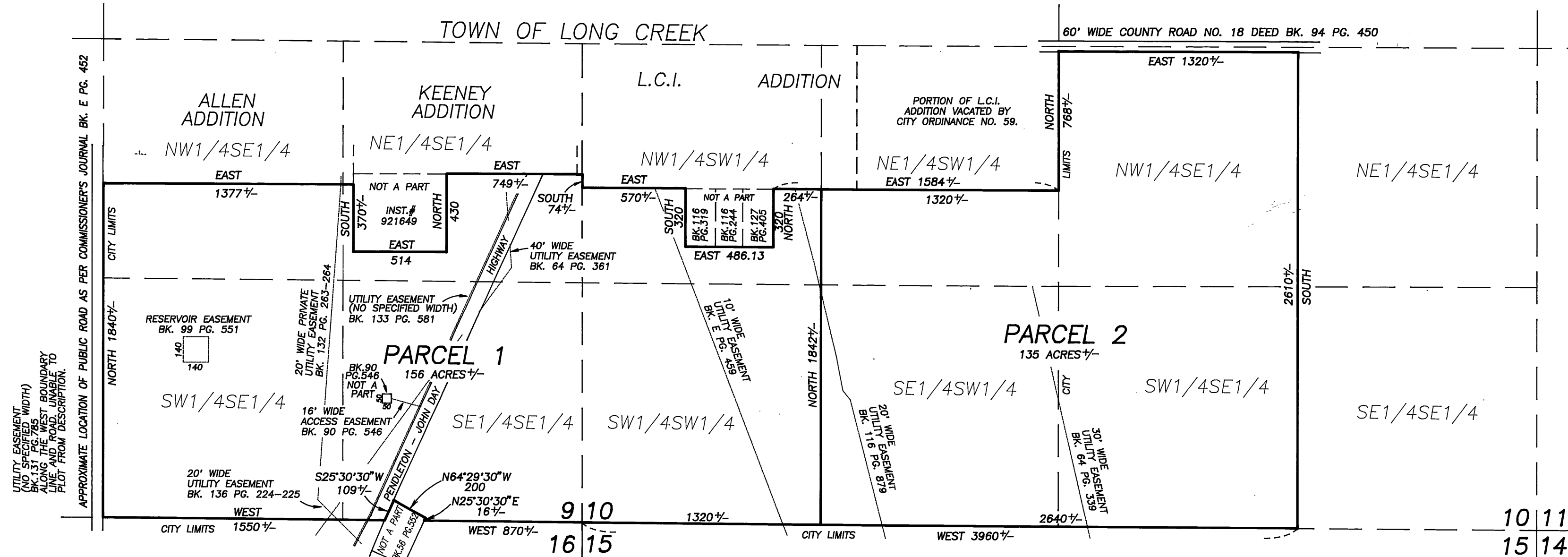


# LAND PARTITION PLAT NO. 96 - 03

SITUATED IN THE SE1/4 SECTION 9 AND IN THE S1/2 SECTION 10, T10S, R30E., W.M.  
LONG CREEK, GRANT COUNTY, OREGON

DECEMBER 22, 1995



NO SURVEY WAS PERFORMED  
FOR THIS PARTITION PROCESS

SCALE 1"=500'

## NOTES

- (1) THE SECTION AND SECTION SUBDIVISIONAL LINES SHOWN ARE PROTRACTED FOR GENERAL INFORMATION ONLY.
- (2) ALL DIMENSIONS ARE RECORD OR ARE APPROXIMATE.
- (3) THE LOCATION OF ROADS AND ROAD EASEMENTS SHOWN ARE APPROXIMATE.
- (4) WE ARE UNABLE TO PLOT CERTAIN UTILITIES EASEMENTS LISTED IN THE DECLARATION DUE TO INSUFFICIENT DATA IN THE RECORDED DOCUMENT.

## APPROVALS

APPROVED THIS 27<sup>th</sup> DAY OF DECEMBER, 1995

*Jack W. Burris*  
MALLOWA COUNTY SURVEYOR

APPROVED THIS 11 DAY OF Jan., 1996

*Sharon Livingston*  
TOWN OF LONG CREEK

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

*Karen A. Office, Deputy*  
GRANT COUNTY ASSESSOR AND TAX COLLECTOR  
DATE: 1-8-96

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 11th DAY OF JANUARY 1996 AT 11:00 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. 96-03 GRANT COUNTY RECORDS.

*Kathy McInnis*  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 96-03, AS FILED WITH THIS OFFICE.

*Kathy McInnis*  
COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 96-03.

*Robert D. Bagett*  
BAGETT - GRIFFITH & BLACKMAN

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT SHARON LIVINGSTON, TRUSTEE OF THE SHARON LIVINGSTON FAMILY TRUST, UNDER AGREEMENT DATED OCTOBER 6, 1992, AS TO AN UNDIVIDED 64.375 % INTEREST, AND SHARON LIVINGSTON, TRUSTEE OF THE TRUST B (CREDIT SHELTER TRUST) CREATED UNDER THE FRED LIVINGSTON FAMILY TRUST, DATED OCTOBER 6, 1992, AS TO AN UNDIVIDED 35.625 % INTEREST, DOES HEREBY DECLARE THAT SAID TRUST IS THE OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT SAID TRUST 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) AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN THE TOWN OF LONG CREEK, A MUNICIPAL CORPORATION, AND JOHN L. CARTER AND ROSE A. CARTER, HUSBAND AND WIFE, DATED MAY 9, 1935, RECORDED DEC. 10, 1935 IN BOOK E, PAGE 459, LEASES AND AGREEMENT RECORDS.
- (2) RIGHT OF WAY EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, 30 FEET IN WIDTH, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP., RECORDED DEC. 19, 1951, IN BOOK 64, PAGE 326, DEED RECORDS. SEE NOTE 4.
- (3) RIGHT OF WAY EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, 30 FEET IN WIDTH, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP., RECORDED DEC. 19, 1951, IN BOOK 64, PAGE 339, DEED RECORDS.
- (4) RIGHT OF WAY EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, 30 FEET IN WIDTH, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP., RECORDED MAR. 23, 1961, IN BOOK 84, PAGE 608, DEED RECORDS. SEE NOTE 4.
- (5) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO LLOYD HUDSPETH AND TELIA ANNE HUDSPETH, CO-PARTNERS DOING BUSINESS AS SENECA LUMBER COMPANY, RECORDED SEPTEMBER 18, 1968, IN BOOK 99, PAGE 551, DEED RECORDS FOR GRANT COUNTY, OREGON. BEING AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND REPAIR OF A RESERVOIR, AND INCIDENTAL PURPOSES.
- (6) MEMORANDUM OF UNDERSTANDING, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANT COUNTY, OREGON, AND THE UNITED STATES OF AMERICA, ACTING THROUGH THE FOREST SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE, DATED JULY 21, 1965, FILED IN BOOK "L", PAGE 606, COUNTY COMMISSIONER'S JOURNAL, REGARDING THE LONG CREEK-PRAIRIE ROAD NO. 18, CROSSING THE S1/2 OF SEC. 10, T. 10 S., R. 30 E., W.M.
- (7) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO THE TOWN OF LONG CREEK, A MUNICIPAL CORPORATION, RECORDED MAY 31, 1977, IN BOOK 116, PAGE 879, DEED RECORDS FOR GRANT COUNTY, OREGON. BEING A PERPETUAL EASEMENT FOR CONSTRUCTION AND/OR MAINTENANCE, AND INCIDENTAL PURPOSES, OF WATER LINES 20 FEET WIDE, AS MORE PARTICULARLY DESCRIBED THEREIN.
- (8) RIGHT OF WAY EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, 40 FEET IN WIDTH, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP., RECORDED DEC. 28, 1951, IN BOOK 64, PAGE 361, DEED RECORDS.
- (9) RIGHT OF ACCESS, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP., DATED APRIL 16, 1964, RECORDED APRIL 17, 1964, IN BOOK 90, PAGE 546, DEED RECORDS, OVER AND UPON A STRIP OF LAND 16 FEET IN WIDTH, AS MORE PARTICULARLY DESCRIBED THEREIN.
- (10) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO TELEPHONE UTILITIES OF EASTERN OREGON, INC., AN OREGON CORP., RECORDED MAY 13, 1985, IN BOOK 131, PAGE 785, DEED RECORDS FOR GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES.
- (11) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO TELEPHONE UTILITIES OF EASTERN OREGON, INC., AN OREGON CORP., RECORDED JUNE 18, 1986, IN BOOK 133, PAGE 581, DEED RECORDS FOR GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES.
- (12) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO BLUE MT. FOREST PRODUCTS, INC., AN OREGON CORP., RECORDED AUGUST 1, 1985, IN BOOK 132, PAGE 263, DEED RECORDS FOR GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, OVER AND ACROSS A PORTION OF THE E1/2 OF SEC. 9.
- (13) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CP NATIONAL CORPORATION, A CORP., RECORDED JANUARY 7, 1988, IN BOOK 136, PAGE 224, DEED RECORDS FOR GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES.
- (14) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO TELEPHONE UTILITIES OF EASTERN OREGON, INC., AN OREGON CORP., RECORDED DECEMBER 12, 1983, IN BOOK 129, PAGE 190, DEED RECORDS FOR GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. SEE NOTE 4.
- (15) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO TELEPHONE UTILITIES OF EASTERN OREGON, INC., AN OREGON CORP., RECORDED DECEMBER 12, 1983, IN BOOK 129, PAGE 191, DEED RECORDS FOR GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. SEE NOTE 4.
- (16) RIGHTS OF THE PUBLIC IN STREETS, ROADS, AND HIGHWAYS.
- (17) THE RIGHT OF WAY OF THE PENDLETON-JOHN DAY HIGHWAY.
- (18) THE RIGHT OF WAY OF PUBLIC ROAD AS PER COUNTY COMMISSIONER'S JOURNAL BOOK E, PAGE 452.

SHARON LIVINGSTON, TRUSTEE OF THE SHARON LIVINGSTON FAMILY TRUST, UNDER AGREEMENT DATED OCTOBER 6, 1992, AS TO AN UNDIVIDED 64.375 % INTEREST, AND SHARON LIVINGSTON, TRUSTEE OF THE TRUST B (CREDIT SHELTER TRUST) CREATED UNDER THE FRED LIVINGSTON FAMILY TRUST, DATED OCTOBER 6, 1992, AS TO AN UNDIVIDED 35.625 % INTEREST.

*Sharon Livingston*  
SHARON LIVINGSTON, TRUSTEE

STATE OF OREGON  
COUNTY OF GRANT SS  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON  
01-10-1996, BY SHARON LIVINGSTON, TRUSTEE.  
*Myra Corley*  
MY COMMISSION EXPIRES 01-07-00



## SURVEYOR'S CERTIFICATE

STATE OF OREGON  
COUNTY OF GRANT

I, ROBERT D. BAGETT, 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 CORNER COMMON TO SECTIONS 9, 10, 15 AND 16, TWP. 10 S., R. 30 E., W.M., GRANT COUNTY, OREGON; THENCE WEST, ALONG THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 9, A DISTANCE OF 870 FEET, MORE OR LESS, TO THE EASTERLY LINE OF THAT CERTAIN TRACT DESCRIBED IN BOOK 56, PAGE 552, DEED RECORDS OF GRANT COUNTY, OREGON; THENCE N.25°30'30"E., ALONG SAID EASTERLY LINE, 16 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TRACT; THENCE N.64°29'30"W., ALONG THE NORTHERLY LINE OF SAID TRACT, 200 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE S.25°30'30"W., ALONG THE WESTERLY LINE OF SAID TRACT, 109 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 9; THENCE WEST, ALONG THE SOUTH LINE OF SAID SE1/4, A DISTANCE OF 1550 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID SE1/4; THENCE NORTH, ALONG THE WEST LINE OF THE SW1/4SE1/4 AND THE NW1/4SE1/4 OF SAID SECTION 9, A DISTANCE OF 1840 FEET, MORE OR LESS, TO THE WEST EXTENSION OF THE SOUTH BOUNDARY OF ALLEN ADDITION TO THE TOWN OF LONG CREEK; THENCE EAST, ALONG SAID EXTENSION AND ALONG THE SOUTH LINE OF SAID ALLEN ADDITION, 1377 FEET, MORE OR LESS, TO THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 921649, DEED RECORDS OF GRANT COUNTY, OREGON; THENCE SOUTH, ALONG SAID WEST LINE, 370 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE EAST, ALONG THE SOUTH LINE OF SAID TRACT, 514 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH, ALONG THE EAST LINE OF SAID TRACT, 430 FEET TO THE SOUTH LINE OF KEENEY ADDITION TO THE TOWN OF LONG CREEK; THENCE EAST, ALONG THE SOUTH LINE OF SAID ADDITION AND SAID SOUTH LINE EXTENDED, 749 FEET, MORE OR LESS, TO THE WEST LINE OF THE L.C.I. ADDITION TO THE TOWN OF LONG CREEK; THENCE SOUTH, ALONG THE WEST LINE OF SAID ADDITION, 74 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID ADDITION; THENCE EAST, ALONG THE SOUTH LINE OF SAID ADDITION, 570 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 116, PAGE 319, DEED RECORDS OF GRANT COUNTY, OREGON; THENCE SOUTH, ALONG THE WEST LINE OF SAID TRACT, 320 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE EAST, ALONG THE SOUTH LINE OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN BOOK 116, PAGE 319, BOOK 116, PAGE 244, AND BOOK 127, PAGE 405, RESPECTIVELY, DEED RECORDS OF GRANT COUNTY, OREGON, 486.13 FEET TO THE SOUTHEAST CORNER OF SAID TRACTS; THENCE NORTH, ALONG THE EAST LINE OF SAID TRACTS, 320 FEET TO THE NORTHEAST CORNER OF SAID TRACTS; THENCE EAST, ALONG THE SOUTH LINE OF SAID L.C.I. ADDITION AND THAT PORTION OF L.C.I. ADDITION WHICH WAS VACATED BY CITY ORDINANCE NO. 59, A DISTANCE OF 1584 FEET, MORE OR LESS, TO THE WEST LINE OF THE NW1/4SE1/4 OF SAID SECTION 10; THENCE NORTH, ALONG THE SAID WEST LINE, 768 FEET, MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 18, THENCE EAST, ALONG SAID RIGHT OF WAY LINE, 1320 FEET, MORE OR LESS, TO THE EAST LINE OF THE NW1/4SE1/4 OF SAID SECTION 10; THENCE SOUTH, ALONG THE EAST LINE OF THE NW1/4SE1/4 AND THE SW1/4SE1/4 OF SAID SECTION 10, A DISTANCE OF 2610 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID SW1/4SE1/4; THENCE WEST, ALONG THE SOUTH LINE OF THE SW1/4SE1/4 AND THE SE1/4SW1/4 AND THE SW1/4SW1/4 OF SAID SECTION 10, A DISTANCE OF 3960 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

- THAT PORTION CONVEYED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, IN DEED DATED APRIL 16, 1964, RECORDED IN BOOK 90, PAGE 546, DEED RECORDS OF GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1100.7 FEET WEST AND 654.9 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SEC. 9; THENCE NORTH, 50 FEET; THENCE EAST, 50 FEET; THENCE SOUTH, 50 FEET; THENCE WEST, 50 FEET TO THE POINT OF BEGINNING.
- THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION, LYING WITHIN THE SE1/4 SE1/4 OF SAID SEC. 9, IN DEED DATED JUNE 1, 1990, RECORDED IN INSTRUMENT NO. 900413, DEED RECORDS OF GRANT COUNTY, OREGON, FOR ADDITIONAL HIGHWAY RIGHT OF WAY. SEE NOTE 4.
- THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, BY CORRECTION WARRANTY DEED DATED JUNE 8, 1990, RECORDED JUNE 18, 1990, IN BOOK 140, PAGE 701, DEED RECORDS OF GRANT COUNTY, OREGON, CONVEYING A PARCEL OF LAND LYING IN SECS. 9, 15, 16, 21, AND 22 IN TWP. 10S., R.30E., W.M., FOR HIGHWAY AND INCIDENTAL PURPOSES. SEE NOTE 4.

SAID TRACT CONTAINING 291 ACRES, MORE OR LESS.

BAGETT-GRIFFITH AND BLACKMAN  
217 N. CANYON BLVD.  
JOHN DAY, OREGON

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

Renewal Date 12/31/97