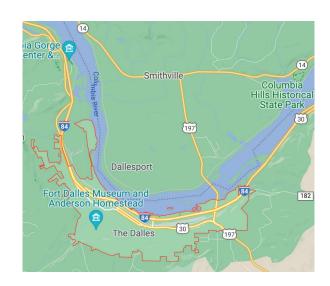
18 inches of rain per year 14 inches of snow per year 177 sunny days per year

POPULATION

14,625

PRINCIPAL ECONOMIC ACTIVITIES

Agriculture, tourism, health care government, and retail services







LINKS PAGE

Enjoy the following list of clickable and/or scannable links with activities that can be enjoyed in the region.

The Columbia Gorge Orchestra



The World's Best Wind Surfing



Where to Ski on Mt. Hood



Cruising



Fly Fishing



Columbia Gorge Events



Columbia River Gorge Wind Surfing



The Dalles



SELLER'S PROPERTY IMPROVEMENTS

SOUTH SLOPE VINEYARD | 21.2 ACRES, PLANTED IN 2006, PRODUCTION SINCE 2008, IRRIGATED WITH TRELLIS

Sangiovese (Brunello clone) - 2.8 acres

Tempranillo (2 and Duero clones) - 5 acres

Cabernet Sauvignon (4 and 337 clones) - 11.5 acres

Petit Verdot - 0.7 acres

Riesling - 0.6 acres

NORTH SLOPE VINEYARD: 15 ACRES, PLANTED IN 2007, IRRIGATED, NO TRELLIS

Pinot Noir (Pommard, 114, Wadenswil clones) - 8 acres

Cabernet Sauvignon (4 clone) - 3 acres

Riesling - 3 acres

Gewürztraminer - 0.5 acres

Pinot Blanc - 0.5 acres

BLUEBERRY PARCEL

11.8 acres, irrigated

Ochlockonee, Powder Blue, and Maru (Rabbiteye) varietals

Lease for blueberries was terminated in 2020

Farmed organically for 10+ years





BLUEBERRY PARCEL



NORTH SLOPE VINEYARD

SELLER'S PROPERTY IMPROVEMENTS

Drilling and development of irrigation well and system to service entire property

Installation of mainline pipe for irrigation of complete acreage

Installation of 3-phase electricity to power the irrigation system, and for other farming, winery, and domestic uses

Installation of New Zealand style perimeter fence around perimeter of subject, and neighboring property

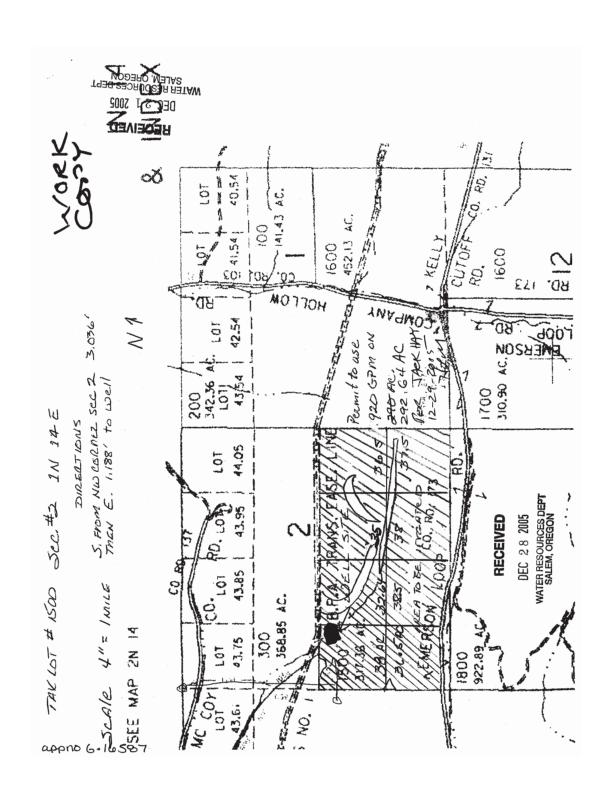
Development of gravel roads serving essential areas of the property for farming and domestic access

Development and planting of approximately 37.35 acres of drip irrigated vineyard

Planting of approximately 12 acres of drip irrigated blueberries

Update to domestic well





STATE OF OREGON

COUNTY OF WASCO

PERMIT TO APPROPRIATE THE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO

JACK HAY

4455 EMERSON LOOP RD

541-296-2448

THE DALLES, OR 97058

The specific limits and conditions of the use are listed below.

APPLICATION FILE NUMBER: G-16587

SOURCE OF WATER: A WELL (L06453) IN EIGHTMILE CREEK BASIN

PURPOSE OR USE: IRRIGATION USE ON 292.64 ACRES

MAXIMUM RATE: 2.05 CUBIC FEET PER SECOND

PERIOD OF USE: APRIL 1 THROUGH OCTOBER 31

DATE OF PRIORITY: DECEMBER 28, 2005

WELL LOCATION: NW % SW %, SECTION 2, T1N, R14E, W.M.; 3036 FEET SOUTH & 1188 FEET EAST FROM NW CORNER, SECTION 2

The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second and 3.0 acre-feet for each acre irrigated during the irrigation season of each year.

THE PLACE OF USE IS LOCATED AS FOLLOWS:

NE % SW % 32.64 ACRES

NW 1/4 SW 1/4 38.0 ACRES

SW % SW % 36.5 ACRES

SE % SW % 38.5 ACRES NE % SE % 36.5 ACRES

NW 1/4 SE 1/4 35.0 ACRES SW 1/4 SE 1/4 38.0 ACRES

SE 1/4 SE 1/4 37.5 ACRES

SECTION 2

TOWNSHIP 1 NORTH, RANGE 14 EAST, W.M.

Application G-16587 Water Resources Department PERMIT G-16121

COLUMBIA VALLEY AVA

Designated in 1984, the Columbia Valley AVA lies in the eastern shadow of the Cascade Mountains. The low, desert setting offers an arid and semi-arid climate, combined with ready access to water from a broad network of rivers, tributaries, and aquafers. Warm, dry temperatures combined with precisely-controlled irrigation has helped the region build a reputation for premium wines and consistent harvests and wines from vintage to vintage.

The soils are a byproduct of great floods and are comprised of sand and silt overlying a bed of basalt left behind by lava flows of the past – a combination that leads to distinctive minerality, gently sloping hills, and quality drainage – all ideal conditions for producing world-class wines.



Comprising over 11 million acres and a variety of climates, the Columbia Valley AVA offers an impressive diversity of varietals and contains a number of sub-regions known for their distinctive growing conditions.

The Emerson Loop Vineyard is in the Columbia Valley AVA, near its western edge. It's also just east of the Columbia Gorge AVA, a region famous for diverse growing conditions over its 40-miles along the Columbia River, and for producing quality grapes ranging from albariño to zinfandel. The Emerson Loop Vineyard sits at the confluence of the west versus east of the Cascades terroirs, with soil and climate more similar to eastern Columbia Valley AVA, but generally not as arid or as cold in the winter. This uniquely situated property offers a breadth of varietal options that straddle these two distinct AVAs. The mature vineyard already has ten varietals on 36.2 acres with over 102 acres of prime, untapped land for vineyard expansion.

NOTABLE AREA VINEYARDS & WINERIES

COLUMBIA VALLEY

Quilceda Creek Cayuse

Leonetti Cellars Doubleback

Col Solare Betz

Long Shadows Gramercy Cellars

Woodward Canyon Winery Dunham Cellars



COLUMBIA GORGE

Celilo Vineyard

Analemma

Major Creek Cellars

Marchesi Vineyards

Maryhill Winery

Syncline Wine Cellars

Alma Terra Wines

Cor Cellars

Domaine Pouillon

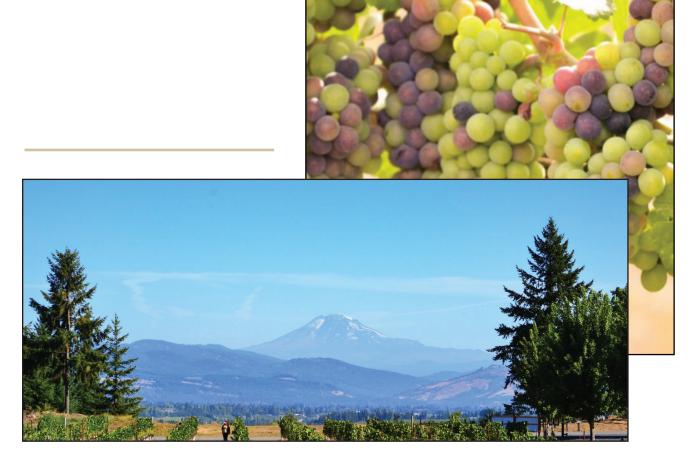
Stave and Stone Winery

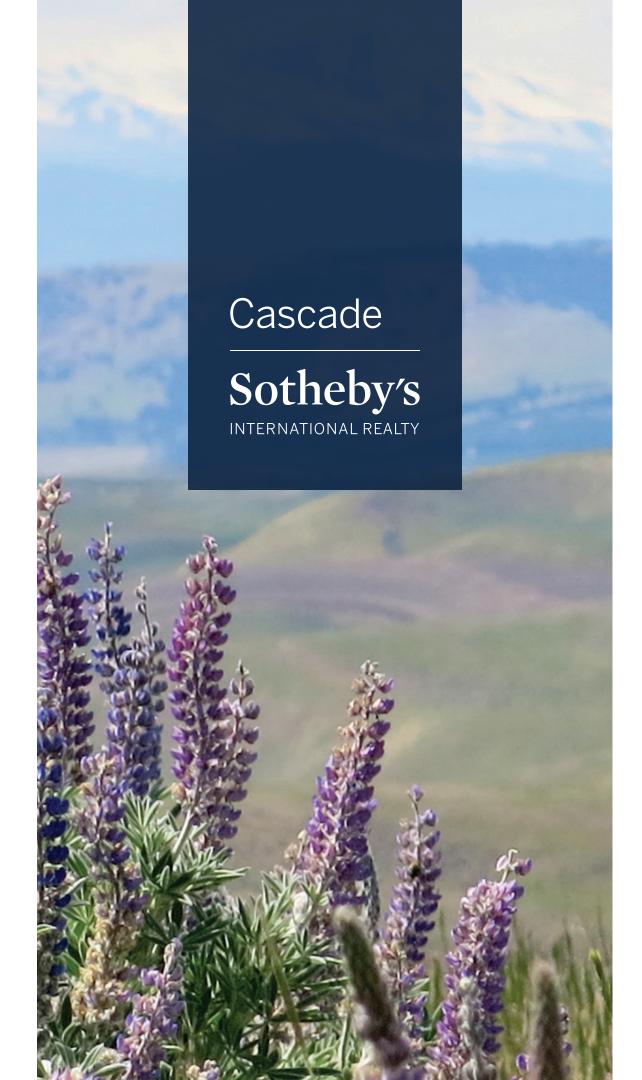
Phelps Creek Vineyards and Winery

Viento Wines

Wy 'East Vineyards

Cascade Cliffs Winery





Scott Elder & Stephanie LaMonica's Story

We take great pleasure in discovering, and bringing to life, all the things that make a piece of land unique, emphasizing its signature attributes and aesthetic, not simply its features. We take pride in applying our considerable experience, and global connections, to unite these special places with those who will cherish them as we do.

Anyone with money and ideas (or their consultant with ideas) can do anything they want to try to change or improve a site to grow wine grapes - varietal choice, clones, pruning method, trellis type, country club appearances, cluster thinning, harvest timing, etc. Many things are tried in hopes to create something special. But there is one basic thing, the most important thing for wine, that no amount of money can really change: the terroir of a place. The only way to get that unique terroir -- soil, slope, aspect, wind, sun, cool nights, etc. -- is to be lucky enough to find it and then have the rare opportunity to own it. The Emerson Loop Vineyard is that opportunity. The one other thing about the Emerson Loop Vineyard is its beauty, but the beauty is really just the summation of the terroir seen through the eyes of the beholder and all those drinking your wine. This is not just land being sold. It's a unique, exceptional terroir awaiting its next expression.

The story of you and your vineyard

What is its history?

"Who designed your vineyard layout?"

We enlisted the expertise of Leroy Rasmussen to aid in the design and installation of the vineyard. Leroy had over 50 years of experience establishing vineyards, mostly in California, when we enticed him into our project in 2005. Originally from South Dakota, he had arrived in California in the 1950s with his young family following the Korean War, and quickly was drawn into grapes and vineyards. He told us he learned from some of California's most prolific wine names: Ernest and Julio Gallo, Andre Tschelistcheff, "Bob" Mondavi. At one time, Leroy planted 1000 acres a summer in Sonoma County, three summers in a row, and brokered his grapes from an office in San Francisco's Transamerica Building. Leroy met a very young Marvin Shanken - pre-Wine Spectator - and taught him how to pronounce the word "malolactic." Striking up a partnership, Marvin went on to help Leroy's vineyard expansion with a group of investors. Leroy left California when his speculation on the next big grape (merlot) depleted him economically. In Oregon, Leroy and his partner soon established another vineyard, and successfully petitioned it as the Red Hills Douglas County AVA. Leroy meticulously staked out the vineyard to maximize the site's near-perfect growing conditions and geography for the wines Scott wanted to make. We met Leroy in Roseburg, OR, while on our honeymoon, on a search for limestone. Leroy stayed on as our Vineyard Consultant for two years.

"Can you outline the history of your vineyard?"

In late 2003 and after much research on the great wine regions of Europe, Scott began the search for bare vineyard ground in Oregon to grow warm-weather varietals, primarily cabernet sauvignon, but also tempranillo and the Brunello clone of sangiovese. He was adamant about land that was well-drained, with limestone-based-soils, like the vast majority of the great vineyard regions of Europe. However, after much fact-finding, he found there's no limestone soil in Oregon in suitable areas to grow grapes. Then he started searching for areas with optimal temperature/growing degree days, and with low risk for frost/freeze. In early 2005 Scott located to an area around The Dalles with growing season temperatures similar to Ribera del Duero (Spain), Walla Walla, and Oakville, and the wind of Le Mistral in Côtes du Rhône. He was most interested in the open hilly wheat land east of The Dalles because much of it was Walla Walla sit loam. Scott contacted many farmers in that area, and only one was interested in talking. None of the land Scott indentified was even on the market. We both were stunned by the raw beauty of the area. The 160 acres we wanted had south, west, and north slopes, and a broad sloping hilltop with expansive views for building. And essential for the fine wines we had envisioned, the soil was welldrained and limey, with pH in the 7s. We immediately started purchase discussions, with the contingency of finding adequate irrigation water. We drilled a well and it was a big source. We bought the land and started planning.

"How would you describe the agricultural features of the land?"

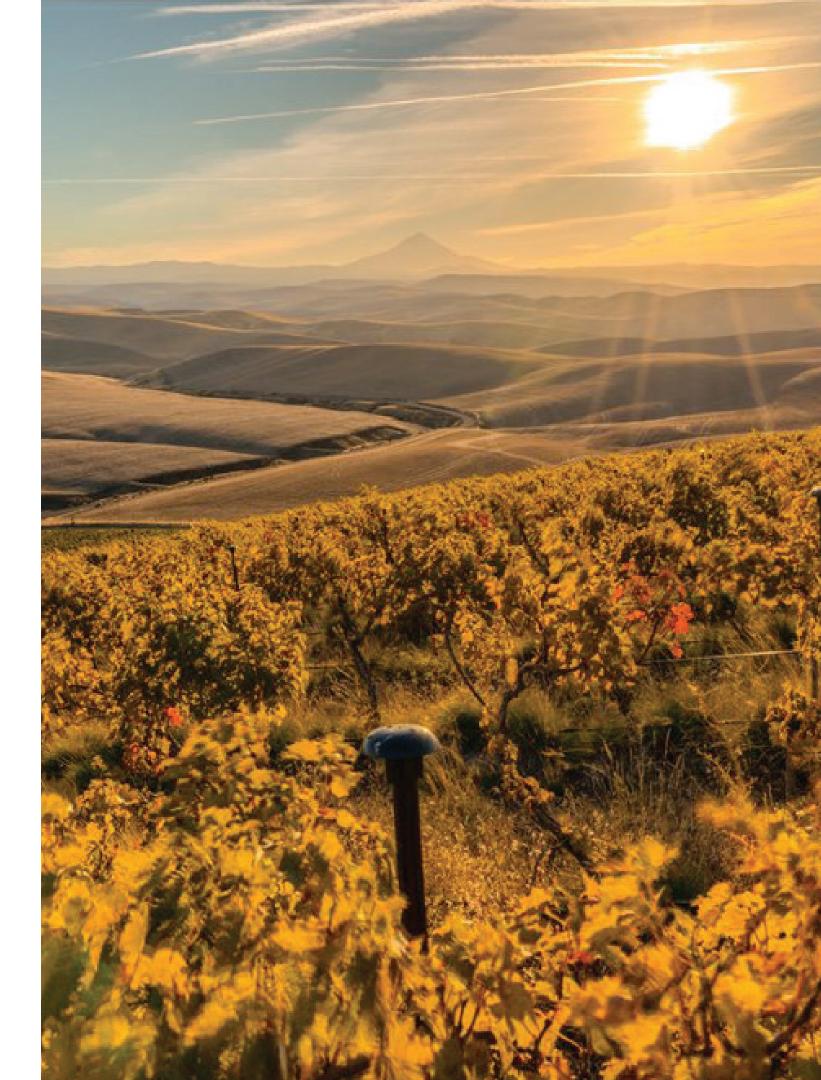
A very unique hillside property: a mile-long hill running east-west, with half of it steeply sloping to the south, the other half facing the north, and a gently sloping hilltop with many spectacular build sites, and room for an airstrip. Hilltop elevation ranges from 950-1120 feet, and bottom 775-1040 feet. Naturally low vigor, deep Walla Walla silt loam soil with pH in the 7s. Irrigation and nutrients are the two knobs to adjust vine growth. Breezy to windy throughout the growing season that provides for very low disease pressure, and continues to more concentrated fruit flavors by thickening the grape's skin. Lots of sunny, warm/hot days, and rain is rare, throughout growing season. 151 of the 157 acres can be irrigated and all are top-quality vineyard acres. 102 acres are open for new vineyard development.

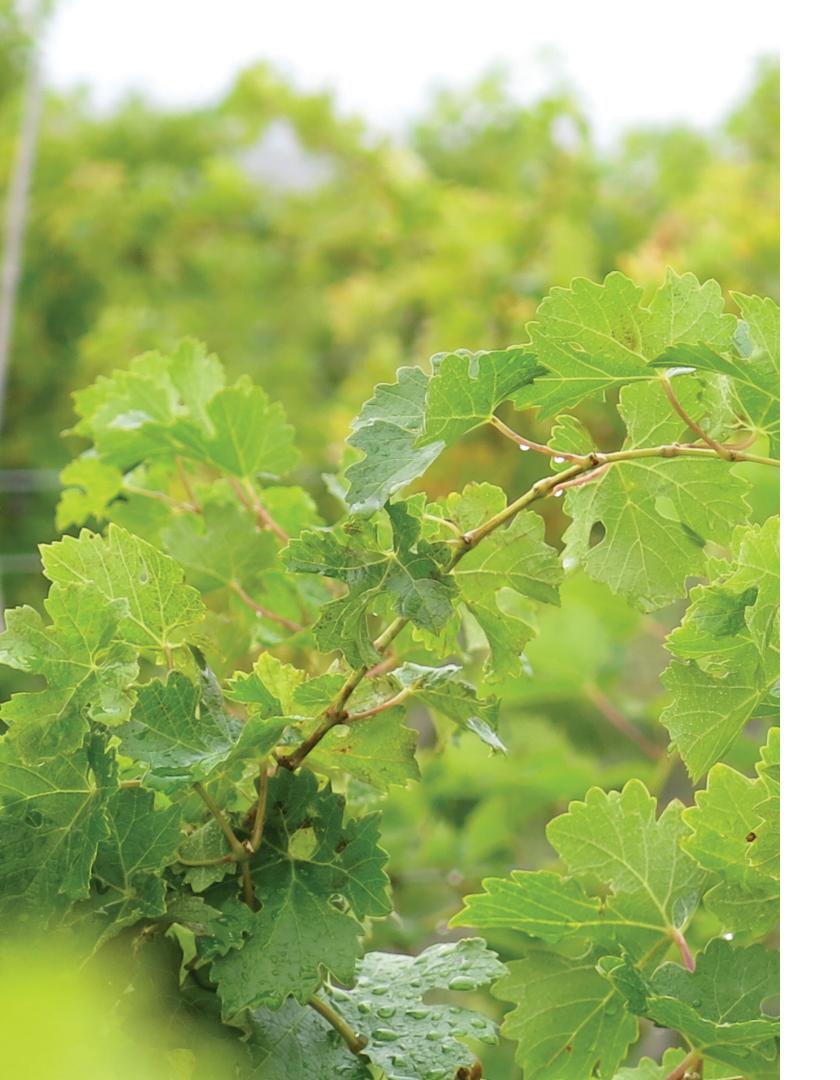
"Why did you choose this particular piece of land?"

We wanted to grow wines with great character. Distinct wines like those Scott had envisioned from his time spent in France years earlier, under tutelage of a noted French Wine merchant. This property had all the requirements we sought: soil type/character; growing season climate; windy; hillside; local established agriculture labor force; beauty; 10-minute drive to The Dalles, 25 minutes to Hood River, 1.5 hours to PDX/Portland.

"Why did you choose these varietals?

The varietals match the site growing characteristics, and the site produces wines of great character, structure, and longevity like the finer wines of Europe that the varietals represent; we like to drink those wines, and so do others.





"What will you remember?"

The seasonal cycles of nature and farming. The big, wide-open blue sky. The intense darkness of night, where the milky way drips overhead. The cheery calls of the Western meadowlark across the vineyard. The sweet scent of the earth on a warm summer evening. The spread and beauty of the native lupine as it returned to claim its home.

"What part of the land has the best view?"

The hilltop has a mile-long broad crest with 10-75 mile views in all directions.

"What is the most beautiful part of your vineyard?"

The views at dusk, especially when Mt. Hood is bathed in a gentle pink hue, and the shadows drape long and sinuous across the golden landscape.

"What varietal is your favorite?"

Cabernet sauvignon. Cab has always been the king of wines for me, as for many. The site produces tiny, thick skinned berries and loose clusters.

"What little details do you treasure?"

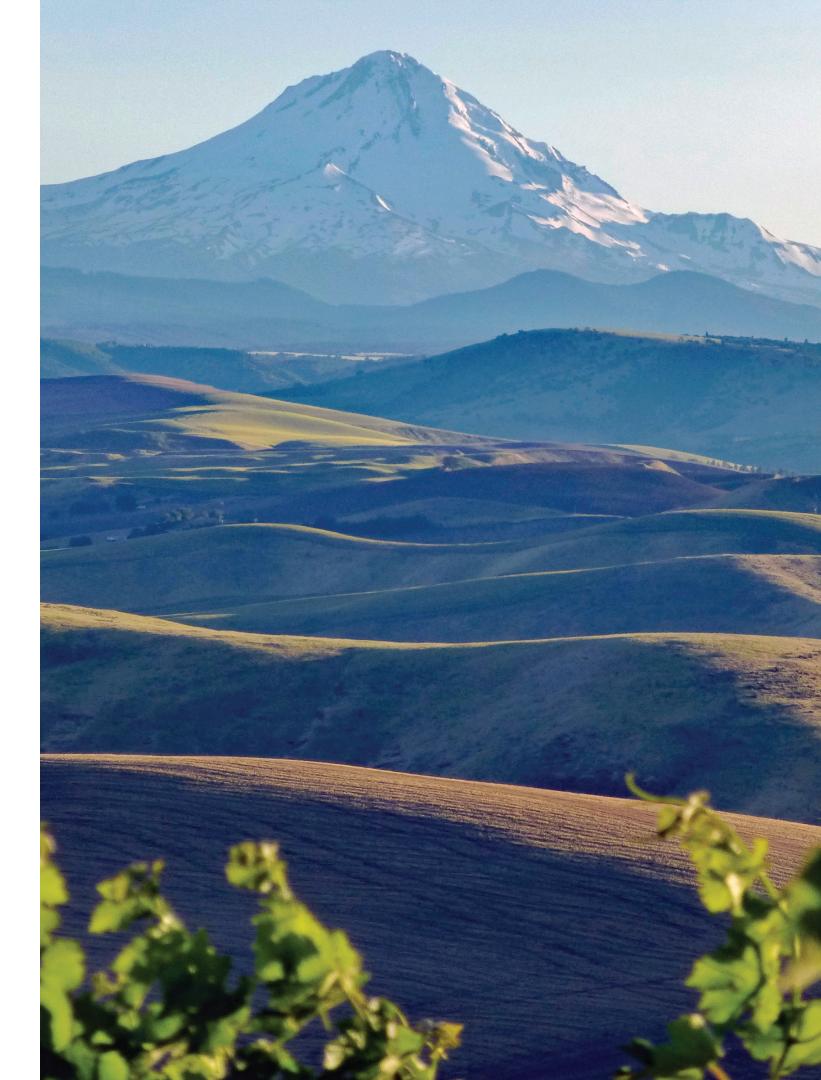
The "on top of the world" feel when looking out from the hill. The stillness of it all.

"If the land could talk, what would it say?"

"Don't do too much to me, let my natural character and beauty do the rest."

"Why is this a good place to grow?"

The grapes and wine you will produce will be like no other. The site has produced wines of great complexity and flavor year in and year out. The varietal specificity is evident in the wines that have been made from this vineyard. These wines have recieved many accolades: they took center stage at a dinner at The James Beard House in New York, were praised by one of America's most noted wine experts, Joel Butler MW, and took silver at the prestigious San Francisco Chronicle Wine Competition. If you want to grow your wine in the vineyard, the potential for coveted, fine wines is all right at your finger tips.



WASCO COUNTY

COUNTY RECORDS & MAPS



GOOGLE EARTH MAP



GIS MAP



511 Washington St, Suite 208 The Dalles, OR 97058 541-506-2540

WASCO TITLE INC. 212 E 4th Street The Dalles, OR 97058

<- Back to Assessment and Taxation

Help

Home Logoff Login

NO SITUS ADDRESS, NO SITUS CITY, OR 00000

<u>Property Search</u> > <u>Search Results</u> > Property Summary

Property Account Summary

8863 Property Address

7/27/2021

General Information	
Alternate Property #	01N14 E00 01500 00
Property Description	SECTION 0 TOWNSHIP 1N RANGE 14E QUARTER PRCL 1500MapTax Lot: 01N14 E00 01500 00
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	141
Remarks	

Tax Rate

Account Number

Description	Rate				
Total Rate	12.9733				

Property Characteristics

Potential Additional Tax		
Property Class Category	551: EFU IMPR or FARM EFU IMPR	
Neighborhood	212: AA2/VA12 RURAL REMOTE	
Change property ratio	4XX Rural Tract, Farm & Forest	
Acreage	157.330	
Year Built	1918	

Related Properties

No Related Properties Found

Property Values

Value Type	Tax Year 2020	Tax Year 2019	Tax Year 2018		
Assessed Value Regular (AVR)	\$309,936	\$309,650	\$300,672		
	\$309,930	\$309,030	\$300,072	\$291,902	\$263,300
Total Exemption Amount Regular (EAR)					
Taxable Value Regular (TVR)	\$309,936	\$309,650	\$300,672	\$291,962	\$283,500
MKLND + SAMKL (MKLTL)	\$1,084,660	\$1,084,900	\$1,034,420	\$976,410	\$1,094,630
MKIMP + SAMKI (MKITL)	\$17,460	\$14,160	\$12,300	\$11,380	\$16,470
Real MKT Total (MKTTL)	\$1,102,120	\$1,099,060	\$1,046,720	\$987,790	\$1,111,100

Market Land (MKLND)					
Display Only (M5SAV)	\$732,160	\$732,160	\$693,310	\$649,690	\$725,230
Market Improvement(MKIMP)	\$17,460	\$14,160	\$12,300	\$11,380	\$16,470
SA Por Only-Exc Val Not Incl (SAVL)	\$300,110	\$300,110	\$291,410	\$282,970	\$274,770
Market Portion BMAV + EAV (MAVMK)	\$9,826	\$9,540	\$9,262	\$8,992	\$8,730
Exception Base Value NEWCN+OEV (EBV)					
Exception Assessed Value (EAV)					

Active Exemptions

No Exemptions Found

Events

ſ				
ı	Effective Date	Entry Date-Time	Туре	Remarks
ı	No Events Found			

Tax Balance
No charges are currently due. If you believe this is incorrect, please contact the Wasco County Tax Office at 541-506-2540.

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): 2020

Receipts

Date	Receipt No.	Charged	Amount Due	Tendered	Change
11/12/2020 14:45:00	487644	\$4,020.89	\$4,020.89	\$4,020.89	\$0.00
05/18/2020 08:19:00	478000	\$1,327.86	\$1,327.86	\$1,327.86	\$0.00
02/18/2020 10:17:00	476775	\$1,327.86	\$2,655.72	\$1,327.86	\$0.00
11/19/2019 00:00:00	474681	\$1,327.87	\$3,983.59	\$1,327.87	\$0.00
05/16/2019 13:33:00	461130	\$1,117.42	\$1,117.42	\$1,117.42	\$0.00
02/19/2019 09:08:00	459806	\$1,117.42	\$2,234.84	\$1,117.42	\$0.00
11/16/2018 00:00:00	456013	\$1,117.41	\$3,352.25	\$1,117.41	\$0.00
05/16/2018 13:03:00	444516	\$1,258.71	\$1,258.71	\$1,258.71	\$0.00
02/15/2018 14:03:00	443189	\$1,258.71	\$2,517.42	\$1,258.71	\$0.00
11/17/2017 00:00:00	440455	\$1,258.70	\$3,776.12	\$1,258.70	\$0.00
11/16/2016 00:00:00	422640	\$3,831.62	\$3,831.62	\$3,716.67	\$0.00
05/16/2016 15:11:00	411102	\$1,295.07	\$1,295.07	\$1,295.07	\$0.00
02/16/2016 13:31:00	409491	\$1,295.07	\$2,590.14	\$1,295.07	\$0.00

Sales History

Transfer Date	Receipt Date	Recording Number		Excise Number	Deed Type		Other Parcels
03/21/2008		000028486	\$0.00	2008001194	WD	S	No
02/25/2006		000027238	\$140,000.00	2006001403	MA	S	No
12/23/2004		000025353	\$0.00	0000000000	WD	M	No

Property Details

ı	Living Area Sq Ft M	lanf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths	l
I									l

Printable Version

Developed by Aumentum Technologies.

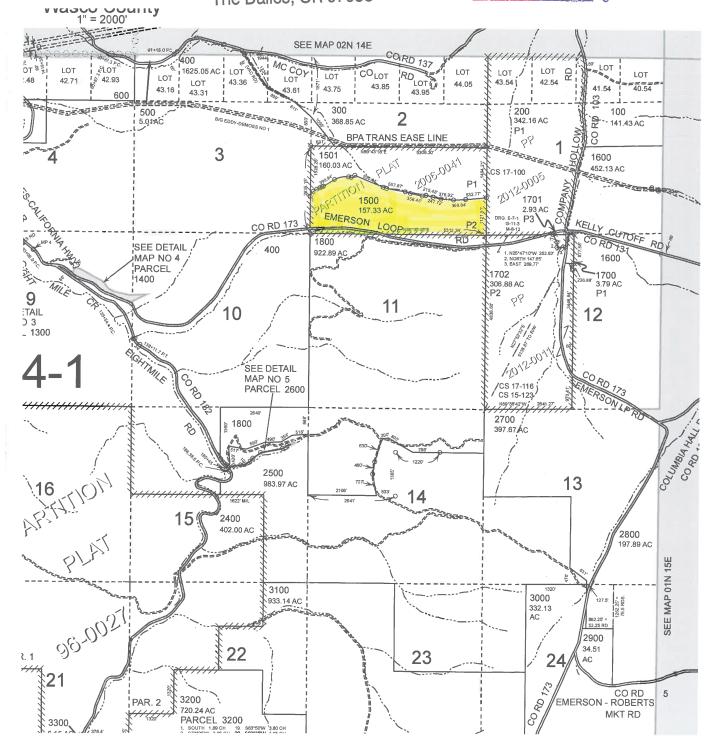
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Version 4.0.2.7

WASCO TITLE INC. 212 E 4th Street The Dalles, OR 97058

This map is made solely for the purpose of assisting in locating said premises and the Company assumes no liability for variations, if any, in directions and location ascertained by actual survey. WASCO TITLE, INC.

Order#___CUSTUME. Seader



Until a change is requested, all tax statements shall be sent to: Scott/Elder and Stephanie/LaMonica 8727 N. Druid Avenue Portland, OR 97203

After recording return to: Bradley V. Timmons, PC PO Box 2350 The Dalles, OR 97058

Consideration: \$140,000.00

Wasco County Official Records 2008-001194
DEED-D
Cnt=1 Stn=1 WASCO COUNTY
\$15.00 \$11.00 \$10.00 \$15.00 \$51.00

313.00 \$11.00 \$10.00

I, Karen LeBreton Coats, County Clerk for Wasco County, Oregon, certify that the Instrument identified herein was recorded in the Clerk records.

WARRANTY DEED

Jack J. Hay and Sara E. Hay, aka Sally Hay, Grantors, convey and warrant to Scott H. Elder and Stephanie/LaMonica, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

Parcel 2 of Partition Plat No. 2006-41 recorded under Microfilm No. 2006004928, Records of Wasco County, Oregon, being a portion of Section 2, Township 1 North, Range 14 East of the Willamette Meridian, County of Wasco and State of Oregon.

Subject to and excepting the following:

- 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, claim s or title to water.
- 4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or other facts, which a correct survey would disclose.

Warranty Deed - Page 1 of 3

AMERITITLE 153

- 5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.
- 6. Unpatented mining claims whether or not shown by the public record.
- 7. Existing rights of way for roads, highways, irrigation ditches, canals and pole lines.
- 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.
- An Easement created by instrument, subject to the terms and provisions thereof;

Recorded

:April 26, 2006

Microfilm No.

:2006002369 (Records of Wasco County, Oregon)

In Favor of

:Wasco Electric Cooperative, Inc., a cooperative

corporation

Purpose

:Electric transmission and distribution line together

with necessary appurtenances

10. Terms, Covenants, Conditions, Restrictions and Easements as contained in:

Partition Plat No.

:2006-41

Recorded

:August 24, 2006

Microfilm No.

:2006004928 (Records of Wasco County, Oregon)

Grantors release and quitclaim to Grantees all rights to lease the above described real property pursuant to unrecorded Sale Agreement dated February 19, 2006.

The true consideration for this conveyance stated in terms of dollars is \$140,000; however, the actual consideration consists of or includes other property or value given or promised which is the whole 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. 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.

DATED: March 21, 2008.

Jack J. Ha

Sara E. Hay, aka Sally Hay

STATE OF OREGON

) ss.

County of Wasco

)

March 21, 2008.

Personally appeared the above named Jack J. Hay and Sara E. Hay, aka Sally Hay, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: R. Condor



Notary Public for Oregon

STATE OF OREGON

WASC 51428

AMENDED WELL LOG WASC 5/428 WELL LD. # L 06453

WATER SUPPLY WELL REPORT	WELL I.D. # L 06453			
(as required by ORS 537.765)	START CARD # <u>W173746</u>			
Instructions for completing this report are on the last page of this form.	START CARD#			
(1) LAND OWNER Well Number 1	(9) LOCATION OF WELL (legal description) County WASCO			
Address 4455 EMERSON LOOP RD	County WASCO Tax Lot 1500 Lot			
City THE DALLES State OR Zip 97058	Township 1 N Range 14 E WM Section 2 NW 1/4 SW 1/4			
(2) TYPE OF WORK				
(3) DRILL METHOD Rotary Air	Street Address of Well (or nearest address) EMERSON LOOP RD & MCCOY RD THE DALLES OR 97058			
(4) PROPOSED USE □ Domestic □ Community □ Industrial ☑ Irrigation □ Thermal □ Injection □ Livestock □ Other	(10) STATIC WATER LEVEL 105			
	Artesian pressure lb. per square inch Date			
(5) BORE HOLE CONSTRUCTION Special Construction: Yes No Depth of Completed Well 320 ft. Explosives used: Yes No Type Amount	(11) WATER BEARING ZONES Depth at which water was first found 183			
BORE HOLE SEAL Diameter From To Material From To Sacks or Pounds 16" 0 19 BE 0 19 22 SACKS	From To Estimated Flow Rate SWL 183 286 900 105			
12" 19 215 10" 215 320				
10 210 020				
How was seal placed: Method ABBZCDDE	(12) WELL LOG Ground Elevation			
Backfill placed fromft. toft. Material				
Graves placed from 11. to 11. Size of graves	TOPSOIL 0 3 GRAVEL CEMENTED 3 72			
(6) CASING/LINER Diameter From To Gauge Steel Plastic Welded Threaded	CANDETONE COARCE 72			
Casing: 12" 0 19 .250	GRAVEL, CEMENTED 95 173			
	GRAVEL W/WHITE CLAY 173 183			
Liner: 10" 0 217 .250 Q	BROWN BASALT, MED HARD 205 224 105			
Liner: 10" 0 217 250	RIVERGRAVEL, CEMENTED 224 286 105			
8" 205 320 .250	BROWN BASALT W/YELLOW 286 312 105 CLAY 286 312 105			
Drive Shoe used 🗾 Inside 🔲 Outside 🔲 None	CLAY 286 312 105 GRAY BASALT, MED HARD 312 320 105			
Final location of shoe(s) 19"				
(7) PERFORATIONS/SCREENS				
Perforations Method HOLTE & SAW				
Screens Type Material _STL&PVC	Date Started 11-16-05 Completed 11-30-05			
From To Slot Number Diameter Tele/pipe Casing Liner Size size	(unbonded) Water Well Constructor Certification			
180 210 2X10 30 10" \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	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			
260 320 1/ZX8 60 6°	construction standards. Materials used and information reported above are true to			
260 320 1/2X8 60 6°	the best of my knowledge and belief.			
	WWC Number 1256 / Date 12-02-05			
(8) WELL TESTS: Minimum testing time is 1 hour ☐ Pump ☐ Bailer ☑ Air ☐ Flowing Artesian	Signed Mosel More K			
Yield gal/min Drawdown Drill stem at Time	(bonded) Water Well Constructor Certification			
920 100 310 2 HR	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			
Temperature of water 65 Depth Artesian Flow Found	and belief.			
Was a water analysis done? Yes By whom Did any starts contain water not quitable for intended use?	WWC Number 731 Date 12-02-05			
Did any strata contain water not suitable for intended use? Too little Salty Muddy Odor Colored Other				
Depth of strate:	Signed Gravles of Moore			
RECEIVED				

original – water resources department $APR \ \ 2 \ () \ \ \ 2006$

FIRST COPY - CONSTRUCTOR

SECOND COPY - CUSTOMER 06/16/2004

WASC 51428 **WASC 51428**

STATE OF OREGON WATER SUPPLY WELL REPORT (as required by ORS 537.765)

Name JACK HAY
Address 4455 EMERSON LOOP RD

Community
Injection

To

320

Depth of Completed Well 320 f Explosives used: Yes No Type BORE HOLE From

(1) LAND OWNER

City THE DALLES

Other

☐ Thermal

☐ Other Backfill placed from

Gravel placed from

Casing: 12"

Liner: 10"

(6) CASING/LINER

Final location of shoe(s) _

☐ Screens

Pump

Depth of strata:

Yield gal/min

Temperature of water 65

From

180

(2) TYPE OF WORK

(4) PROPOSED USE

Domestic Com

215

How was seal placed: Method

Diameter From

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

State OR

☐ Industrial

(5) BORE HOLE CONSTRUCTION Special Construction: Yes 💆 No

Material

ft.

ft.

Method HOLTE

Type

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

☑ Pump ☐ Bailer ☐ Air ☐ Flowing Artesian

BE

ft. to

ft. to

To

19

217

Drive Shoe used 🗹 Inside 🗌 Outside 🔲 None

Slot

2X10

Bailer Drawdown

Was a water analysis done? Yes By whom _ Did any strata contain water not suitable for intended use?

Salty Muddy Odor Colored Other

(7) PERFORATIONS/SCREENS

To

210

Livestock Other

New Well ☐ Deepening ☐ Alteration (repair/recondition) ☐ Abandonment ☐ Conversion

(3) DRILL METHOD

☑ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger ☐ Cable Mud

Well Number 1

Zip 97058

Irrigation

To

19

□A □B ZC □D □E

Size of gravel

Material .

Number Diameter Tele/pipe Casing Liner

Drill stem at

Sacks or Pounds 22 SACKS

Material STEEL

Time 2 HR

☐ Too little

	START CARI	# <u>W17374</u>	6	
(9) LOCATION County WASCO	OF WELL (legal	description)	
Tax Lot 1500		Lot		
Township 1	N I	Range 14	Е	WM
Section 2		1/-		1/4
Lat° Long°				rees or decimal) rees or decimal)
Street Address of W RD THE DALLES	ell (or nearest addres OR 97058	s) EMERSO	N LOOP RE	& MCCOY
(10) STATIC WA	ATER LEVEL ft. below land surfa	ce. Da	te <u>11-30-05</u>	
	ft. below land surfa	ce. Da	te	
Artesian pressure	lb. per squ		te	
	ARING ZONES or was first found 18	13		
From 183	To 286	Estimated 900	Flow Rate	SWL 105
		1		
	-	+		
		 		
(12) WELL LOC	Groun	nd Elevation _		
	erial	From	To	SWL
TOPSOIL		-	3	ļ
GRAVEL, CEME	NTED	3	72	-
SANDSTONE, C		72	95	
GRAVEL, CEME		95	173 183	
GRAVEL W/WHI RIVERGRAVEL,		173 183	205	
CEMENTED, W.		183	205	
			286	105
BROWN BASAL		286	312	105
CLAY		286	312	105
GRAY BASALT,	MED HARD	312	SEPTION	+10
		- DF	0 0 4 7	hor
		UE!	$\frac{121}{4}$	JU5
		WATER R	COUDO	TO DEDT
l		NATEUU	ESCURC	#2 DEST
Date Started 11-16	5-05 C	ompletes A4	30405JHE	NOR
I certify that the abandonment of this	Well Constructor (work I performed or s well is in complian- rds. Materials used a vledge and belief.	n the construc ce with Orego	n water suppl	ly well
WWC Number 12		Date <u>12</u> -	02-05	
Signed	I Mor	L VL		
I accept respons abandonment work above. All work pe supply well constru and belief.	fell Constructor Cerbibility for the constru performed on this warformed during this to ction standards. This	uction, deeper ell during the time is in com s report is true	construction of pliance with 6 to the best of	dates reported Oregon water
WWC Number <u>73</u>	1	Date <u>12</u> -	02-05	

WELL I.D. # L 06453

-						
	ORIGINAL - W	ATED DE	COLIDATE	DEDADT	'A ATE	AT'I
	ORIGINAL - W	ALCK KE	OUNCES	DEFARI	IATE	14.1

YOUR BROKERS

PRESENTED BY



JENNIFER NASH

Licensed Broker 503.387.1238 Jennifer@NashRealtyNW.com Jennifer.Nash@CacadeSothebysRealty.com

Oregon Wine Country's expert Real Estate Broker, specializing in luxury real estate, land and vineyard properties. Partnered with Sotheby's International Realty and also a member of their Farm, Ranch and Vineyard Sales Division. Jennifer also lives and works in the heart of wine country, which she believes is truly the most beautiful part of the Pacific Northwest. With deep market knowledge and a passion for real estate and marketing, Jennifer's top priority is to create value for her clients while helping them reach their real estate goals. Whether it's helping sellers or investors achieve favorable market value for their home or investment property or searching persistently with buyers for their dream home. Her commitment to clients is shown through a clear understanding of effective communication, attention to detail, and savvy negotiating skills. With a Business Degree in Marketing from Portland State University, Jennifer maintains a powerful edge on innovative marketing strategies to maximize property exposure, transaction management, and communication that keep sales moving forward. Jennifer is committed to meeting her clients' real estate goals with integrity, professionalism and keeping her clients' interests her top priority.



ISABELLE TRUCHON

Licensed Broker 971.237.1538 Isabelle.Truchon@CascadeSIR.com Isabelle.Truchon@CacadeSothebysRealty.com

Since 2011, Isabelle Truchon co-founded and operated a consulting business formerly known as Burgundy Style Consulting, now known as Wine Consulting Firm, serving west and east coast clients in winemaking, viticulture, wine analysis, grower connections and contracts, brand development and creation, and winery management.

In 2015, Isabelle included real estate sales and purchases to her wine industry portfolio of services specifically for her clients who expect access to information about the complex wine industry. Isabelle's extensive knowledge and connections in the wine industry, combined with her ability to transact such multi-faceted properties, is a rare skill in real estate. Isabelle holds a Certified Specialist of Wine, CSW, a designation given by The Society of Wine Educators, and travels and visits with winery owners in wine country regions nationally and around the globe.

In addition, since 2010, Truchon and her partner have continued to spearhead yearly educational wine tours to Burgundy for clients and friends.



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