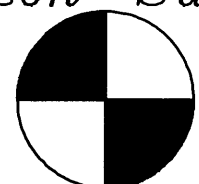


LAND PARTITION PLAT 2006-05
SITUATED IN THE N1/2 OF THE NE1/4
OF SECTION 30, T.13S., R.30E., W.M.
GRANT COUNTY, OREGON

NO SURVEY WAS PERFORMED FOR THIS PARTITION.
COMPLETED JANUARY 30, 2006

Ferguson Surveying



Engineering

P.O. BOX 519, 210 E. MAIN
MT. VERNON, OR 97865
PHONE (541)932-4520
FAX (541)932-4430
EMAIL DFSE@ORTELCO.NET



I, KENNETH H. DELANO JR., PLS,
DO HEREBY CERTIFY THAT THIS IS
A TRUE AND EXACT COPY.

KENNETH H. DELANO JR., PLS

APPROVALS

APPROVED THIS 16 DAY OF MARCH, 2006.

Robert D. Buxton
GRANT COUNTY SURVEYOR

APPROVED THIS 16 DAY OF March, 2006.

Athena Moline, Planning Secretary
GRANT COUNTY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE
PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

Gene L. Buxton
GRANT COUNTY ASSESSOR/TAX COLLECTOR
DATE: 03/16/2006

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 11 DAY OF April, 2006 AT 10:50 O'CLOCK
A.M., AND RECORDED AS PARTITION PLAT NO. 2006-05
GRANT COUNTY RECORDS.

Oliver Fresh-Dugan
GRANT COUNTY CLERK

OWNER DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, KEITH DOUGHARTY AND
CHARLOTTE G. DOUGHARTY, HUSBAND AND WIFE, DO HEREBY DECLARE
THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED IN THE
SURVEYOR'S CERTIFICATE AND HAVE CAUSED SAID LANDS TO BE
PARTITIONED IN ACCORDANCE WITH O.R.S. CHAPTER 92, SUBJECT TO THE
FOLLOWING:

THE RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO
ANY PORTION OF THE DESCRIBED LANDS LYING WITHIN THE LIMITS OF
HIGHWAYS, ROADS OR PUBLIC WAYS.

ALL EASEMENTS AND RIGHTS OF WAY THAT EXIST THAT MAY OR MAY
NOT BE SHOWN IN THE PUBLIC RECORD.

RIGHTS OF THE PUBLIC AND GOVERNMENTAL BODIES IN AND TO ANY
PORTION OF THE PREMISES HEREIN DESCRIBED LYING BELOW THE HIGH
WATER MARK OF THE JOHN DAY RIVER, INCLUDING ANY OWNERSHIP
RIGHTS WHICH MAY BE CLAIMED BY THE STATE OF OREGON BELOW THE
HIGH WATER MARK.

SUCH RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHING AS MAY
EXIST OVER THAT PORTION OF THE PROPERTY LYING BENEATH THE
WATERS OF THE JOHN DAY RIVER.

ANY ADVERSE CLAIM BASED ON THE ASSERTION THAT:

(a) SAID LAND OR ANY PART THEREOF IS NOW OR AT ANYTIME HAS BEEN
BELOW THE ORDINARY HIGH WATER MARK OF THE JOHN DAY RIVER.

(b) SOME PORTION OF SAID LAND HAS BEEN CREATED BY ARTIFICIAL
MEANS OR HAS ACCRETED TO SUCH PORTION SO CREATED.

(c) SOME PORTION OF SAID LAND HAS BEEN BROUGHT WITHIN THE
BOUNDARIES THEREOF BY AN AVULSIVE MOVEMENT OF THE JOHN
DAY RIVER, OR HAS BEEN FORMED BY ACCRETION TO ANY SUCH
PORTION.

ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF
ANY, PERTAINING TO IRRIGATION DITCHES THAT MAY TRAVERSE THE
HEREIN DESCRIBED PROPERTY.

PRIVATE DEED, INCLUDING TERMS AND PROVISIONS THEREOF, FROM W.T.
MCKERN TO THE BLUE MOUNTAIN DITCH COMPANY, RECORDED OCTOBER
20, 1916, BOOK 32, PAGE 53, CONVEYING CERTAIN DITCH AND WATER
RIGHTS, AND THAT CERTAIN AGREEMENT BETWEEN SAID PARTIES
RECORDED IN BOOK E, PAGE 60, LEASES AND AGREEMENTS, DESCRIBED
THEREIN. (NOT SHOWN DUE TO LACK OF INFORMATION)

PRIVATE EASEMENT, NO WIDTH SPECIFIED, INCLUDING TERMS AND PROVISIONS
THEREOF, GRANTED TO OREGON TELEPHONE CORPORATION, RECORDED APRIL 1,
1974, BOOK 111, PAGE 325, AS DESCRIBED THEREIN (NOT SHOWN DUE TO
LACK OF INFORMATION)

ACCESS RESTRICTIONS AND BURDENS IMPOSED, WITH CERTAIN LIMITED
ACCESS GRANTED, INCLUDING TERMS AND PROVISIONS THEREOF,
CONTAINED IN THE DEED GRANTED TO THE STATE OF OREGON BY AND
THROUGH ITS STATE HIGHWAY COMMISSION, RECORDED SEPT. 22, 1966,
BOOK 95, PAGE 352 AS DESCRIBED THEREIN. APPROXIMATE ACCESS
LOCATIONS SHOWN HEREIN.

Keith Dougharty
KEITH DOUGHARTY, OWNER

Charlotte G. Dougharty
CHARLOTTE G. DOUGHARTY, OWNER

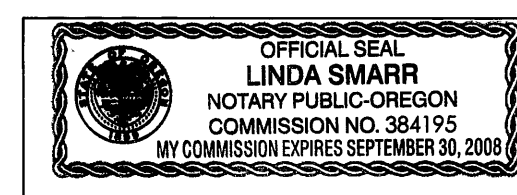
ACKNOWLEDGMENT

STATE OF OREGON) SS
COUNTY OF GRANT)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 11, 2006,
BY KEITH DOUGHARTY AND CHARLOTTE G. DOUGHARTY, HUSBAND AND WIFE.

Linda Smarr
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 9-30-08



RECEIVED AND
FILED

APRIL 11, 2006

DEPT. OF COUNTY SURVEYOR
Attest: Robert D. Buxton

SURVEYORS CERTIFICATE

I, KENNETH H. DELANO JR., REGISTERED PROFESSIONAL LAND SURVEYOR
IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE PLATTED THE
PARCELS AS SHOWN HEREIN FOR THE PURPOSE OF DELINEATING A LAND
PARTITION, IN ACCORDANCE WITH O.R.S. 92, THE EXTERIOR BOUNDARY
OF WHICH IS RECORDED IN THE GRANT COUNTY DEED RECORDS, BOOK
119, PAGE 509, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

IN TWP. 13 S., R.30E., W.M.:

SEC. 30: A PARCEL OF LAND IN THE N1/2 NE1/4 DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT ON THE EAST SECTION LINE OF SAID
SECTION 30, SAID POINT BEING 900.0 FEET SOUTH OF THE
NORTHEAST CORNER OF SAID SECTION 30;

THENCE NORTH, ALONG THE SAID SECTION LINE, 900.0 FEET TO THE
SAID NORTHEAST CORNER;

THENCE WEST, ALONG THE NORTH SECTION LINE OF SAID SEC.30,
1815.0 FEET;

THENCE SOUTH 900.0 FEET;

THENCE EAST 851.2 FEET;

THENCE NORTH TO A POINT ON THE SOUTHERLY RIGHT OF WAY
LINE OF THE RELOCATED JOHN DAY HIGHWAY, AS SAID RIGHT OF
WAY IS DESCRIBED IN DEED DATED SEPT. 15, 1966, RECORDED SEPT.
22, 1996 IN BOOK 95, PAGE 352, DEED RECORDS OF GRANT COUNTY,
OREGON;

THENCE NORTHEASTERLY, ALONG SAID RE-LOCATED SOUTHERLY
LINE, TO THE CENTER OF THE JOHN DAY RIVER;

THENCE SOUTHEASTERLY, ALONG THE SAID CENTERLINE, TO A
POINT WEST OF THE PLACE OF BEGINNING;

THENCE EAST TO THE PLACE OF BEGINNING.

SAVE & EXCEPT THAT PORTION CONVEYED TO GRANT COUNTY,
OREGON, BY DEED DATED JUNE 23, 1923, RECORDED FEB. 2, 1925, IN
BOOK 35, PAGE 567, DEED RECORDS OF GRANT COUNTY, OREGON,
FOR HIGHWAY RIGHT OF WAY; AND THAT PORTION CONVEYED TO
THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY
COMMISSION, BY DEED DATED SEPT. 15, 1966, RECORDED SEPT. 22,
1966, IN BOOK 95, PAGE 352, DEED RECORDS OF GRANT COUNTY,
OREGON, FOR ADDITIONAL RIGHT OF WAY.

SAVE & EXCEPT A TRACT OF LAND IN THE NE1/4 NE1/4 DESCRIBED
AS FOLLOWS:

BEGINNING AT A POINT 963.8 FEET WEST AND 900.0 FEET SOUTH OF
THE NORTHEAST CORNER OF SAID SEC. 30;

THENCE NORTH TO A POINT ON THE SOUTHERLY RIGHT OF WAY
LINE OF THE RELOCATED JOHN DAY HIGHWAY, AS SAID RIGHT OF
WAY IS DESCRIBED IN DEED DATED SEPT. 15, 1966, RECORDED SEPT.
22, 1996 IN BOOK 95, PAGE 352, DEED RECORDS OF GRANT COUNTY,
OREGON;

THENCE SOUTHWESTERLY, ALONG SAID SOUTHERLY RIGHT OF
WAY LINE, TO A POINT WEST OF THE PLACE OF BEGINNING;

THENCE EAST TO THE PLACE OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINING APPROXIMATELY 34.9 ACRES.

I HEREBY DESIGNATE THE NE CORNER OF SECTION 30, T.13S., R.30E., W.M.,
AS THE INITIAL POINT FOR THIS PARTITION.

Kenneth H. Delano Jr.
KENNETH H. DELANO JR., PLS
STAFF SURVEYOR