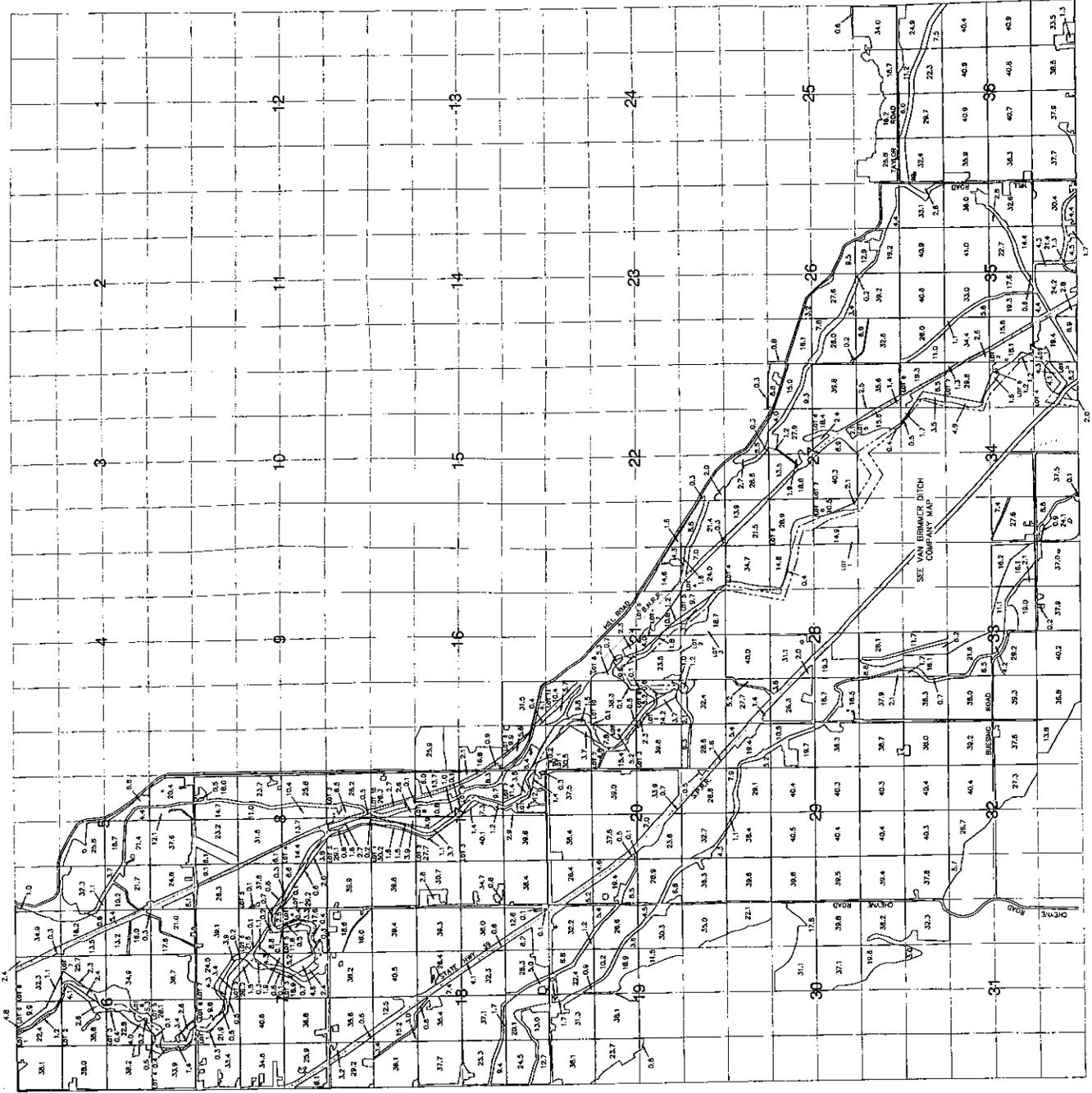


KLAMATH BASIN ADJUDICATION KLAMATH PROJECT LANDS MAP

02/12/2023



THE INFORMATION USED TO PREPARE THIS MAP HAS NOT BEEN FIELD VERIFIED BY ADKINS ENGINEERING, LLC. ADKINS ENGINEERING, LLC DOES NOT INTEND TO PROVIDE LEGAL OPINIONS OR GUARANTEES OF ACCURACY.

LEGEND
 39.0 IRRIGATED FIELD ACREAGE WITHIN 1/4 1/4
 101.1 MONUMENT LOT NUMBER
 SEC CORNER PLACE OF USE
 PLACE OF USE
 MEANDER LINE
 RAILWAY



ADKINS
 CONSULTING
 ENGINEERING, LLC
 3000 West Ave., Medford, OR 97504
 Phone: (531) 426-4666 Fax: (531) 426-4333
 December 13, 2022

TOWNSHIP 40 SOUTH, RANGE 10 EAST, W.M.

Sheet: February 12, 2023

10/24/1991

For 10403 Matney Way
Klamath Falls, OR 97603

Irrigation

75 joints 3inch packline mixed 30foot and 40foot joints

3- 4x3inch valve openers

25 horsepower 4inch Berkley pump new in 2016 with panel

700 feet 6inch underground mainline with 4 inch valves

Walk In refrigerated cooler and butchering room

Shop has a walk in gun safe

500 gallon diesel tank on stand

Water trough in the 3pastures stays and water is plumbed all the way out to it.

RV pad with it's own sewer and power hook up

QC 9/22/2023

Sc 9/22/00



Klamath County Department of Public Health

ENVIRONMENTAL HEALTH DIVISION

Klamath County Government Center
305 Main Street, Ste. 133
Klamath Falls, OR 97601-6332

IMPORTANT DOCUMENT-SITE EVALUATION REPORT

-This is not a construction permit-

June 25, 2003

Steve Lytle
10403 Matney Way
Klamath Falls, OR 97603

Re: T-40, R-10, S-17, TL-2100

This document is a technical report for the purpose of establishing an on-site sewage treatment and disposal (OSSTD) system on the lot or parcel referenced above. **This is not a construction permit but may be converted to a permit once a completed application is submitted and is found to comply with the requirements of Oregon Administrative Rules (OAR) 340-71-160 Permit Application Procedures-General Requirements.**

Based on the soil profile in the test holes you provided, this site is approved for on-site sewage disposal. A copy of the Site Evaluation Field Worksheet is attached. The OSSTD system requirements for further development are:

- Alternative Bottomless Sand Filter system with a maximum projected daily flow of 450 gallons per day.
- **Alternative Bottomless Sand Filter System** to be installed at ground surface.
- The Bottomless Sand Filter System will be sized at **360 square feet.**
- **1500-gallon two compartment septic tank or equivalent.**
- Drain field set back: **10 feet** from property lines, **100 feet** from wells.
- **SAND FILTER UNIT MUST BE INSTALLED IN THE AREA SHOWN ON THE BACK OF THE SITE EVALUATION FIELD WORK SHEET.**
- Any alteration of the natural conditions (e.g., cutting or filling) in the approval area, or further partitioning on the subject property or adjacent properties may void this approval (ORS 454 and OAR 340).
- The approved areas for **both the initial** and replacement systems are to be protected from vehicular traffic, farm machinery or livestock or from further development.
- Sites for the initial and replacement Sand Filter units must be kept free from development.
- Due to the alternative design and cost of this system, a potential buyer should be shown a copy of this letter and attachments.

SPECIAL CONDITIONS:

Concrete tank with anti flotation device required.
Approval area in vicinity of test hole #3 only.

This approval is given on the basis that the lot or parcel described above will not be further partitioned or subdivided and that conditions on subject or adjacent properties have not been altered in any manner which would prohibit issuance of a permit in accordance with O.R.S. 454.605 through 454.755 and Administrative Rules of the Environmental Quality Commission (current rules October 2000). Any such subdivision, partitioning or alteration may void this report.

SOIL EVALUATION FIELD WORK SHEET

T 40 R 10 Sec. 17 TL 2100 Lot Blk Subdivision

Applicant/Owner Steve Lytle Date 6/5/03 Evaluator CR Hill

Mailing Address 10403 Motney Way Parcel Size 23.97 Ac.

Depth	Texture	Color	Notes on mottling, roots, structure, layer limiting effective soil depth, amount of rock, etc.
1) 0-18	LS dry	10YR 2/2	Roots m/2 3 m pl hard
18-20	SL dry	10YR 3/2	white hard precipitate effervescent
20-52	LS	10YR 3/1	moist s.g. Root not noted wet at 50
2) 0-6	XCBS		cobble parking lot Roots m/1 20% soil, OAI
6-13	LS	10YR 2/2	Roots f/2 m, hard
13-15			hardpan Restrictive
15-41	S	10YR 4/2	moist no roots noted
3) 0-6	SL dry	10YR 2/2	Roots m/1, 2 3 m pl hard
6-16	L moist	7.5YR 2.5/1	Rock c/1, 2 1 m sbk visible masses of
16-40	SL moist	10YR 3/1	Roots f/1, 2 1 c sbk } salt present
40-60	SL saturated	10YR 3/1	Roots absent 1 c sbk } as deposits
4) 0-54			similar to 3. Very edge of terrace next to
54-60	standing water		flood plain

Landscape Notes Parking area and pasture, located at toe slope between canal + drain

Slope 3-4% Other Site Notes _____
 Aspect SW _____
 Groundwater _____
Permanent _____

System Specifications

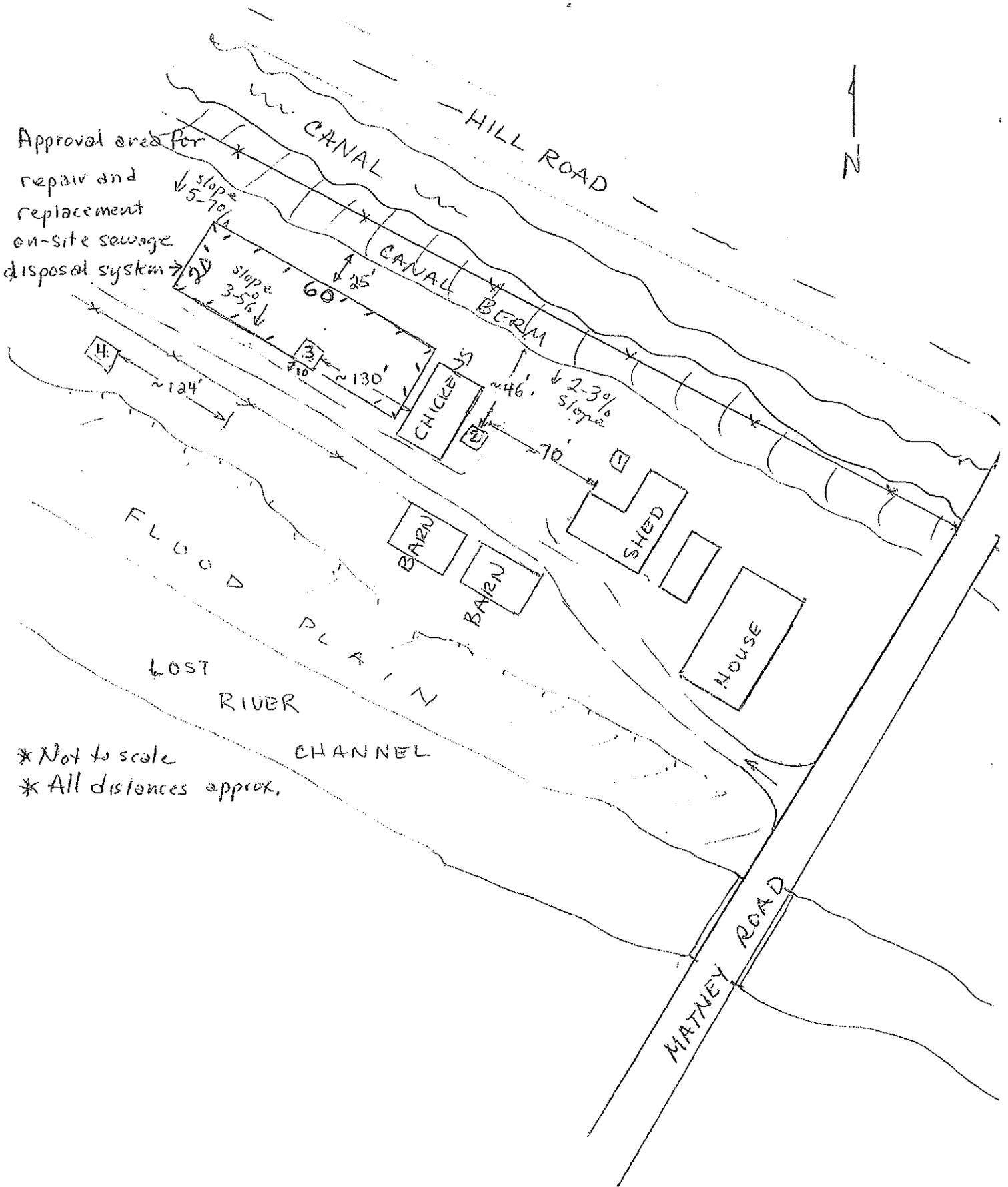
Bottomless

Number of Bedrooms 3-4 Initial System Sand Filter Initial Distribution Bottomless
 Design Flow 450 gpd System Sizing — /150 gallon Disposal Field Size 360 Linear Feet
 Tank volume 1500 gallons Depth Absorption Facility Max/Min — SQUARE FEET
 t 2 compartment dosing or equivalent
 Replacement System SAND FILTER Replacement Distribution BOTTOMLESS
 System Sizing — /150 gallon Disposal Field Size 360 Linear Feet
 Depth Absorption Facility Max/Min — SQUARE FEET
 inches

Special Conditions: Concrete tank with anti flotation device required
Install at ground surface
Approval area in vicinity of test hole #3 only.

CR Hill

Approval area for
repair and
replacement
on-site sewage
disposal system



* Not to scale
* All distances approx.

0-9/22/2003

This report is valid until an on-site sewage system is installed pursuant to a construction permit obtained from the Klamath County Environmental Health Division or the Department of Environmental Quality (DEQ), or until earlier cancellation, pursuant to Commission rules, with written notice thereof by the DEQ or its Agent to the owners according to Department records or county tax records. Subject to the foregoing, this report runs with the land and will automatically benefit subsequent owners.

Any person other than the property owner must be licensed by the DEQ to install an on-site sewage disposal and treatment system. In addition, a **PERMIT must be obtained from this office prior to installation of the system.** Enclosed is an application, a sample site plan and design guide.

To obtain a construction permit from this office the following items must be submitted along with a completed and signed application form.

1. **An application signed by the Klamath County Planning Department for Land Use Compatibility approval**
2. **Current sieve analysis of the medium sand and pea gravel (if used).**
3. **A detailed plot plan.**
4. **Detailed plans, which will be reviewed and approved by this department, must be of construction quality and include the hydraulic calculations for the pressurized distribution system.**
5. **Pay the current permit fee**

If you have any questions regarding this report or the permit procedures, please feel free to contact our office at 541-883-1122 or call toll free at 1-800-426-9761.

Sincerely,

Claudia R Hill
R. S. Trainee

Claudia Hill, R.S., Trainee
Klamath County Environmental Health Dept.

Debbie Lawhorn R.S.

Debbie Lawhorn, R.S., On-Site Supervisor
Klamath County Environmental Health Dept

GC 9/22/03

**KLAMATH COUNTY DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH DIVISION**
305 Main Street, Suite 133, Klamath Falls, OR 97601-6332
Telephone: (541) 883-1122 or 1-800-426-9761
FAX: (541) 885-3643

Application Date 5/16/03

Property Owner: Steve Lytle
Mailing Address: 10403 MATNEY WAY KLAMATH FALLS OR. 97603
Phone Number: 541-883-7027

Agent/Representative:
Mailing Address:
Phone Number:

Address/Directions to site (Draw directions on back of page).
MAP TO HOME ON BACK OF SHEET

LEGAL DESCRIPTION:	Township	Range	Section	Tax Lot	Subdivision	
	<u>40</u>	<u>10</u>	<u>17</u>	<u>2100</u>		
	<u>EXCLUSIVE ZONING FARM USE</u>			Lot	Blk	Lot Size <u>20.97</u>

This information provided is correct to the best of my knowledge, and I agree to comply with all laws and regulations governing land use, sanitation and building construction. I hereby grant Klamath County and its authorized agent permission to enter the described property for the purpose of this application.

Steve Lytle
Signature - Owner / Agent (Circle One)

will call

**APPLICATION FOR ON-SITE SEWAGE DISPOSAL
SITE EVALUATION WITH REPORT**

Date Test Holes Ready: 5-16-03

Structure Type: (Existing or Proposed)
 Single Residence / Number of Bedrooms 3
Other (Please Specify) _____

Water Supply: Existing or Proposed)
 Private / Source WELL
Public / System Name _____

System Installation:
____ Licensed Installer (Name) _____
____ Property Owner _____

NOTES: _____

PROVIDE ITEMS CHECKED BELOW:

- NUMBER OF TEST HOLES 4
*PLEASE Flag holes
- TAX LOT MAP

FOR OFFICE USE ONLY	
DATE PAID:	<u>5-16-03</u>
AMOUNT PAID:	<u>328</u>
RECEIPT NUMBER:	<u>3552</u>
CHECK NUMBER:	<u>5714</u>

1078

DL
06/12/03

JEFFERSON STATE REDI-MIX, INC.

4815 Tingley Lane, Klamath Falls, Oregon 97603 • 541-882-2286 • fax 541-883-6944

SIEVE ANALYSIS FOR SAND FILTER SAND

CLIENT D & R DUMP TRUCK

DATE RECEIVED

10/27/03

PROJECT STEVE LYTLE MATNEY RD

SAMPLE DESCRIPTION SAND FILTER SAND CHERRY CREEK PIT.

SIZE	RETAINED	PERCENT RETAINED	PERCENT PASSING	STANDARD	REMARKS
3/8	0	0	100	100	
#4	0	0	100	95-100	
#8	121	17	83	80-100	
#16	174.1	24.5	59	45-85	
#30	184	25.9	33	15-60	
#50	141.4	19.9	13	3-15	
#100	61.8	8.7	4	0-4	
#200	14.9	2.1	2		
PAN	4.3				

MINUS 200 WASH

DRY WT OF SAMPLE	710.6	WASH WITH WATER	X
DRY WT AFTER WASH	701.5	WASH WITH WETTING AGENT	X
WASHING LOSS	9.1		

TEST PROCEDURS USED ARE : ASTM C-117 AND ASTM C-136
DAWN DISH SOAP WAS USED AS THE WETTING AGENT

10/22/2003



JEFFERSON STATE REDI-MIX, INC.

4815 Tingley Lane, Klamath Falls, Oregon 97603 • 541-882-2286 • fax 541-883-6944

SIEVE ANALYSIS UNDER DRAIN MEDIA

CLIENT D & R DUMP TRUCK

DATE RECEIVED

10/27/03

PROJECT STEVE LYTLE MATNEY WAY

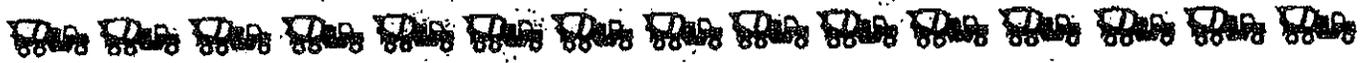
SAMPLE DESCRIPTION UNDERDRAIN MEDIA FROM CHERRY CREEK

SIZE	RETAINED	PERCENT RETAINED	PERCENT PASSING	STANDARD	REMARKS
12	0	0	100	100	
14	1334.6	47.8	52	100-18	
# 4	865.3	23.8	28	75-5	
# 8	747.2	26.8	2		
# 10	14.1	0.5	1	0-24	
# 16	11.4	0.4	0.7	0-2	
# 100	6.8	0.2	0.5	0-1	
PAN	3				

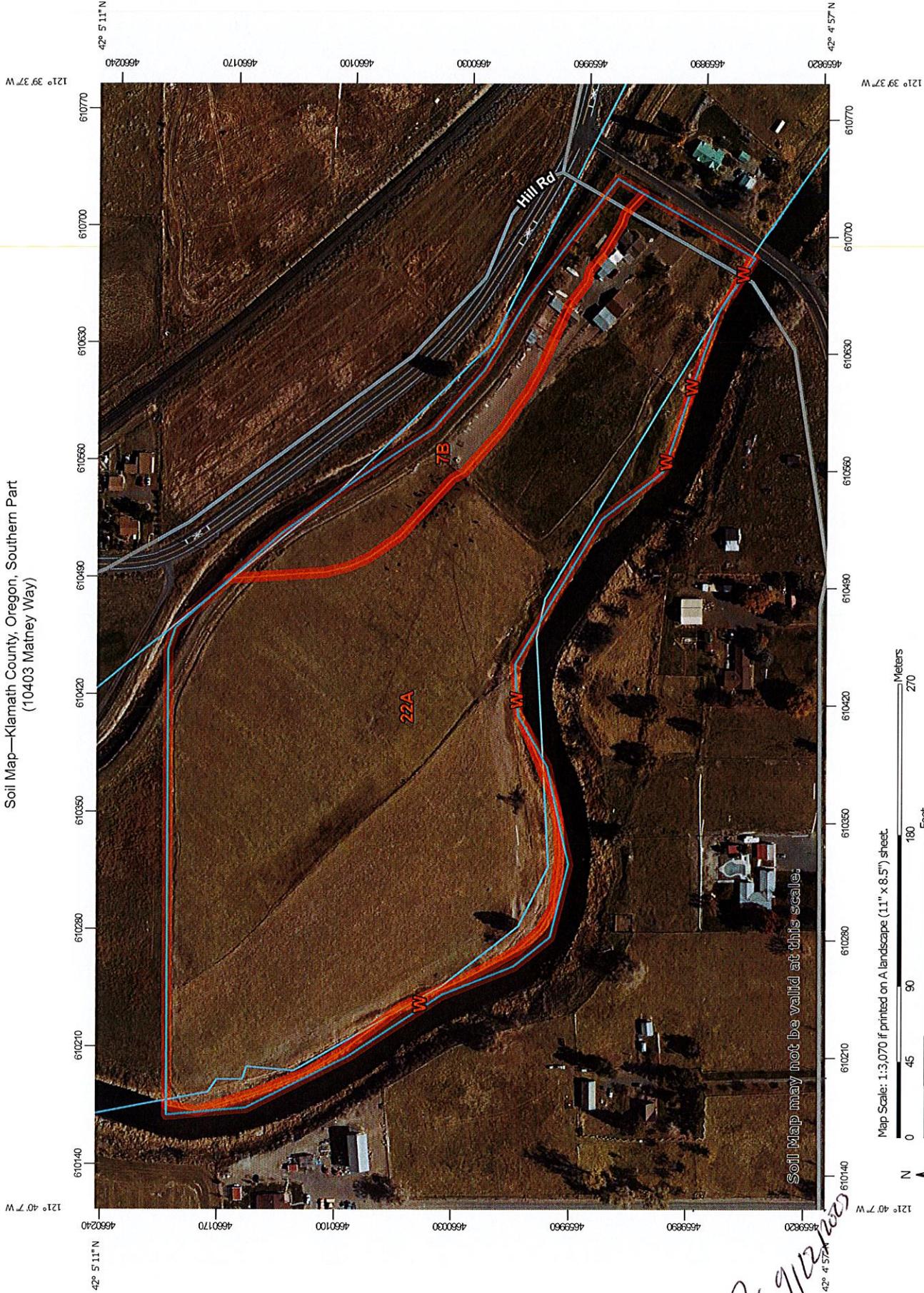
MINUS 200 WASH

DRY WT OF SAMPLE 2792.7 WASH WITH WATER X
 DRY WT AFTER WASH 2782.4 WASH WITH WETTING AGENT X
 WASHING LOSS 10.3
 TEST PROCEDURS USED ARE: ASTM C-117 AND ASTM C-136
 DAWN DISH SOAP WAS USED AS THE WETTI

QC 9/22/2023



Soil Map—Klamath County, Oregon, Southern Part
(10403 Matney Way)



OC 9/12/2023
42° 4' 57.4" N

Map Scale: 1:3,070 if printed on A landscape (11" x 8.5") sheet

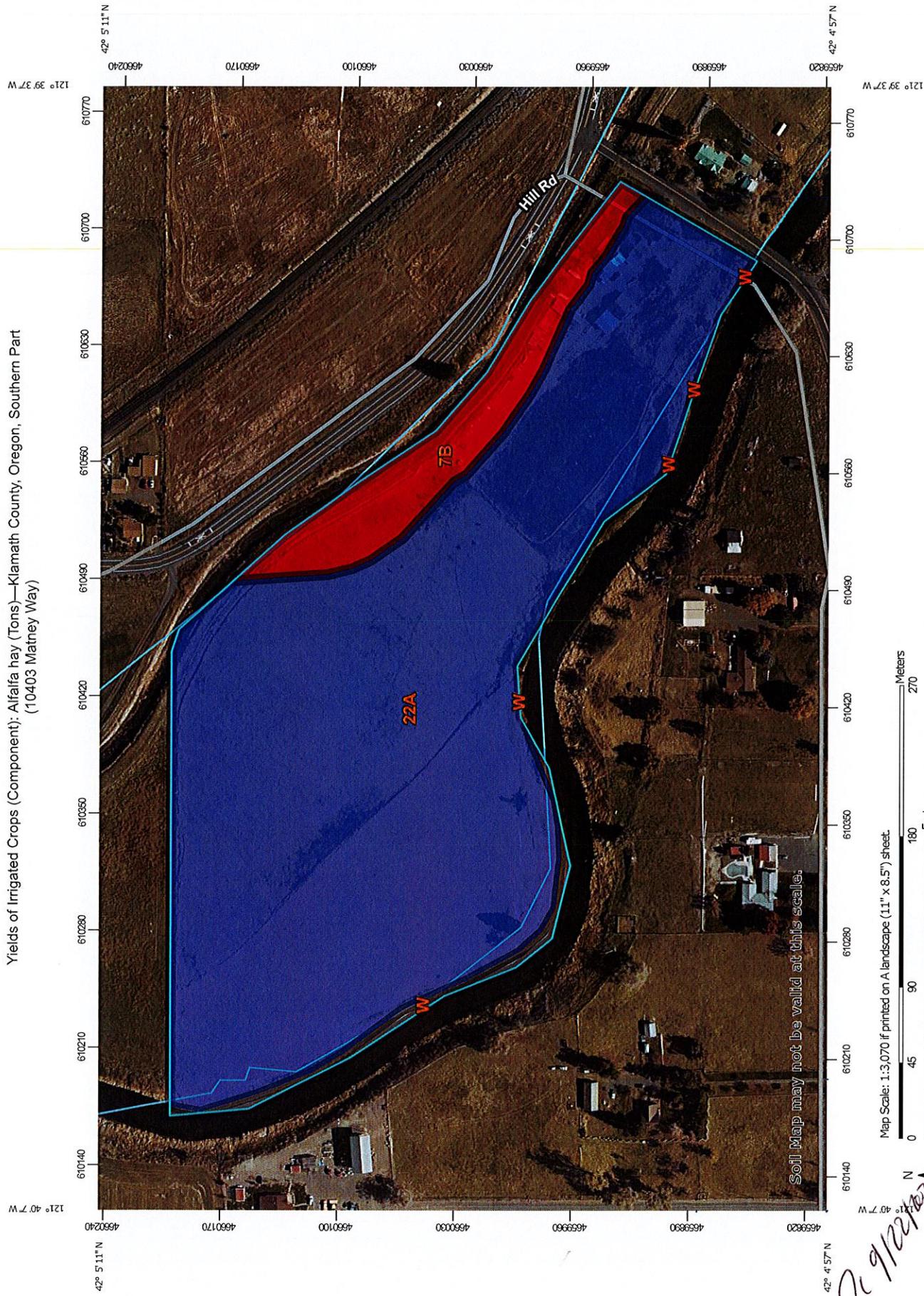


Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84



Web Soil Survey
National Cooperative Soil Survey

Yields of Irrigated Crops (Component): Alfalfa hay (Tons)—Klamath County, Oregon, Southern Part
(10403 Matney Way)



Soil Map may not be valid at this scale.

Map Scale: 1:3,070 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84



Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

- Area of Interest (AOI)
- Area of Interest (AOI)
- Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
- Water Features**
 - Streams and Canals
- Transportation**
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background**
 - Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Klamath County, Oregon, Southern Part
Survey Area Data: Version 21, Sep 14, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 10, 2019—Oct 28, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

EC 9/22/2023

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7B	Calimus loam, 2 to 5 percent slopes	2.4	10.2%
22A	Harriman loamy fine sand, 0 to 2 percent slopes	20.5	88.1%
W	Water	0.4	1.7%
Totals for Area of Interest		23.3	100.0%

9/12/2023

MAP LEGEND

- Area of Interest (AOI)**
 -  Area of Interest (AOI)
- Soils**
 - Soil Rating Polygons**
 -  <= 5.91
 -  > 5.91 and <= 5.93
 -  Not rated or not available
 - Soil Rating Lines**
 -  <= 5.91
 -  > 5.91 and <= 5.93
 -  Not rated or not available
- Soil Rating Points**
 -  <= 5.91
 -  > 5.91 and <= 5.93
 -  Not rated or not available
- Water Features**
 -  Streams and Canals
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads
- Background**
 -  Aerial Photography

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RC 9/22/2023

Yields of Irrigated Crops (Component): Alfalfa hay (Tons)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
7B	Calimus loam, 2 to 5 percent slopes	5.91	2.4	10.2%
22A	Harriman loamy fine sand, 0 to 2 percent slopes	5.93	20.5	88.1%
W	Water		0.4	1.7%
Totals for Area of Interest			23.3	100.0%

9/12/2023

Description

These are the estimated average yields per acre that can be expected of selected irrigated crops under a high level of management. In any given year, yields may be higher or lower than those indicated because of variations in rainfall and other climatic factors. It is assumed that the irrigation system is adapted to the soils and to the crops grown, that good-quality irrigation water is uniformly applied as needed, and that tillage is kept to a minimum.

In the database, some states maintain crop yield data by individual map unit component and others maintain the data at the map unit level. Attributes are included in this application for both, although only one or the other is likely to have data for any given geographic area. This attribute uses data maintained at the map unit component level.

The yields are actually recorded as three separate values in the database. A low value and a high value indicate the range for the soil component. A "representative" value indicates the expected value for the component. For these yields, only the representative value is used.

The yields are based mainly on the experience and records of farmers, conservationists, and extension agents. Available yield data from nearby areas and results of field trials and demonstrations also are considered.

The management needed to obtain the indicated yields of the various crops depends on the kind of soil and the crop. Management can include drainage, erosion control, and protection from flooding; the proper planting and seeding rates; suitable high-yielding crop varieties; appropriate and timely tillage; control of weeds, plant diseases, and harmful insects; favorable soil reaction and optimum levels of nitrogen, phosphorus, potassium, and trace elements for each crop; effective use of crop residue, barnyard manure, and green manure crops; and harvesting that ensures the smallest possible loss.

The estimated yields reflect the productive capacity of each soil for the selected crop. Yields are likely to increase as new production technology is developed. The productivity of a given soil compared with that of other soils, however, is not likely to change.

Rating Options

Crop: Alfalfa hay

Yield Units: Tons

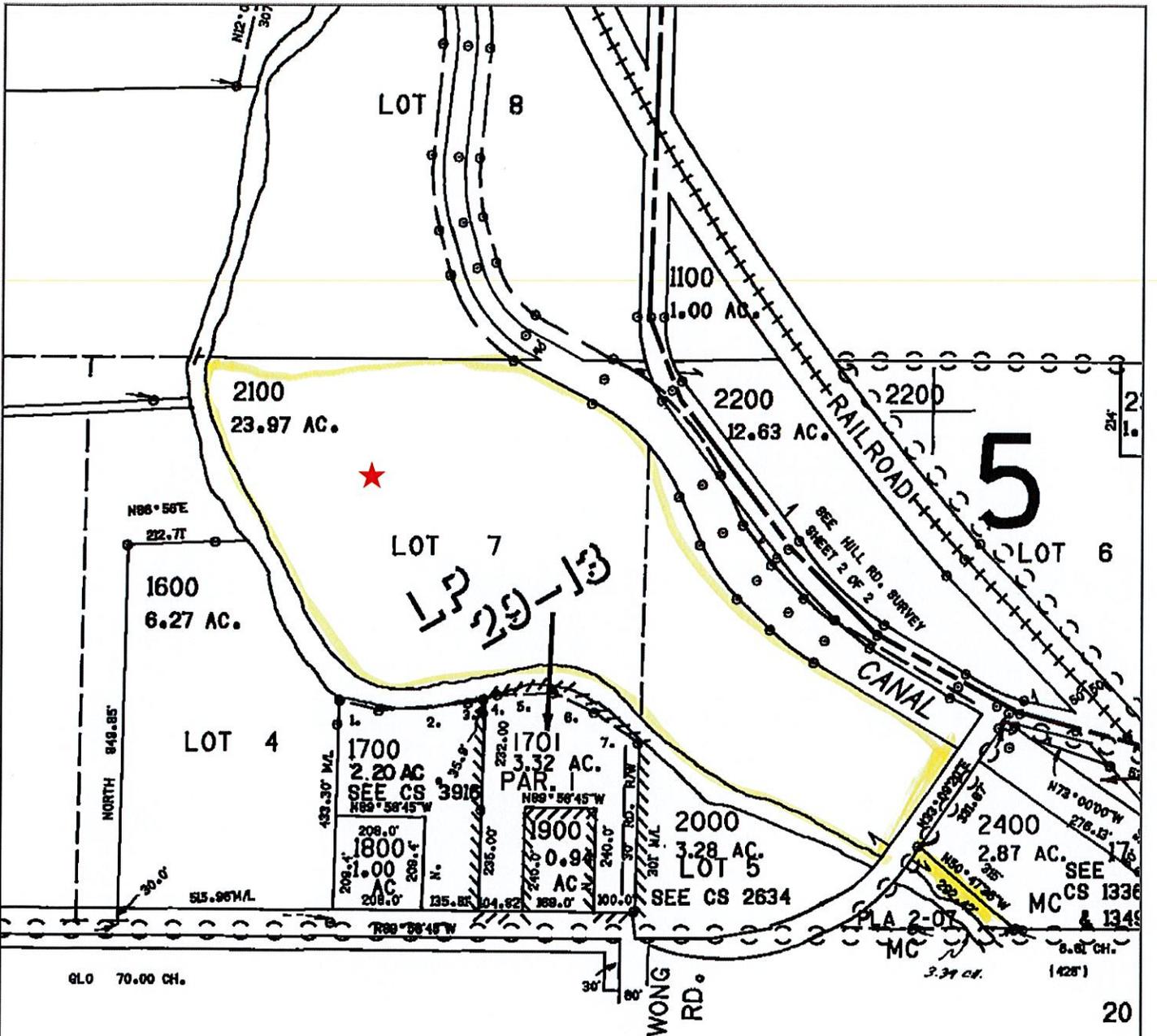
Aggregation Method: Weighted Average

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Interpret Nulls as Zero: Yes

QC 9/12/2023



SEE MAP 40 10 20

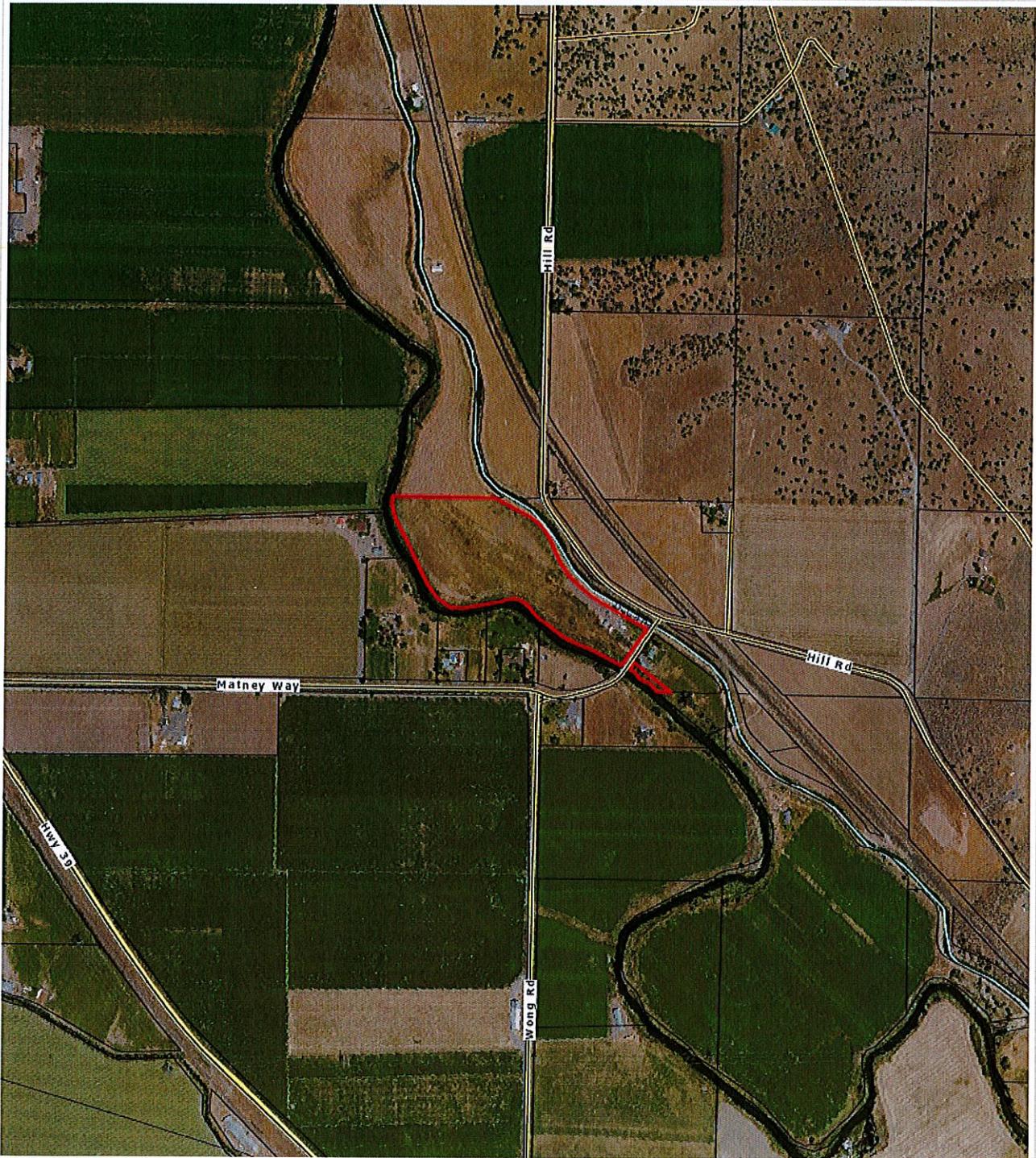
Be 9/22/2023



ParcelID: 97914
 Tax Account #: R-4010-0170000-2100-00
 10403 Matney Way, Klamath Falls OR 97603

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

PHOTO MAP



Parcel ID: 97914

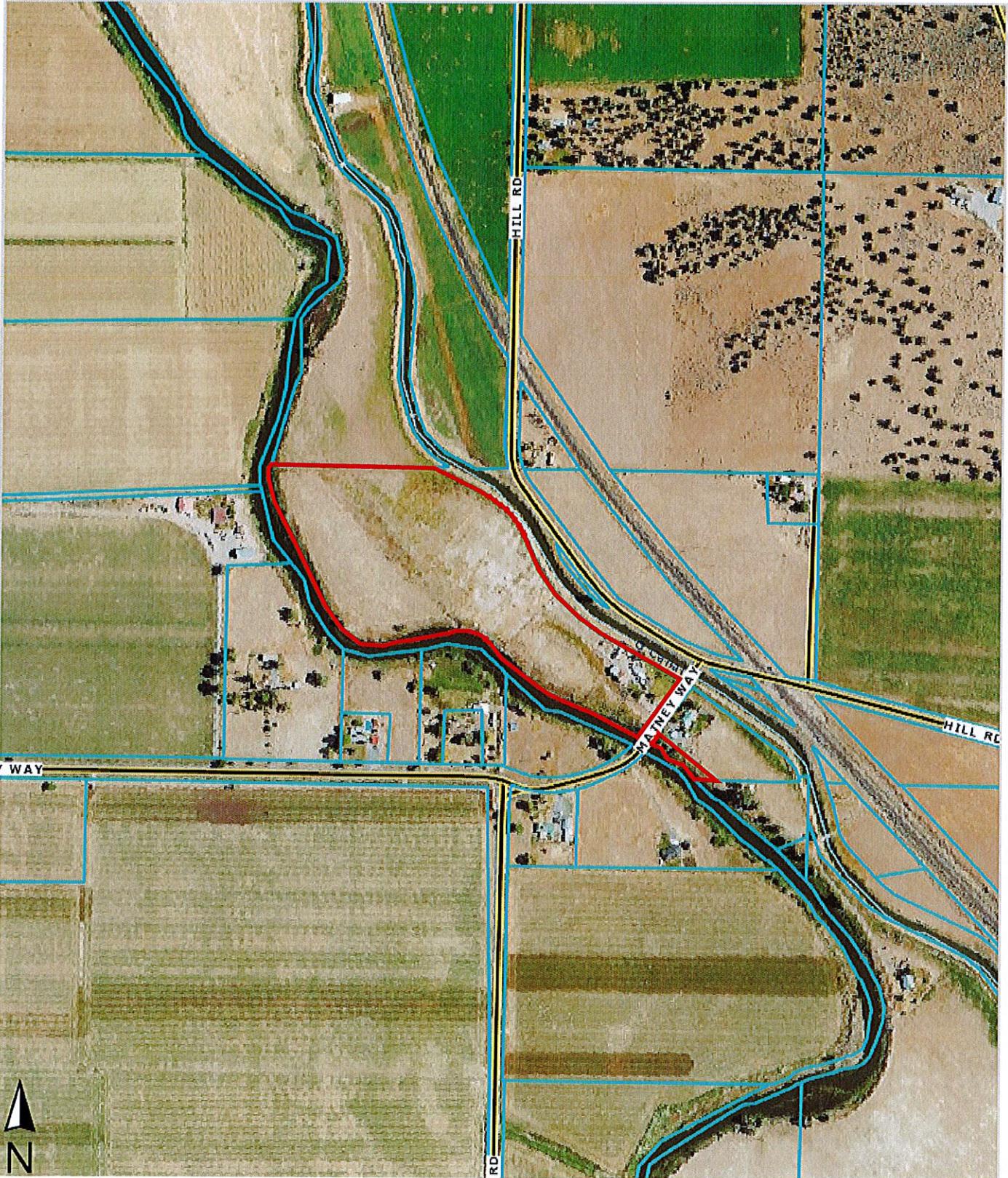
Site Address: 10403 Matney Way

Q 9/24/2021



Disclaimer:

This map was created from digital databases provided by the Klamath County GIS Dept. AmeriTitle has provided this information as a courtesy and assumes no liability for errors, omissions, or the positional accuracy of the data, and does not warrant the fitness of this product for any particular purpose.



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

9/22/2007

Klamath Irrigation District

6640 KID Lane
Klamath Falls OR 97603

Invoice

205134

www.klamathid.org

Office

541-882-6661

Fax

541-882-4004

PAID
02/27/2023

Account #

5163

Bill To

Lytle Steven P & Priscilla
10403 Matney Way
Klamath Falls, OR 97603

Site Address

10403 Matney Way
Klamath Falls, OR 97603

Date

MTL

KID ACRES

RIDE

Due Date

12/1/2022

4010 1700 02100

18.60

2

3/1/2023

Item

Description

Acres

Rate

Amount

KID Assessment

KID Assessment Charge

18.6

85.75

1,594.95

We now accept Visa; M/C; Discover; Amex & Debit. There will be a 3.6% fee for this use.

March 2nd, interest will be charged at the rate of 1.33% per month or fraction of the month until paid. April 2nd, a \$25 late fee will be added if not paid when due. A \$200 lien fee will be assessed May 2nd.

Landowners are responsible for providing current address. Water deliveries are for irrigation only and not for potable use.

Invoice Total

\$0.00

Payments/Credits

-\$1,594.95

Acct. Balance

\$0.00



Please remit below with payment to KID. Thank you.

Invoice #

205134

Amount Paid

Be 9/22/2023

Terry K. Nash

From: KEMPER Terra L * WRD <Terra.L.KEMPER@water.oregon.gov>
Sent: Wednesday, September 20, 2023 4:12 PM
To: Terry K. Nash
Cc: SKILES Tom D * WRD
Subject: 10403 Matney Way Water Rights
Attachments: 10403 Matney Way.png; 40S10E17Lot6 Map.pdf

Hi Terry, Thanks for your information request for water rights on 10403 Matney Way.

Almost the entire property is covered by KA1000 with a priority date of 05/19/1905. This water right covers a large area beyond the reach of the property for sale. Taxlot 2100 is covered for irrigation rights except the house/shop, as you can see in the attached screen shot. Also attached is a map (that is hard to read) containing the property. The property totals 22 acres according to the taxlot info, and it has about 21.17 acres of irrigation water rights.

Here is a link to where I found this information:

https://apps.wrd.state.or.us/apps/wr/wrinfo/wr_details.aspx?snp_id=148964

Please let me know if this fulfills your needs.

Thank you,

Terra Kemper

Assistant Watermaster
South Central-Field Services Division
3125 Crosby Ave, Klamath Falls, OR 97603
971-283-0071 cell



Integrity | Service | Technical Excellence | Teamwork | Forward-Looking

OK 9/22/2023