

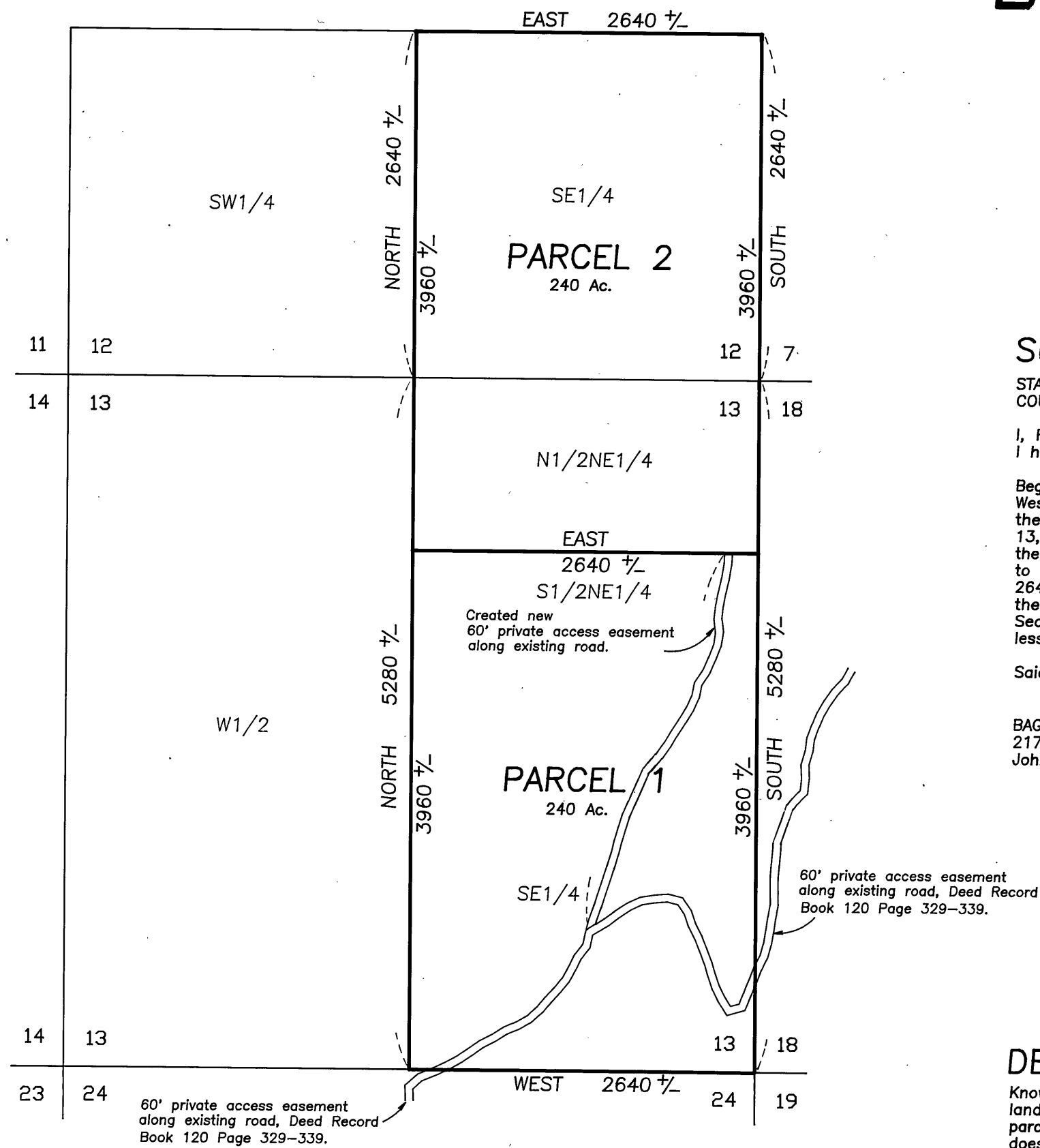
T13S, R29E, W.M.

# LAND PARTITION PLAT NO. 94-03

SITUATED IN THE SE1/4 SECTION 12 and E1/2 SECTION 13

T13S, R29E, W.M.  
GRANT COUNTY, OREGON

MAY 13, 1994



## SURVEYOR'S CERTIFICATE

STATE OF OREGON SS  
COUNTY OF GRANT

I, Robert D. Baggett, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have shown the unsurveyed parcels on this partition plat, described as follows:

Beginning at the southeast corner of Section 13, Twp. 13 S., R. 29 E., W.M., Grant County, Oregon; thence West, along the south line of the SE1/4 of said Section 13, a distance of 2640 feet, more or less, to the southwest corner of said SE1/4; thence North, along the west line of the E1/2 of said section 13, a distance of 5280 feet, more or less, to the northwest corner of the NE1/4 of said Section 13; thence North, along the west line of the SE1/4 of Section 12, a distance of 2640 feet, more or less, to the northwest corner of said SE1/4; thence East, along the north line of said SE1/4, a distance of 2640 feet, more or less, to the northeast corner of the SE1/4 of said Section 12; thence South, along the east line of said SE1/4, a distance of 2640 feet, more or less, to the southeast corner of said Section 12; thence South, along the east line of said Section 13, a distance of 5280 feet, more or less, to the point of beginning.

Said tract containing 480 acres, more or less.

BAGETT, GRIFFITH AND ASSOCIATES  
217 N. Canyon Blvd.  
John Day, Oregon

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Robert D. Baggett*  
OREGON  
JULY 12, 1983  
ROBERT D. BAGETT  
598

Renewal Date 12/31/94

Scale 1"=1000'

NO SURVEY WAS PERFORMED FOR THIS  
PARTITION PROCESS

No Water Rights are appurtenant to this land partition.

## DECLARATION:

Know all people by these presents that Kenneth E. Haff does hereby declare that he is the owner of the lands described in the Surveyor's Certificate, and that he has caused the same to be partitioned into parcels in accordance with the provisions of ORS Chapter 92, as shown on the annexed map, and that he does hereby grant the private access easement, 60 feet in width, 30 feet on each side of the center of the existing road running through PARCEL 1, for the purpose of ingress and egress to Parcel 2, as shown.

SAID PARCELS SUBJECT TO THE FOLLOWING:

- (1) Rights of the public in streets, roads and alleys.
- (2) Reservations and exceptions, including the terms and provisions thereof, contained in Patent from The United States of America dated March 17, 1922, recorded June 16, 1923, in Book 35, page 70, Deeds, to wit: "Excepting and reserving, however, to the United States all the coal and other minerals in the lands so entered and patented, together with the right to prospect for, mine and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916. (39 Stat. 862)". NOTE: Pertains to the SE1/4 of Sec. 12, T.13S., R.29 E., W.M.
- (3) Exception and reservation, including the terms and provisions thereof, in Deed from Eastern Oregon Land Company, a corp., dated Jan. 20, 1945, recorded April 16, 1945 in Deed Book 47, page 465, to wit: "Excepting, however, and reserving unto the vendor, its successors and assigns, all minerals in or on all of Sec. 13, Twp. 13S., R.29E., W.M. (and other lands) (including metals, coal, gas, oil and other valuable deposits of minerals of whatsoever nature), and salt or saline springs or springs of any nature except water, which are now known to exist or which hereafter may be discovered in or upon said lands, together with the right to go upon said land and prospect or explore for, develop or work mines or deposits of such minerals and develop and utilize such springs and the products thereof, and for said purposes to use all surface ground necessary or convenient therefor; the purchasers or their successors in title to be paid the actual damage thereby caused, such damage to be paid within thirty days after the same shall be caused and the amount thereof determined."
- (4) Agreement and Easement, including the terms and provisions thereof, between Barbara Rand Nagel, Shirley Rand Lee, John S. Manca, Ann W. Manca, Nick A. Dire and Julia J. Dire, Birch Creek Ranch, a limited partnership, Damon Creek Ranch, a Washington Limited Partnership, and Birch Creek Hunt Club, a General Partnership, dated Sept. 21, 1978, recorded Jan. 17, 1979 in Deed Book 120, Page 330, and Amendment Agreement and Easement, including the terms and provisions thereof, between the same parties, dated Jan. 9, 1979, recorded Jan. 17, 1979 in Deed Book 120, page 329, concerning a road way and easement 60 feet in width along existing roads for the purpose of ingress and egress and utility right of way across the property described in the Surveyors Certificate and other lands not included therein.
- (5) Offer to Lease and Lease for Oil and Gas, including the terms and provisions thereof, between the United States Department of the Interior, Bureau of Land Management, Lessor, and Deeco Energy Corp., Lessee, dated Dec. 22, 1981, recorded July 22, 1982 in Book K, page 895; Lease and Agreement Records, affecting the SE1/4 of Sec 12, T.13S., R.29E., W.M., and other lands not included in this partitioning.
- (6) Reservation, including the terms and provisions thereof, in Deed from Damon Creek Ranch Partnership, a Washington limited partnership, dated Oct. 28, 1982, recorded No. 20, 1982 in Deed Book 127, page 409, to wit: "Reserving unto Grantor all mineral rights on, above and below said property."
- (7) SUBJECT TO AND TOGETHER WITH Agreement and Easement, and Addendum thereto as recorded January 17, 1979 in Book 120, pages 329-339, Deed Records of Grant County, Oregon, for road way easement for ingress and egress and utilities, 60 feet wide, along existing roads.

## APPROVALS:

Approved this 24<sup>TH</sup> day of MAY, 1994.

*John W. Burri*  
Walla County Surveyor

Approved this 18<sup>TH</sup> day of MAY, 1994

*Robert T. Wheeler*  
Grant County Planning Commission

I do hereby certify that this plat was received AM  
on the 26 day of MAY, 1994 at 0:00 o'clock  
A.M., and recorded as Partition Plat No. 94-03  
Grant County Records.

*Mary Moulton*  
Grant County Clerk *deputy*

All ad valorem and special assessments due pursuant  
to law have been assessed and collected.

*Lane S. Benton*  
Grant County Assessor and Tax Collector  
Date: 5-18-94

Affidavit of consent to declaration of property  
being partitioned recorded in Instrument No.  
940172 Deeds records.

I do hereby certify that this photocopy is a true  
and exact copy of Land Partition Plat No. 94-03, as  
filed with this office.

*Mary Moulton*  
County Clerk  
I do hereby certify that this photocopy is a true  
and exact copy of Land Partition Plat No. 94-03.  
*Robert D. Baggett*  
Baggett - Griffith & Associates

*Kenneth E. Haff*  
Kenneth E. Haff

## ACKNOWLEDGEMENT:

STATE OF ~~OREGON~~ WASHINGTON  
COUNTY OF ~~GRANT~~ SS SPOKANE

This instrument was acknowledged before me on MAY 12, 1994  
by Kenneth E. Haff.

*Melinda A. Black* My Commission Expires: 9-29-94