

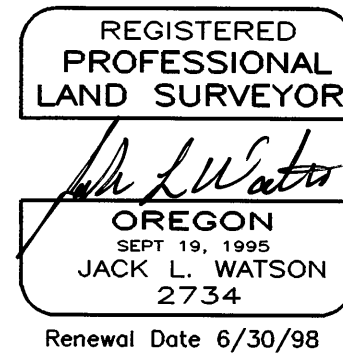
SURVEYOR'S CERTIFICATE

I, Jack Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments, Parcels 2 and 3 of this land partition and that Parcel 1 was not surveyed during this partition process. This partition is situated in the NE1/4 and NW1/4 of Section 35, T13S, R30E, W.M., Grant County, Oregon, described as follows:

Beginning at the N1/4 corner of Section 35, which I designate to be the Initial Point of this Land Partition; thence N89°43'29"E, along the north line of the NE1/4 of Section 35, 417.85 feet, to the westerly right of way line of County Road No. 49; thence along the westerly right of way line of County Road No. 49 as follows: S15°31'01"W, 110.45 feet; thence 301.19 feet along the arc of a 686.20 foot radius curve right, the long chord of which bears (S28°05'29"W, 298.78 feet); thence S40°39'56"W, 182.47 feet; thence 479.29 feet along the arc of a 793.94 foot radius curve left, the long chord of which bears (S23°22'17"W, 472.04 feet); thence S6°04'38"W, 356.64 feet; thence leaving said right of way line and following along the centerline of an existing driveway as follows: 30.42 feet along the arc of a 60.00 foot radius curve right, the long chord of which bears (N48°01'33"W, 30.10 feet); thence N33°30'00"W, 273.07 feet; Thence N41°20'00"W, 241.88 feet; thence 98.55 feet along the arc of a 70.00 foot radius curve left, the long chord of which bears (N81°40'00"W, 90.61 feet); thence S58°00'00"W, 189.34 feet; thence leaving said driveway centerline, North, 365.79 feet; thence West, 660.00 feet; thence South, 741.78 feet, more or less, to a point 1320 feet south of the north line of the NW1/4 of said Section 35; thence S89°39'16"W, parallel with the north line of the NW1/4 of Section 35, 1334.77 feet, to the west line of said NW1/4; thence N00°04'51"E, along the west line of the NW1/4 of Section 35, 1320.01 feet to the NW corner of said Section 35; thence N89°39'16"E, along the north line of the NW1/4 of Section 35, 2672.30 feet to the point of beginning.

Said tract containing 68.32 Acres, more or less.

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



DECLARATION

Know all people by these presents that we, S. Eugene Salada and Ruth E. Salada, husband and wife, 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. We do hereby grant the following easements:

- 1) A private access easement, 20 feet in width, across Parcel 1 for the purpose of ingress and egress to Parcel 3.
- 2) A private water line and power line easement, 15 feet in width, across Parcel's 1 and 3, for the purpose of a buried water line and power line from a well to the land adjacent to Parcel 1 as shown.

SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in streets or roads.
- 2) Any and all matters, including easements, pertaining to irrigation ditches.
- 3) A private right of way easement for electric, telephone gas and/or water lines and incidental purposes, 15 feet in width, to California-Pacific Utilities Company, recorded in Book 115 Page 8, deed records, as shown hereon.
- 4) A private right of way easement for electric, telephone gas and/or water lines and incidental purposes, 30 feet in width, to C P National Corporation, recorded in Book 124 Page 687, deed records, as shown hereon.
- 5) A right of way for a public highway, 60 feet in width, 30 feet on each side of the existing road, to Grant County, a body public, recorded in Book 111 Page 151, deed records, as shown hereon.
- 6) An private access easement along an existing driveway, no width specified, for ingress and egress, to Anthony G. Oleman and Laura D. Oleman, husband and wife, recorded in Instrument No. 911552, deed records, as shown hereon.
- 7) A private easement for the existing drain field and an easement for the existing pipeline and spring located to the west, no widths are specified, recorded in Instrument No. 940687, deed records, these easements are not plotted due to insufficient data given in the deed.

S. Eugene Salada
S. Eugene Salada

Ruth E. Salada
Ruth E. Salada

Pioneer Bank, FSB, has an interest in the property described in that certain Deed of Trust, dated September 9, 1991, recorded September 11, 1991, as Instrument No. 911543, and that certain Deed of Trust, dated March 15, 1996, recorded March 21, 1996, as Instrument No. 960472 Deed Records of Grant County, Oregon, and does hereby consent to the partitioning of the property as shown hereon.

Don Reay
Don Reay
Sr. Vice President of Pioneer Bank, FSB

LAND PARTITION PLAT NO. 96-21

Situated in the NE1/4 and NW1/4 of
Section 35, T13S, R30E, W.M.
GRANT COUNTY, OR.

June 28 thru August 16, 1996

NARRATIVE

This survey was performed at the request of Gene Salada. The purpose of this survey was to Partition Mr. Salada's property into 3 parcels, as shown hereon.

After searching the available records pertaining to this survey, I found that Section 35 has been subdivided and monumented and the easterly right of way line of County Road No. 49 was also monumented in 1981, by Douglas Ferguson, see Record Map of Survey No. 673. We found and tied the four corners of the NW1/4 of Section 35, as shown hereon. The monuments of Survey No. 673 along the County road were searched for but not found.

We located the existing driveway from the county road to the east line of parcel 3. The portion along the southerly boundary of Parcel 2 is called for in the deeds, the centerline of this driveway is the property line. In 1974, Joe Oliver gave the county a deed for County Road No.49, 60 feet wide, along the existing road, recorded in Book 111, Page 151. The Grant County Road Department realigned and reconstructed this portion of the county road in 1986-1987. I can find no vacation of the old alignment or a deed to the county for the new realigned road in the deed records. The county road right of way shown follows the alignment shown on Record Map of Survey No. 673.

The south line of Parcel 3 and Parcel 1 is located at the deed call from the north line of Section 35. The division lines of these three parcels are at positions approved by Mr. Salada.

This survey was performed with a Topcon GTS-4 total station, with a closed loop random traverse. I used a IBM compatible AST Brovo 486 computer and CG Survey software to perform the calculations.

APPROVALS

Approved this 5th day of September, 1996

Robert D. Barger
Grant County Surveyor

Approved this 15th day of October, 1996

DA Carpenter
Grant County Planning Commission

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

Gene E. Burton 10-15-96
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 15th day of October, 1996 at 11:35 o'clock A.M., and recorded as Land Partition Plat No. 96-21 Grant County Records.

Kathy McKinnon
Grant County Clerk

Don Reay, Sr. Vice President of Pioneer Bank, FSB, has consented to the declaration of this Partition by an Affidavit of Consent recorded as Instrument No. _____, Deeds of Grant County.

I do hereby certify that this is a true and exact copy of Land Partition No. 96-21

Kathy McKinnon
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 96-21

Jack L. Watson
Jack L. Watson, PLS

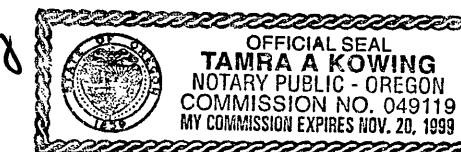
ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF GRANT

This instrument was acknowledged before me on this 3rd day of Oct., 1996, by S. Eugene Salada and Ruth E. Salada, husband and wife.

Tamra A. Kowing
Notary Public of Oregon

My commission expires: 11/20/99



ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF BAKER

This instrument was acknowledged before me on this 13 day of Sept., 1996, by Don Reay, Sr. Vice President of Pioneer Bank, FSB.

Janis B. Ryan
Notary Public of Oregon

My commission expires: 1-11-99

