

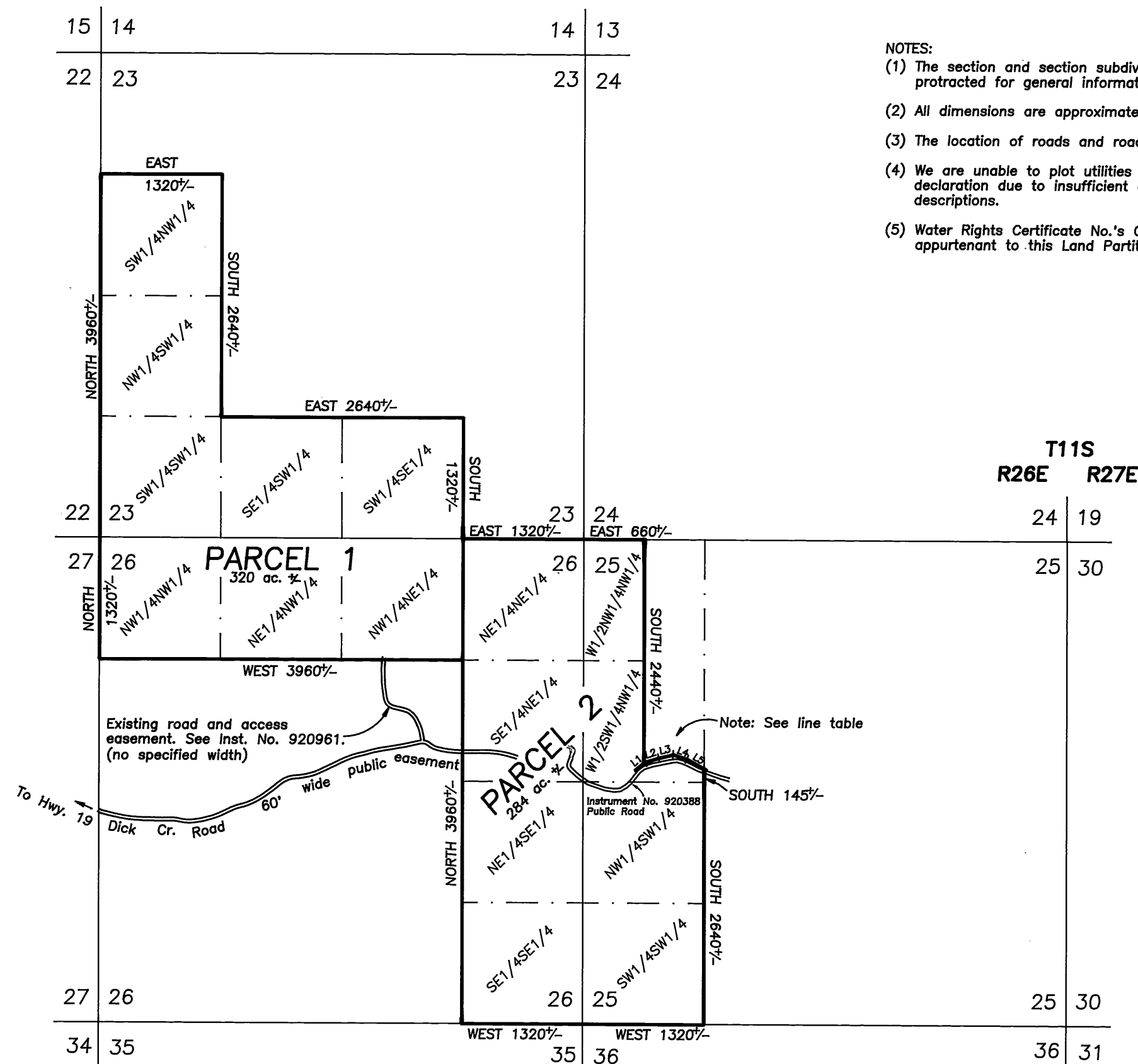
NO SURVEY WAS PERFORMED FOR THIS
PARTITION PROCESS

LAND PARTITION PLAT NO. 95-04

SITUATED IN THE S1/2 AND IN THE NW1/4 OF SEC. 23; AND IN THE
SW1/4 AND THE NW1/4 OF SEC. 25; AND IN THE NE1/4, SE1/4 AND NW1/4 OF SEC. 26,
T11S., R26E., W.M.
GRANT COUNTY, OREGON

October 4, 1995

- NOTES:
- (1) The section and section subdivisional lines shown are protracted for general information only.
 - (2) All dimensions are approximate.
 - (3) The location of roads and road easements shown are approximate.
 - (4) We are unable to plot utilities easements listed in the declaration due to insufficient data in the recorded descriptions.
 - (5) Water Rights Certificate No.'s C-25151 and C-25152 are appurtenant to this Land Partition.



DECLARATION

Know all people by these presents that Barbara J. Buce does hereby declare that she is the owner of the lands described in the Surveyor's Certificate, and that she has caused the same to be partitioned into parcels in accordance with the provisions of ORS Chapter 92, as shown on the annexed map;

SAID PARCELS SUBJECT TO THE FOLLOWING:

- (1) Rights of the public in streets, roads and highways.
- (2) Declaration of Restrictions, including the terms and provisions thereof, executed by Thomas Michael Buce, Alana Buce Durand, and Barbara J. Buce, dated November 24, 1983, recorded March 8, 1984 in Deed Book 129, Page 609, pertaining to the NW1/4SW1/4 and SW1/4SW1/4 of Sec. 25, T.11S., R.26E., W.M.
- (3) An easement, including the terms and provisions thereof, to Telephone Utilities of Eastern Oregon, Inc. an Oregon corp., dated May 6, 1986, recorded May 12, 1986, in Deed Book 133, Page 423, Records of Grant County, Oregon. Right of way easement for utility and incidental purposes, no specified width.
- (4) An easement, including the terms and provisions thereof, contained in Memorandum of Contract of Sale between Barbara J. Buce, Seller, and Michael D. Gonzalez, buyer, dated Dec. 20, 1991, recorded Dec. 26, 1991, in the records of Grant County, Oregon, as Instrument No. 912184, to-wit: "Also, an easement in common with others entitled to the use thereof, over the existing road from the above described property to Oregon State Highway No. 19." NOTE: This is appurtenant to Tax Lot 3701, (a portion of the E1/2W1/2NW1/4 of Sec. 25).
- (5) Right of Way Deed, including the terms and provisions thereof, to Grant County, a municipal corp., dated October 2, 1991, recorded March 3, 1992, in the records of Grant County, Oregon, as Instrument No. 920388, for road right of way and purposes incidental thereto.
- (6) In deed from Barbara J. Buce to Robert D. Nesen and Delta E. Nesen, trustees of the Robert D. Nesen and Delta E. Nesen Family Trust, recorded June 1, 1992, in the records of Grant County, Oregon, as Instrument No. 920961, to-wit: "RESERVING unto said grantor, easements over existing roads for vehicular travel.
- (7) Any easements, rights of way, and reservations, as the same may exist or appear of record.

APPROVALS

Approved this 20th day of OCT., 1995.

Jack W. Burris
Wallowa County Surveyor

Approved this 16th day of Oct., 1995.

Janet Hill
Grant County Planning Commission

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

Rene L. Burton
Grant County Assessor and Tax Collector
Date: 10/13/95

I do hereby certify that this plat was received on the 20th day of OCT., 1995 at 2:30 o'clock P.M., and recorded as Partition Plat No. 95-04 Grant County Records.

Kathy McKeunon
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition Plat No. 95-04, as filed with this office.

Kathy McKeunon
County Clerk

I do hereby certify that this is a true and exact copy of Land Partition Plat No. 95-04.

Robert D. Baggett
Baggett-Griffith and Blackman

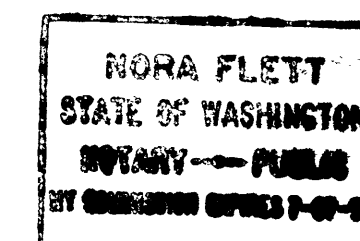
ACKNOWLEDGEMENT

STATE OF Washington)
COUNTY OF King)

This instrument was acknowledged before me on 10th, 1995, by Barbara J. Buce.

Don Zelt My Commission Expires 7-7-99

Notary Public for Washington



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Baggett

OREGON
JULY 12, 1993
ROBERT D. BAGGETT
598
Renewal Date 12/31/95

SURVEYOR'S CERTIFICATE

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:

Township 11 South, Range 26 East, Willamette Meridian, Grant County, Oregon:

Section 23: SW1/4NW1/4; W1/2SW1/4; SE1/4SW1/4; SW1/4SE1/4.

Section 25: W1/2SW1/4; W1/2NW1/4; EXCEPT THEREFROM that portion of the E1/2W1/2NW1/4 which lies North of the following described line:
Beginning at a point which is 129.74 feet North and 577.31 feet East of the West 1/4 corner of said Sec. 25;

thence N.49°48'E., 133.73 feet;
thence N.71°21'E., 151.85 feet;
thence N.76°49'E., 162.32 feet;
thence S.71°29'E., 158.36 feet;
thence S.60°44'E., 236.20 feet.

Section 26: N1/2N1/2; SE1/4NE1/4; E1/2SE1/4.

Said tract containing 599 acres, more or less.

BAGETT-GRIFFITH AND BLACKMAN
John Day, Oregon

LINE TABLE

Beginning at a point which is 129.74 North and 577.31 feet East of the West 1/4 corner of said Sec. 25; thence

LINE	BEARING	DISTANCE
L1	N49°48'E	133.73 feet
L2	N71°21'E	151.85 feet
L3	N76°49'E	162.32 feet
L4	S71°29'E	158.36 feet
L5	S60°44'E	236.20 feet