



UNION COUNTY Planning Department

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Planning Director

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FILE No. 2026-0021

STAFF REPORT RELATIVE FARM HELP DWELLING CONDITIONAL USE

| | |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Purpose of the Application | Relative Farm Help Dwelling for a relative of the farm operator. |
| Relevant Ordinance Criteria | Union County Zoning, Partition, and Subdivision Ordinance (UCZPSO) Article 2.00 A-1 Exclusive Farm Use Zone; Article 21.00 Conditional Uses; Article 20 Supplementary Provisions; Oregon Administrative Rules (OAR) 660-033-0130 (5) |
| Property Identification and Location | The following properties are included within the tract ¹ : <ul style="list-style-type: none"> • Township 02S, Range 38E, Tax Lots 400 and 401, with situs address 64676 Sandridge Rd; • T02S R39E Section 06 Tax Lot 800 • T02S R39E Section 07 Tax Lot 400 |
| Property Owner & Applicant | Insko, Matthew & Melanie |
| Zone Designation | UC-A1 Exclusive Farm Use |
| Comprehensive Plan Designation | Exclusive Agriculture |
| Property Acreage | Tax Lots 400 & 401 (T02S R38E): 157.27 acres Tax Lot 800: 102.4 acres Tax Lot 400 (T02S R39E Section 07): 36.64 acres Total acres: 295.87 acres across four tax lots |

I. QUASI-JUDICIAL LAND USE DECISION

A motion to approve or deny includes findings that justify the approval or denial of the application as presented during the public hearing, which may include the application, exhibits, staff report, and testimony. Only findings which support the Planning Commission’s motion should be read into the record.

Motion to Approve

“I move that the Planning Commission approve the relative farm help dwelling as requested in File No. 2026-0021. The application complies with applicable criteria of the Union County Zoning, Partition, and Subdivision Ordinance and Oregon Administrative Rules and is supported by *[choose any or all of the following]*

- analysis and findings in the staff report,
- information provided in the application,
- verbal testimony at the public hearing by the applicant,
- verbal testimony at the public hearing by the public in support of the application.

This motion includes the requirement for the applicant to comply with the conditions of approval, as listed in Section II of the staff report.”

¹ one or more contiguous lots or parcels under the same ownership, which may be separated by right-of-way.

Motion to Deny

"I move that the Planning Commission deny this Conditional Use application for a relative farm help dwelling as requested in File No. 2026-0021. The application does not comply with *[state relevant section of Code]* of the Union County Zoning, Partition, and Subdivision Ordinance and this is supported by *[choose any or all of the following]*

- the staff report analysis and findings that the application does not comply with the land use regulations,
- information provided in the application that does not support an approval,
- verbal testimony by the public at the public hearing in opposition of the application, more specifically..."

II. CONDITIONS OF APPROVAL

1. The approval to construct a dwelling is valid for four (4) years from the date of final approval and construction must be substantially complete prior to the expiration date. An extension of this approval may be requested for an additional two years. Five additional one-year extensions may be requested. Extensions must be requested in writing prior to the expiration of the original approval or prior extension. No extensions shall be granted if any applicable rule or land use regulation has been amended following this approval.
2. The farm help dwelling approval is based on commercial agricultural activities occurring on Tax Lots 400 and 401, Township 02S, Range 38E, Tax Lot 800, T02S R39E Section 06, and Tax Lot 400, T02S R39E Section 07, for which the farm operator requires assistance to farm. Agricultural uses on these properties shall not be used to satisfy approval criteria for any other farm dwelling or farm help dwelling in the future.
3. The parcel on which the primary dwelling is located and farm help dwelling will be located, which includes Tax Lot 400 and Tax Lot 401, must be validated as a legal parcel pursuant to ORS 92.176 within one year of the final approval of this application or prior to requesting Zoning Approval for a Building Permit, whichever occurs first.
4. The relative farm help dwelling shall be occupied by Noah Insko, and immediate family members, who shall be principally engaged in the farm use of the land and whose assistance in the management of the farm use is required by the farm operator. Should the parcel be sold, this dwelling must continue to be lived in by a person whose assistance is required by the farm operator.
5. Prior to requesting Zoning Approval for a Building Permit, the land owners will record with the Union County Clerk a document satisfying ORS 30.936 or ORS 30.937 acknowledging that they are prohibited from, "pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed".
6. The relative farm help dwelling shall be located in substantial conformance with the site plan submitted with the application.

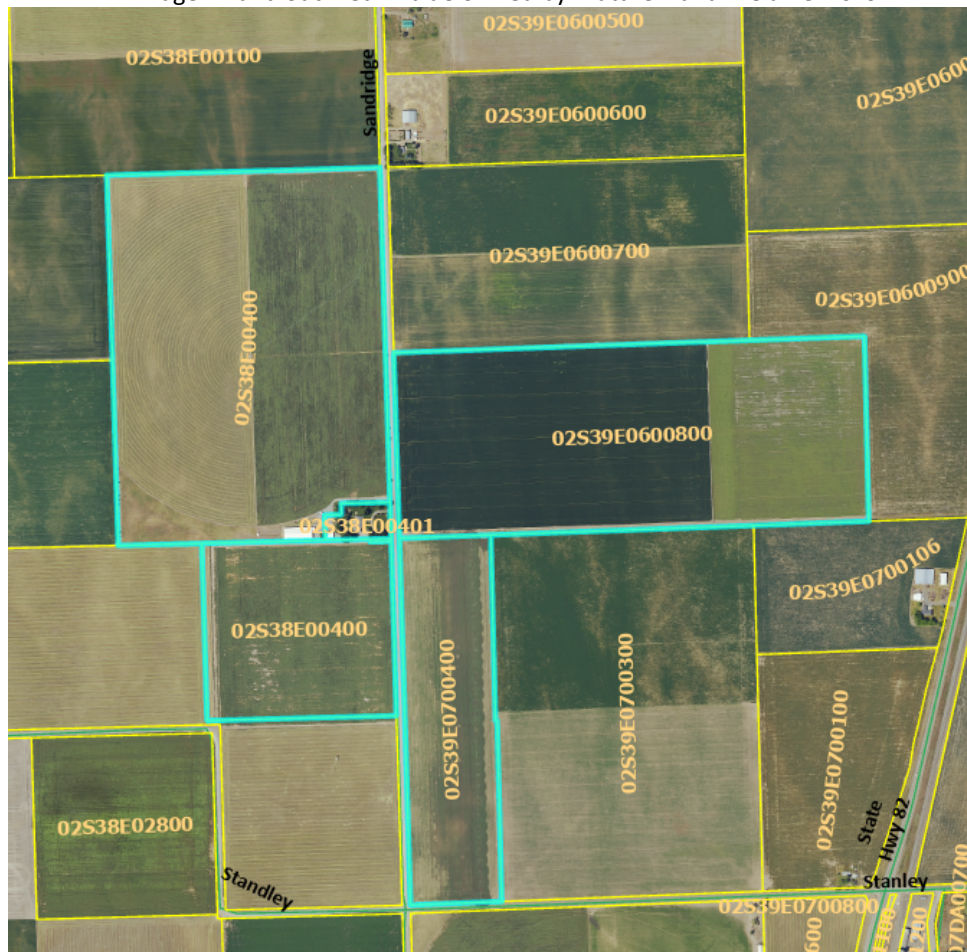
III. BACKGROUND AND PROPERTY INFORMATION FINDINGS

Matthew and Melanie Insko own and operate a commercial farm located on multiple parcels comprising a tract of approximately 295.87 acres in Union County along Sandridge Road. The parcel on which the dwellings will be located consists of two tax lots, Tax Lot 400 and Tax Lot 401, T02S R38E. Tax lot 401 contains the primary farm dwelling with a situs address of 64676 Sandridge

Road and is approximately 2.65 acres. Tax lot 400 is approximately 154.62 acres. The other tax lots under common ownership include:

- Tax Lot 400 (02S39E Section 7): Contains 36.64 acres and no structures.
- Tax Lot 800 (02S39E Section 6): Contains 102.34 acres and no structures.

Image 1: land outlined in blue owned by Matthew and Melanie Insko



The subject property is zoned UC-A1 (Exclusive Farm Use). The property is not located within any overlay zones (floodplain or big game critical habitat). The tract is predominantly high-value farmland.

The farm is operated under the limited liability corporation, M&M Farming LLC. Matthew Insko states that the commercial agricultural operation grows between 800,000 and 1,000,000 pounds of grass seed, between 2,500 to 3,000 tons of hay, and between 30,000 to 50,000 bushels of wheat annually. The applicants are requesting approval of a relative farm help dwelling for Noah Insko, son of the farm operator Matthew Insko. Matthew Insko states that Noah Insko is employed full time with M&M Farming LLC and is actively engaged in the day-to-day management and operation of the farm.

Staff has determined that the parcel consisting of tax lot 400 and 401, where the farm dwelling is located, was not lawfully created. The earliest located deed describing the property is a 1975 trustee deed conveying a substantially larger parent tract; the current configuration of tax lots 400/401 is not described as a discrete property in the deed record until 1985, and no partition, subdivision, or property line adjustment between those dates has been located.

IV. AGENCY COMMENTS

No agency comments were received by the time this report was finalized.

V. PUBLIC TESTIMONY

No testimony was received by the time this report was finalized.

VI. FINDINGS APPLYING CODE CRITERIA

All applications are subject to the requirements of the Union County Zoning, Partition and Subdivision Ordinance (UCZPSO), Oregon Administrative Rules, and Oregon Revised Statutes. Sections in boldface type below denote the relevant regulation. Sections in regular type denote staff analysis of the application.

UCZPSO Article 1.00 Introductory Provisions and Definitions

Section 1.08 Definitions

“Parcel: Includes a unit of land created by partitioning land as defined in Section 1.08, or created by deed or land sales contract if there were no applicable planning, zoning or partitioning ordinances or regulations. Parcel does not include a unit of land created solely to establish a separate tax account.”

Findings: UCZPSO Section 2.04.15 requires the farm help dwelling to be on the same 'parcel' as the farm operator's dwelling, and the 'parcel', as defined above, is required to have been created before November 8, 1973 by deed or land sale contract or after by partitioning. The property on which the primary farm dwelling is located and the proposed farm help dwelling will be located consists of Tax Lots 400 and 401, Township 02S, Range 38E, and this property has been determined to have been described as a discrete parcel by a deed signed and recorded after November 8, 1973, which makes it an unlawful parcel. Until the parcel is made legal, the farm help dwelling cannot meet the requirements of being located on the same parcel as the farm operator's dwelling.

Legal Parcel Validation ORS 92.176

1) A county or city may approve an application to validate a unit of land that was created by a sale that did not comply with the applicable criteria for creation of a unit of land if the unit of land:

a. Is not a lawfully established unit of land; and

Findings: The parcel, consisting of tax lots 400 and 401 of Township 02S, Range 38E, was first described as a discrete property in a bargain and sale deed selling land from Joel Paul Bekowies to Jon and Marita Cuthbert. The recording number of the deed is 117375 and the date the deed was signed was November 26, 1985. There is no land use record approving a partition of property. The conclusion is that this parcel was not lawfully established.

b. Could have complied with the applicable criteria for the creation of a lawfully established unit of land in effect when the unit of land was sold.

Findings: In November 1985, the parcel was zoned A-1 and the minimum parcel size was 160 acres². The property is 157± excluding the county road. Including the road, it is 159 ± acres. At the scale of the property, the county accepts that this parcel would have met the minimum acreage criteria in 1985.

² Union County Zoning, Partition and Subdivision Ordinance Adopted November 2, 1983, Article 2, Section 2.04

- 2) Notwithstanding subsection (1)(b) of this section, a county or city may approve an application to validate a unit of land under this section if the county or city approved a permit, as defined in ORS 215.402 or 227.160, respectively, for the construction or placement of a dwelling or other building on the unit of land after the sale. If the permit was approved for a dwelling, the county or city must determine that the dwelling has:
- (a) Intact exterior walls and roof structure;
 - (b) Indoor plumbing consisting of a kitchen sink, a toilet and bathing facilities connected to a sanitary waste disposal system;
 - (c) Interior wiring for interior lights; and
 - (d) A heating system.

Findings: The county approved a farm related, large tract dwelling in 2003. No findings of whether the parcel was legal or not were made in the staff report. Since the county approved a permit for placement of a dwelling after the 1985 sale date and the applicants are still living in the triple wide manufactured structure, the parcel can be validated under this subsection of the rules.

UCZPSO Article 2.00 A-1 Exclusive Farm Use Zone

Section 2.04 Conditional Uses with General Review Criteria

- 15. A dwelling on property used for farm use located on the same lot or parcel as the dwelling of the farm operator, and occupied by a relative of the farm operator or farm operator's spouse if the farm operator does, or will, require the assistance of the relative in the management of the farm use subject to Subsections 2.05.3, and 2.05.26.B.**

Findings: The applicant is requesting approval of a relative farm help dwelling for a relative of the farm operator (son) who is a full time employee of the commercial farm operation.

Matt Insko states that he is the farm operator. "As the farm operator I am responsible for the overall management and running of M&M Farming LLC. I am responsible for setting up the Budget every year, which includes securing the financing for the operation. I am also responsible for deciding what crops to plant, where and when we need to adjust crop rotation due to market conditions or weather conditions. I am also in charge of Marketing of all the crops. This includes securing contracts for all the Grass Seed production, Wheat Production, and Alfalfa hay Production."

Matt Insko, and his wife, lives in the dwelling that is currently located on tax lot 401. This is considered the dwelling of the farm operator.

The relative who they are requesting the accessory dwelling for is Noah Insko and he is the son of Matt Insko. Matt Insko indicates that he requires the assistance of Noah in the management of the farm use. He states, "Noah currently is employed by M&M Farming LLC. He does many important things for the farm. He provides labor year-round for the farm which consists of the following:

1. Tractor and other farm equipment operation.
2. Repair and Maintenance of all types of equipment.
3. Helps with Irrigation water management on the farm.
4. Helps with management of employees of the farm.

Noah is learning on the Job, he will eventually step into the role of the Farm Operator. This will take many more years, but having a residence located on the farm will make this much more convenient now and in the future.

Noah is currently employed full time at M&M Farming LLC."

When the parcel is validated as a legal parcel, the proposed dwelling and the primary farm dwelling will be located on the same legal parcel.

Section 2.05 Use Standards

3. To qualify for a relative farm help dwelling, a dwelling shall be occupied by relatives whose assistance in the management and farm use of the existing commercial farming operation is required by the farm operator. The farm operator shall continue to play the predominant role in the management and farm use of the farm.

Findings: This applicant's narrative states that the farm operator will remain the owner of the land, Matt Insko, who will be responsible for the overall management of M&M Farming LLC. The dwelling will be occupied by Noah Insko, the farm operator's son who will be involved in the day-to-day operations of the commercial farm operation.

In response to whether the relative's assistance is required by the farm operator and that relative must be housed on the property, Matt Insko states, "Often things occur with irrigation or other things that require attention right away."

Whether Noah's assistance is required (as 2.05.3 mandates) versus merely helpful or convenient (which does not satisfy the standard) is a determination the Planning Commission must make based on the evidence in the record.

26. (B) Single-Family Dwelling Deeds. The landowner shall sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

Findings: One of the conditions of approval will be that the property owner will record a covenant with the county clerk that will satisfy ORS 30.936 or 30.937. This criterion will be met with conditions of approval.

Section 2.06 – Conditional Use Review Criteria. The new language adopted into OAR 660-033-0130(5), which became effective January 1, 2025, is applied for this review. The OAR language is used because the county's land use regulations have not been updated.

Approval requires review by the governing body or its designate under ORS 215.296. Uses may be approved only where such uses:

(a) Will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and

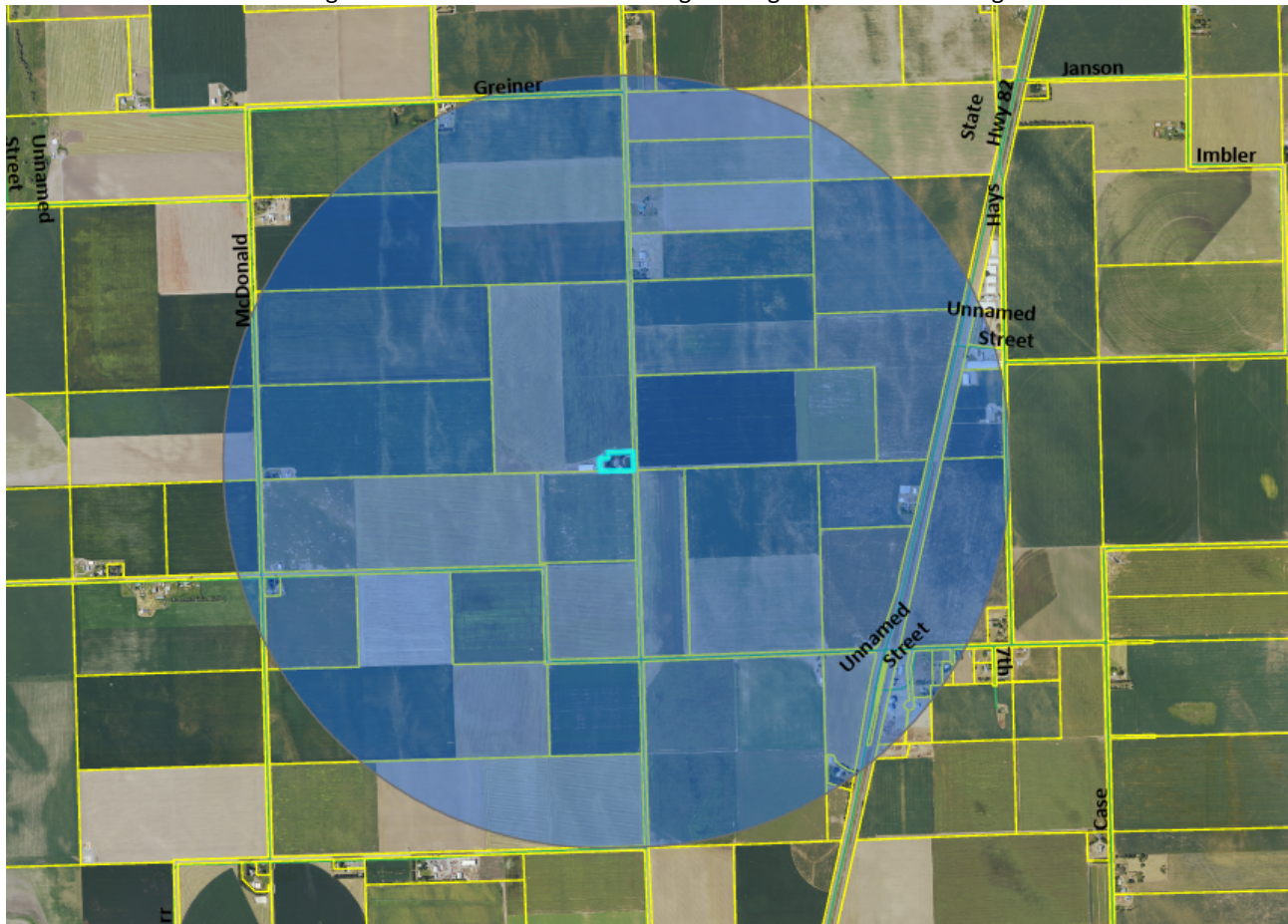
(b) Will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

(c) For purposes of subsection (a) and (b), a determination of forcing a significant change in accepted farm or forest practices on surrounding lands devoted to farm and forest use or a determination of whether the use will significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use requires:

(A) Identification and description of the surrounding lands, the farm and forest operations on those lands, and the accepted farm practices on each farm operation and the accepted forest practices on each forest operation;

Findings: The subject property and the surrounding properties all consist of high value farm land soils. All surrounding lands are farmed for crops. A one-mile buffer around the existing farm dwelling encompasses farm land, State Highway 82, some commercial/industrial uses near the highway, and 10 dwellings.

Image 2. One mile buffer surrounding the large tract farm dwelling.



(B) An assessment of the individual impacts to each farm and forest practice, and whether the proposed use is likely to have an important influence or effect on any of those practices; and

Findings: Impacts that the new dwelling could create are increased traffic and reduction in crop yields on the subject parcel due to the area used for the dwelling being removed from farm use. Construction of the dwelling could introduce litter and weeds or pests into the area from construction vehicles.

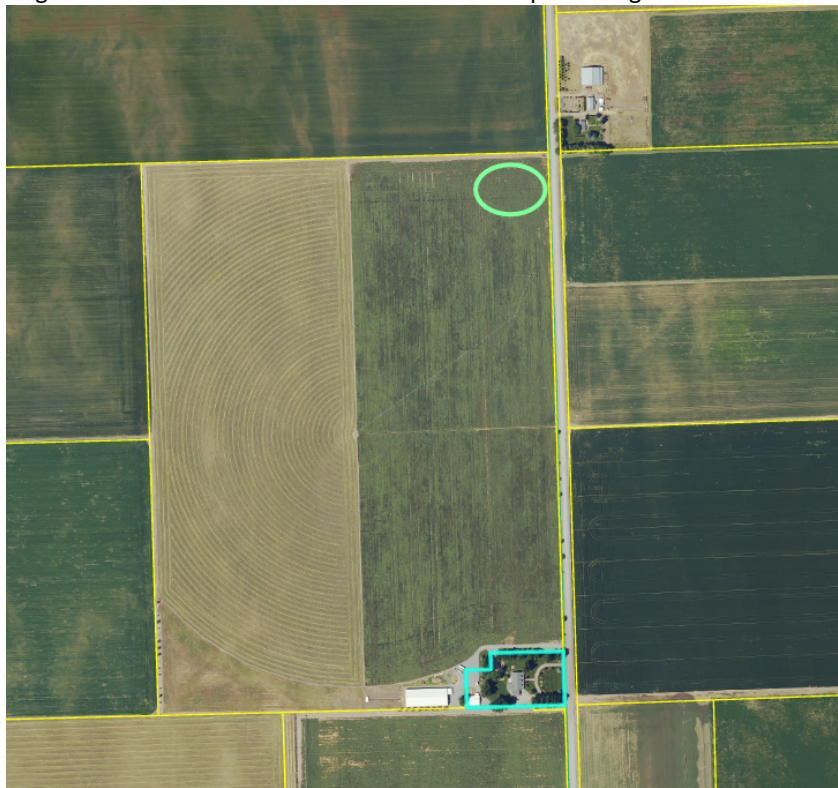
The proposed dwelling will be placed in the area outlined by the oval in the next image. This location places it outside the area irrigated by the Pivot (irrigation) Line. It also places it in close proximity to a dwelling located on an adjacent parcel. The dwelling will be utilized by a person who is involved with the agricultural business and so understands the impacts those practices can have on residential uses and the impact that residential uses can have on agricultural uses. As the area of crop removal is owned by the persons requesting the use, the loss of crop yields is accepted by the applicants. This loss does not apply to farm uses on surrounding property.

Litter, pests, and weeds are controlled currently and those practices will continue. The possible impact of construction vehicles introducing litter, weeds and pests is not much different than the

possibility that a pass-by vehicle or the residents of the adjacent dwellings will introduce these impacts into the area.

It is unlikely that the farm help dwelling will influence or affect any agricultural practices.

Image 3. Green oval outlines area where farm help dwelling will be located.



(C) An assessment of whether all identified impacts of the proposed use when considered together could have a significant impact to any farm or forest operation in the surrounding area in a manner that is likely to have an important influence or effect on that operation.

Findings: The dwelling is proposed to be located in the northeast corner of the parcel, approximately 2,300 feet from the primary dwelling. It is described to be outside of the current pivot line, but could reduce the amount of available land for crops that don't require irrigation, or are irrigated separately from the pivot. There is a farm road that would separate the proposed dwelling site from the neighboring agricultural field to the north. The proposed dwelling does not appear to force a significant change on any surrounding farm properties and only a minor reduction in the farmable acreage of the subject parcel.

As long as the proposed dwelling is utilized by a person who assists in the management of the farm and understands that residential uses impact farm operations and farm operations impact residential uses, there should be no influence or affect to farm uses in the surrounding area.

The Commission should evaluate whether the reduction in non-irrigated crop land constitutes a significant change in farming practices on the subject parcel.

(D) For purposes of this subsection, examples of potential impacts for consideration may include but are not limited to traffic, water availability and delivery, introduction of weeds or pests, damage to crops or livestock, litter, trespass, reduction in crop yields, or flooding.

(E) For purposes of subsection (a) and (b), potential impacts to farm and forest practices or the cost of farm and forest practices, impacts relating to the construction or installation of the proposed use shall be deemed part of the use itself for the purpose of conducting a review under subsections (a) and (b).

(F) In the consideration of potentially mitigating conditions of approval under ORS 215.296(2), the governing body may not impose such a condition upon the owner of the affected farm or forest land or on such land itself, nor compel said owner to accept payment to compensate for the significant changes or significant increases in costs described in subsection (a) and (b).

UCZPSO Article 21.00 Conditional Uses

Section 21.06 General Standards Governing Conditional Uses

1. A conditional use shall ordinarily comply with the standards of the zone concerned for uses permitted outright except as specifically modified by the Planning Commission in granting the conditional use.

Findings: The proposed relative farm help dwelling will comply with the development standards of the A-1 zone. Based on the included site plan, the proposed dwelling location will meet A-1 setback requirements. No dimensional standards are in dispute and no modifications to zone standards are requested or required.

VII. PLANNING COMMISSION AUTHORITY AND ACTION

UCZPSO 21.01 Authorization To Grant Or Deny Conditional Uses

Uses designated in this Ordinance as permitted conditional uses shall be permitted or enlarged or altered upon approval by the Planning Commission in accordance with the standards and procedures specified in this article.

UCZPSO 24.12 Decision On Quasi-Judicial Land Use Application

The decision of the hearings body shall be based upon and accompanied by a brief statement that explains:

- A. The criteria and standards considered relevant to the decision;
- B. Statement of basic facts relied upon in rendering the decision; and
- C. Ultimate facts which explain and justify the reason for the decision based on the criteria, standards and basic facts set forth.

VIII. NOTIFICATION

The application was submitted to the Planning Department (department) on April 21, 2026 and considered complete on April 30, 2026. The department reviews this application type using the quasi-judicial process outlined in Article 24 of the Union County Zoning, Partition, and Subdivision Ordinance (UCZPSO). In compliance with the UCZPSO, the department sent a Notice of Planning Commission Hearing to property owners within 500 feet of the property subject to this application (subject property) and a legal ad was published in the East Oregonian on June 10, 2026.

Once a decision is made, the department will send a Notice of Planning Commission Decision to the same property owners. The Notice of Planning Commission Decision will inform adjacent property owners that they have 30 calendar days from the date of the decision to appeal the Planning Commission's decision to the Board of County Commissioners.



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FARM/FOREST LAND USE APPLICATION

Please complete & return this form with attachments

- Conditional Use, other than those listed below
 Home Occupation
 Farm Dwelling (new)
 Forest Dwelling (new)
 Alteration/Restoration/Replacement of lawful dwelling
 Other: Farm Relative Help Dwelling
- Administrative Use
 Variance

CONTACT INFORMATION

| | |
|----------------------|----------------------------------------|
| Applicant(s) Name(s) | Matt Insko |
| Phone Number | [REDACTED] |
| Email Address | [REDACTED] |
| Mailing Address | 64676 Sandridge Rd, LaGrande, OR 97850 |

The APPLICANT is a ... Legal Owner Legal Representative¹ Contract Purchaser² Agent³

¹ attach proof that this person has the legal right to sign for the trust/LLC/corporation/etc.
² attach a copy of the contract.
³ attach the signed Agent Permission Certification, or your own version, allowing the agent to represent the owner.

PROPERTY IDENTIFICATION

Include additional property information as an attachment if more than two properties.

| Township | Range | Section | Tax Lot | Zoning Designation | Acreage | Tax Assessor's Ref. No. |
|----------|-------|---------|---------|--------------------|---------|-------------------------|
| 02S | 38E | | 400 | A-1 | 115.53 | 7348 |
| 02S | 39E | 06 | 800 | A-2 | 102.34 | 7408 |
| 02S | 39E | 07 | 400 | A-1 | 36.64 | 7307 |

Provide situs address (if available)

PROPOSED USE INFORMATION

Identify the specific use that you are submitting this application for and cite the Union County Zoning, Partition and Subdivision Ordinance (UCZPSO) section for reference. <https://unioncountyor.gov/planning/>

N.E. Corner of Tax Lot #400 with the Acreage of 115.53.

Article 2.07 Dwelling Customarily Provided in Conjunction with farm uses.

02S 38E 400 A-1 39.09 17829

CURRENT USE OF PROPERTY – also identify any structures

Current use of the property is for farming/agricultural.

REQUIRED ATTACHMENTS

1) Narrative & Supporting Evidence


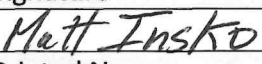
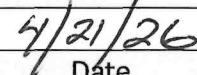
Applicants are responsible for submitting all necessary evidence to support their request. Each proposed use must comply with the requirements outlined in the Union County Zoning, Partition, and Subdivision Ordinance (UCZPSO) and must be clearly justified. Provide thorough, detailed responses for each relevant code section. Be sure to include documentation that supports any claims made. Staff will review the submitted materials and determine whether the request meets the applicable code requirements, does not meet them, or may meet them with specific conditions. Vague and unsupported statements may result in a denial based on insufficient evidence. Before submitting your application, consult with staff to ensure you are responding to all necessary code sections.


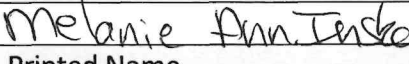
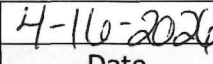
- 2) A **vicinity map** showing the subject property and surrounding roads and adjacent properties.
- 3) A **site plan**, see attached example.
- 4) A copy of the latest **deed**.

CERTIFICATION

I/We, the undersigned, swear that this application, including the information and justifications submitted, is true and correct to the best of my/our knowledge and belief. I/We understand that this land use action may result in a change to the property valuation. I/We acknowledge that the property owners must abide by all conditions of approval and all applicable state statutes, federal regulations, and Union County regulations in order to get final approval and be able to begin the use.

If the applicant is not an agent, then all owners, legal representatives, or contract purchasers must sign

| | | | |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------|------|
|  | | | |
| Signature | | Signature | |
|  |  | | |
| Printed Name | Date | Printed Name | Date |

| | | | |
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|  | | | |
| Signature | | Signature | |
|  |  | | |
| Printed Name | Date | Printed Name | Date |

For Planning Department Purposes Only

Date of Submittal _____ Date Considered Complete _____

Payment Receipt Number _____

Application Number _____

Relative Farm Help Dwelling Application Answers:

1. Describe what type of Farming occurs on the property and how long each farm use has been operating?

Answer: The proposed property is currently being Farmed and has been Farmed by Matt Insko (operating under M&M Farming LLC) since 2005. It has been used to produce Grass Seed, Wheat, Peppermint, and Alfalfa Hay. Currently we are on a crop rotation as follows: Grass Seed for 4 years, followed by 1 to 2 years of Seed Wheat Production, followed by 4 years of Alfalfa Hay production, followed by Grass Seed, starting the rotation over again. This rotation has been the primary one used the last 20 years, with the exception that Alfalfa Hay has replaced the Peppermint that was used in the rotation earlier.

2. Is your Farm a commercial farming operation?

Answer: Yes, M&M Farming LLC is a commercial farming operation.

- A. See Attached Federal Income Tax Summary for M&M Farming LLC. M&M Farming LLC in 2024 and 2025 farmed approximately 2000 acres. This Income tax summary shows an average gross income across all 2000 acres of approximately \$1,295.00 per acre.
- B. M&M Farming LLC contributes to the areas existing Ag Economy in several different ways. We grow a significant amount of Grass Seed (typically 800,000 to 1,000,000 lbs annually) which is cleaned and processed here locally at Blue Mtn. Seeds, Inc. We also grow a significant amount of Hay (2500 to 3000 tons Annually) which is both exported out of the county and sold in the Tri-County area to Cattle Ranchers and Feed Lots. We also grow a significant amount of Wheat (30,000 to 50,000 bu Annually) Marketed to both the commercial market and the Seed market. This production helps maintain local suppliers and vendors because we purchase all our Fertilizer and Crop Protection Products from local business. We also buy parts, equipment, and other misc. Ag supplies locally.

C. M&M Farming LLC is of sufficient size and scale that it requires most of my working time (The Farm Operator) to be devoted to the subject property.

3. Identify who the farm operator is and why this person is designated the farm operator?

Answer: The Farm Operator is Me, Matt Insko.

- As the farm operator I am responsible for the overall management and running of M&M Farming LLC. I am responsible for setting up the Budget every year, which includes securing the financing for the operation. I am also responsible for deciding what crops to plant, where and when we need to adjust crop rotations due to market conditions or weather conditions. I am also in charge of the Marketing of all the crops. This includes securing contracts for all the Grass Seed production, Wheat Production, and Alfalfa hay Production.
- Matt Insko will continue to be the “Farm Operator” after my son Noah moves on to the the subject property. Noah is only 22 years old at this point and does not yet have the experience to do many of the Jobs required of the “Farm Operator”.

4. Identify who the Relative is and what role they play in the farm operation?

Answer: Noah Insko, The Farm Operators Son, is the relative in this instance.

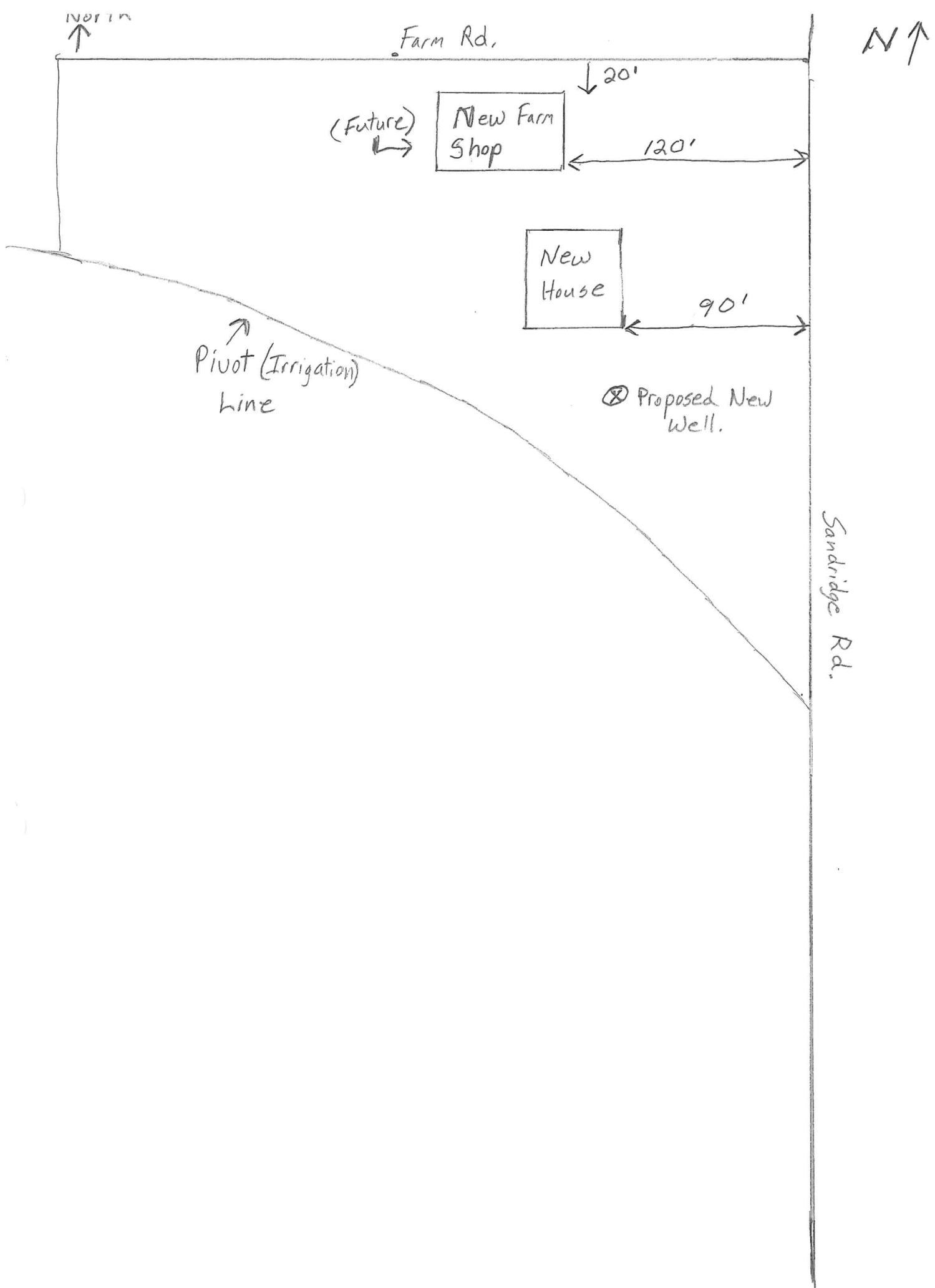
- Noah currently is employed by M&M Farming LLC. He does many important things for the farm. He provides labor year-round for the farm which consists of the following:
 1. Tractor and other farm equipment operation.
 2. Repair and Maintenance of all types of equipment.
 3. Helps with Irrigation water management on the farm.
 4. Helps with management of employees of the farm.
 5. Noah is learning on the Job, he will eventually step into the role of The Farm Operator. This will take many more years, but having a residence located on the farm will make this much more convenient now and in the future.
- Noah is currently employed full time at M&M. Farming LLC.

- Noah being able to move and live at the farm (he currently lives in LaGrande) will be very beneficial to the farming operation. Often things occur with irrigation or other things that require attention right away. Not being 7 miles away will make this much easier and convenient.

5. Identify if either the farm operator or the relative whose assistance is required has off-farm employment?

Answer: No, he does not have off-farm employment.





North
↑

Farm Rd.

N
↑

↓ 20'

(Future)
↔

New Farm Shop

120'

New House

90'

↗
Pivot (Irrigation)
Line

⊗ Proposed New Well.

Sandridge Rd.

Rerecorded to correct legal description, previously filed as document #2004319

WARRANTY DEED¹

JOHN C.CUTHBERT and MARITA CUTHBERT, TRUSTEES OF THE J & M CUTHBERT TRUST, dated November 25, 2003, Grantor, convey and warrant to MATTHEW INSKO and MELANIE INSKO, husband and wife Grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Union County, Oregon, to-wit:

Township 2 South, Range 38 East of the Willamette Meridian.
Section 1: The E 1/4 SE 1/4, E 1/2 W 1/2 SE 1/4.
Section 12: The NE 1/4 NE 1/4.

ALSO INCLUDING a tract of land described as beginning at the northeast corner of the northwest quarter of the northeast quarter of said Section 12, and running thence south along the east line of said northwest quarter of northeast quarter a distance of 1260, feet more or less, to a point which is 60 feet north of the southeast corner of the northwest quarter of the northeast quarter of said Section 12; thence west a distance of 63 feet; thence north along a line parallel with the east line of the northwest quarter of northeast quarter of said Section 12 a distance of 1260 feet, more or less, to the north line of Section 12; thence east along said north line to the point of beginning.

SUBJECT TO easements for roads as same appear of record or exist.

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 PRACTICE AS DEFINED IN ORS 30.930.

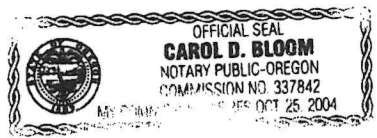
The true consideration for this conveyance is \$350,000.00.

DATED this 24 day of June, 2004.

John C. Cuthbert - Trustee
JOHN C. CUTHBERT - TRUSTEE
OF THE J & M CUTHBERT TRUST
DATED NOVEMBER 25, 2003
Marita Cuthbert - Trustee
MARITA CUTHBERT - TRUSTEE
OF THE J & M CUTHBERT TRUST
DATED NOVEMBER 25, 2003

STATE OF OREGON)
County of Union) ss.
June 24, 2004.

This instrument was acknowledged before me by JOHN C. CUTHBERT and MARITA CUTHBERT, TRUSTEES OF THE J & M CUTHBERT TRUST, dated November 25, 2003.



Carol Bloom
Notary Public for Oregon
My commission expires: 10-25-04

¹ Until a change is requested, all tax statements shall be sent to the following address:

Matthew and Melanie Insko
1107 F Avenue
La Grande, Oregon 97850

After recording, return to:

Mautz, Baum & O'Hanlon, LLP
1902 Fourth Street
PO Box 967
La Grande, Oregon 97850

STATE OF OREGON)
County of Union) ss

I certify that this instrument was received and recorded in the book of records of said county.

R. NELLIE BOGUE HIBBERT,
Union County Clerk

by: *[Signature]* Deputy.
DOC#: 20043475
RCPT: 67344 22.00
6/24/2004 2:59 PM
REFUND: .00

