

Land Partition Plat No. 96-10

Situated in the NE1/4SE1/4 of Sec. 20, and in Sec.21,
and in the SE1/4 and SW1/4 of Sec.22, and in the NE1/4
and SW1/4SW1/4 and NW1/4 of Sec.27, and in the NE1/4 and
E1/2SE1/4 and E1/2NW1/4 of Sec.28, and in the NW1/4 of Sec.34,
T9S, R32E, W.M.

GRANT COUNTY, OREGON

March 26, 1996

SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly mapped the land shown on this Land Partition and that these Parcels were not surveyed during this partition process. This partition is situated in the NE1/4SE1/4 of Section 20, and in Section 21, and in the SE1/4 and SW1/4 of Section 22, and in the NE1/4 and SW1/4SW1/4 and NW1/4 of Section 27, and in the NE1/4 and E1/2SE1/4 and E1/2NW1/4 of Section 28, and in the NW1/4 of Section 34, T9S, R32E, W.M., Grant County, Oregon, described as follows:

Beginning at the NE corner of Section 27, thence South, along the east line of the NE1/4 of Section 27, 2640 feet, more or less, to the SE corner of said NE1/4; thence West, along the south line of the NE1/4 and the SE1/4NW1/4 and the SW1/4NW1/4 of Section 27, 5280 feet, more or less, to the SW corner of said SW1/4NW1/4; thence South, along the east line of the NE1/4SE1/4 of Section 28, 1320 feet, more or less, to the SE corner of said NE1/4SE1/4; thence East, along the north line of the SW1/4SW1/4 of Section 27, 1320 feet, more or less, to the NE corner of said SW1/4SW1/4; thence South, along the east line of the SW1/4SW1/4 of Section 27, 1320 feet, more or less, to the SE corner of said SW1/4SW1/4; thence East, along the north line of the NW1/4 of Section 34, 1320 feet, more or less, to the NE corner of said NW1/4; thence South, along the east line of the NW1/4 of Section 34, 2640 feet, more or less, to the SE corner of said NW1/4; thence West, along the south line of the NW1/4 of Section 34, 2640 feet, more or less, to the SW corner of said NW1/4; thence North, along the west line of the SE1/4SE1/4 of Section 28, 2640 feet, more or less, to the NW corner of said NW1/4; thence West, along the south line of the SE1/4SE1/4 of Section 28, 1320 feet, more or less, to the SW corner of said SE1/4SE1/4; thence North, along the west line of the SE1/4SE1/4 and the NE1/4SE1/4 of Section 28, 2640 feet, more or less, to the NW corner of said NE1/4SE1/4; thence West, along the south line of the NE1/4 and the E1/2NW1/4 of Section 28, 2640 feet, more or less, to the SW corner of said E1/2NW1/4; thence North, along the west line of the E1/2NW1/4 of Section 28, 2640 feet, more or less, to the NW corner of said E1/2NW1/4; thence West, along the south line of the SW1/4 of Section 21, 1320 feet, more or less, to the SW corner of said SW1/4; thence North, along the west line of the SW1/4 of Section 21, 1320 feet, more or less, to the SE corner of the NE1/4SE1/4 of Section 20; thence West, along the south line of the NE1/4SE1/4 of Section 20, 1320 feet, more or less, to the SW corner of said NE1/4SE1/4; thence North, along the west line of the NE1/4SE1/4 of Section 20, 1320 feet, more or less, to the NW corner of said NE1/4SE1/4; thence East, along the north line of the NE1/4SE1/4 of Section 20, 1320 feet, more or less, to the NE corner of said NE1/4SE1/4; thence North, along the west line of the NE1/4SE1/4 of Section 21, 2640 feet, more or less, to the NE corner of said NE1/4SE1/4; thence East, along the north line of the NE1/4SE1/4 of Section 21, 2640 feet, more or less, to the SE corner of said NE1/4SE1/4; thence South, along the east line of the SE1/4 of Section 21, 1320 feet, more or less, to the NW corner of said SW1/4SW1/4 of Section 22, 1320 feet, more or less, to the NE corner of said SW1/4SW1/4; thence North, along the west line of the NE1/4SW1/4 of Section 22, 1320 feet, more or less, to the NW corner of said NE1/4SW1/4; thence East, along the north line of the NE1/4SW1/4 and the NW1/4SE1/4 of Section 22, 2640 feet, more or less, to the NE corner of said NW1/4SE1/4; thence South, along the east line of the NW1/4SE1/4 of Section 22, 660 feet, more or less, to the NW corner of the S1/2NE1/4SE1/4 of Section 22; thence East, along the north line of the S1/2NE1/4SE1/4 of Section 22, 1320 feet, more or less, to the NE corner of said S1/2NE1/4SE1/4; thence South, along the east line of the S1/2NE1/4SE1/4 and the SE1/4SE1/4 of Section 22, 1980 feet, more or less, to the point of beginning.

EXCEPT THE FOLLOWING:

The NW1/4NW1/4 of Section 27, T9S, R32E, W.M.

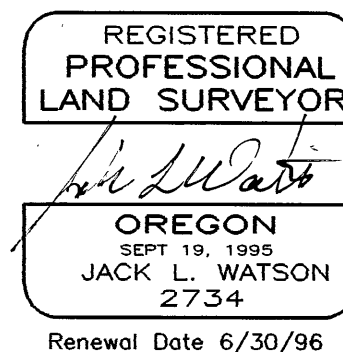
From said Sections 21 and 28, T9S, R32E, W.M., Grant County, Oregon, that certain tract of land conveyed to Gale D. Higginson and Alice E. Higginson, husband and wife, described in Book 121, Page 785-787, Deeds, recorded Oct. 2, 1979. See Record Map of Survey No. 465, filed in the office of the Grant County Surveyor.

From said Sections 27 and 28, T9S, R32E, W.M., Grant County, Oregon, that certain tract of land conveyed to Grant County, described in Instrument No. 932334, Deeds, recorded Nov. 24, 1993. See Record Map of Survey No. 1209, filed in the office of the Grant County Surveyor.

That portion conveyed to Grant County, Oregon, described in Book 48, Page 357 and Book 110, Page 563 and Book 113, Page 392, Deeds, for right of way purposes.

This Land Partition contains 1685 Acres, more or less.

Cornerstone Surveying, Inc.
233 S. Canyon Blvd.
John Day, Or. 97845
(541) (575)-1813



I do hereby certify that this is a true and exact copy of Land Partition No. 96-10

Sandra Dunham, Dep.
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 96-10

Jack L. Watson, PLS
Jack L. Watson, PLS

DECLARATION

Know all people by these presents that, RPB, LLC do hereby declare we are the owners of the lands described in the Surveyor's Certificate, and that we have caused the same to be partitioned into parcels in accordance with the provisions of ORS Chapter 92, as shown hereon.

SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

- (1) All standing and/or growing timber as conveyed by deed dated Oct. 28, 1993, recorded Nov. 8, 1993, in the records of Grant County, Oregon, as Instrument No. 932226.
- (2) That certain reservation contained in deed from John Day Middle Fork Ranch Company, an Oregon Corp., dated Dec. 16, 1977, recorded Oct. 2, 1979 in Deed Book 121, Page 785.
- (3) Rights of the public in streets, roads and highways.
- (4) Rights of the public and governmental bodies in and to any portion of the premises, which now or at any time was lying below high water mark of the Middle Fork of the John Day River, including any ownership rights which may be claimed by the State of Oregon, as to any portion now or at any time below the high water mark.
- (5) Any adverse claims based on the assertion that:
 - (a) Said land or any part thereof is now or at any time has been below the ordinary high water mark of the Middle Fork 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 Middle Fork of the John Day River, or has been formed by accretion to any such portion.
- (6) Such rights and easements for navigation and fishing as may exist over that portion of the property lying now or at any time beneath the waters of the Middle Fork of the John Day River.
- (7) Reservations and exceptions, including the terms and provisions thereof, contained in patent from the United States of America dated April 25, 1940, recorded March 3, 1947, in Book 49, Page 387, Deed records, 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)". Affects the NE1/4SE1/4 of Sec. 20, the SW1/4NW1/4, W1/2SW1/4, SE1/4SE1/4 of Sec. 21, and N1/2NE1/4 and NE1/4NW1/4 of Sec. 28, T9S, R32E, W.M.
- (8) Deed, including the terms and provisions thereof, to the United States of America, dated May 2, 1956, recorded June 14, 1956 in Deed Book 74, Page 539, conveying all of the right, title and interest of Oregon Lumber Company, a corp., owned or hereafter acquired in and to certain roads now located and existing on the NE1/4NE1/4, W1/2NE1/4, and NW1/4SE1/4 of Section 21, T9S, R32E, W.M.
- (9) A Right of Way deed, including the terms and provisions thereof, to Grant County, Oregon, dated March 12, 1972, recorded Oct. 24, 1973 in Deed Book 110, Page 563, 60 feet in width, for roadway purposes, in Sections 21 and 28 of T9S, R32E, W.M.
- (10) A Right of Way deed, including the terms and provisions thereof, to Grant County, Oregon, dated July 25, 1975, recorded July 29, 1975 in Deed Book 113, Page 392, 60 feet in width, for road right of way and incidental purposes, lying in Sections 21, 27, 28 and 34 of T9S, R32E, W.M.
- (11) An easement, including the terms and provisions thereof, in Deed to A.V. Neie and Mildred L. Neie, husband and wife, dated Nov. 10, 1976, recorded Dec. 2, 1976 in Deed Book 115, Page 846, being an easement 20 feet in width for ingress and egress to and from the W1/2SE1/4 of Section 33, T9S, R32E, W.M.
- (12) An easement, including the terms and provisions thereof, to Telephone Utilities of Eastern Oregon, Inc. an Oregon corp., dated Dec. 12, 1983, recorded Dec. 12, 1983, in Deed Book 129, Page 192, Records of Grant County, Oregon. Right of Way easement for utilities and incidental purposes, no width is stated.
- (13) A Right of Way easement deed, including the terms and provisions thereof, to the United States of America, dated Aug. 19, 1980, recorded Oct. 13, 1980 in Deed book 123, Page 638, 66 feet in width, for roadway and incidental purposes, traversing the E1/2SW1/4, W1/2NE1/4 and NW1/4SE1/4 of Sec. 21, and the NE1/4NE1/4 of Sec. 22, and the NE1/4NW1/4 of Sec. 28, T9S, R32E.
- (14) Order of possession, including the terms and provisions thereof, entered in that certain suit in the Circuit Court for the State of Oregon, County of Grant, Case No. 8367, entitled County of Grant, a body politic, etc., Plaintiff, and John Day Middle Fork Ranch, Inc., an Oregon Corporation, and David Kline, Defendants, on Dec. 21, 1984, granting possession to plaintiff of the therein described premises to make use thereof for the improvements and construction of the road project on County Road No. 20.
- (15) Terms and provisions contained in that certain Timber Deed to Louisiana-Pacific Corporation, a Delaware corp., dated Oct. 28, 1993, recorded Nov. 8, 1993, in the records of Grant County, Oregon, Instrument No. 932226.
- (16) Any and all matters including easements and assessments, if any, pertaining to irrigation ditches, including rights, if any, of the owners of Tax Lot 1401 shown on the Tax assessors map, to use of the irrigation ditch referred to in the legal description of this property, described in Deed Instrument No. 952251, Records of Grant County, Oregon.

Timothy P. Boyle
Timothy P. Boyle, member

Peter J. Paquet
Peter J. Paquet, member

John L. Rust
John L. Rust, member

David C. Bany
David C. Bany, member

APPROVALS

Approved this 2nd day of April, 1996

Robert D. Bagel
Grant County Surveyor

Approved this 23rd day of April, 1996

BA Carpenter
Grant County Planning Commission

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

Sandra Dunham, Dep.
Grant County Assessor and Tax Collector
Date: 04-18-96

I do hereby certify that this plat was received on the 23rd day of April, 1996 at 12:45 o'clock P.M., and recorded as Land Partition Plat No. 96-10 Grant County Records.

Sandra Dunham, Dep.
Grant County Clerk

NOTES:

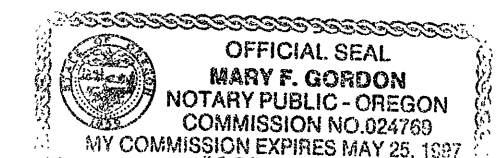
- 1) The section and section subdivisional lines shown are protracted for general information only.
- 2) The location of the road and the Middle Fork of the John Day River are approximate.
- 3) The easements listed in the declaration are not plotted due to insufficient data in the recorded documents.

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF Multnomah SS

This instrument was acknowledged before me on this 16th day of April, 1996, by Timothy P. Boyle and John L. Rust, as members of RPB, LLC, an Oregon Limited Liability Company.

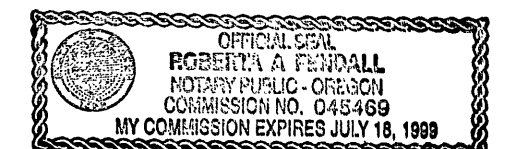
Mary F. Gordon
Notary Public of Oregon
My Commission Expires 5-25-97



STATE OF OREGON
COUNTY OF Multnomah SS

This instrument was acknowledged before me on this 16th day of April, 1996, by Peter J. Paquet, as a member of RPB, LLC, an Oregon Limited Liability Company.

Robert A. Fendall
Notary Public of Oregon
My Commission Expires 7-18-99



STATE OF OREGON
COUNTY OF Multnomah SS

This instrument was acknowledged before me on this 12th day of April, 1996, by David C. Bany, as a member of RPB, LLC, an Oregon Limited Liability Company.

John H. Hays
Notary Public of Oregon
My Commission Expires 5-18-96

