

LAND PARTITION PLAT NO. 97-23

SITUATED IN GOV'T LOT 2 AND IN THE SE1/4
OF SECTION 1, T14S, R32E, W.M.
GRANT COUNTY, OREGON

June 25, 1997

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 is a partition of the property described in Deed Instrument No. 950536. The partition is described as follows:

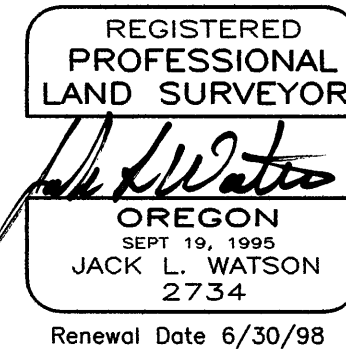
In T14S, R32E, W.M., Grant County, Oregon:

Section 1: SE1/4SE1/4, NE1/4SW1/4SE1/4, W1/2SW1/4SE1/4, and the following described property.
Beginning at the NE corner of Gov't Lot 2 of said Section 1;
thence N89°53'15"W, along the north line of said Gov't Lot 2, 391.04 feet;
thence S21°10'30"W, 822.85 feet;
thence S01°12'E, 987.55 feet;
thence S65°08'55"W, along the northerly side line of Pine Creek Road, 753.01 feet, more or less, to the west line of the NW1/4SE1/4 of Section 1;
thence S00°55'07"W, along the west line of the NW1/4SE1/4 of Section 1, 349.22 feet, more or less, to the SW corner of said NW1/4SE1/4;
thence S89°35'21"E, along the south line of the NW1/4SE1/4, 1326.6 feet, more or less, to the SE corner of said NW1/4SE1/4;
thence N00°42'21"E, along the east line of the NW1/4SE1/4, 1313.29 feet, more or less, to the NE corner of said NW1/4SE1/4;
thence N00°42'21"E, along the east line of Gov't Lot 2, 1115.92 feet, more or less, to the point of beginning.

I designate the SE corner of Section 1, T14S, R32E to be the Initial Point of this Land Partition.

This partition contains 112.37 acres, more or less.

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



APPROVALS

Approved this 11 day of July, 1997
Robert D. Baggett
Grant County Surveyor

Approved this 11th day of July, 1997
John A. Carpenter
Grant County Planning Commission

All ad valorem and special assessments due pursuant to law have been assessed and collected.
John L. Linton
Grant County Assessor and Tax Collector
Date: 08-01-97

I do hereby certify that this plat was received on the 11 day of July, 1997 at 10:30 clock A.M., and recorded as Land Partition Plat No. 97-23 Grant County Records.
Allen H. H. dep.
Grant County Clerk

DECLARATION

Know all people by these presents that I, Charles E. Woods, trustee of the Charles Woods Trust, do hereby declare I am the owner of the lands described in the Surveyor's Certificate, and that I have caused the same to be partitioned into parcels in accordance with the provisions of ORS Chapter 92, as shown hereon.

Parcels are subject to the following:

- (1) Rights of the public in streets, roads and highways.
- (2) Any and all matters, including easements and assessments, if any, pertaining to irrigation ditches.
- (3) Public easements, including the terms and provisions thereof, to the United States of America, acting by and through the Forest Service U.S.D.A., dated February 21, 1958, recorded February 24, 1958, in Deed Book 78, Page 352, and dated May 5, 1959, recorded May 12, 1959, in Deed Book 81, Page 87, and dated December 23, 1958, recorded November 10, 1959, in Deed Book 82, Page 120, and dated December 9, 1958, recorded November 10, 1959, in Deed Book 82, Page 123-125, records of Grant County, Oregon. All are 66 feet in width and for roadway and incidental purposes.
- (4) Private right of way easement, including the terms and provisions thereof, to Philip J. Kuhl, also known as Philip J. Kuhl, Jr., and Margaret R. Kuhl, his wife, and Echo E. Kuhl, a widow, dated January 6, 1966, recorded January 12, 1966, in Deed Book 94, Page 141, no width is given, for roadway and incidental purposes, to-wit: "A Right of Way on an existing roadway, or any relocation thereof, over, through and across the NE1/4NE1/4 of Section 11, NW1/4NW1/4 of Section 12, S1/2SW1/4, NE1/4SW1/4, W1/2SE1/4 and Lot 2 of Section 11, T.14S., R.32E., W.M., for the purpose of ingress and egress to the NW1/4 of Section 11 and the E1/2E1/2 of Section 10, T.14S., R.32E., W.M., and the Grantors reserve the right to use said right of way in common with the Grantees, said road to be jointly maintained and appurtenant to the properties herein described". This easement is not shown due to insufficient data given in the deed.
- (5) A private easement, including the terms and provisions thereof, 20 feet in width, to California-Pacific Utilities Company, a corp., dated June 26, 1970, recorded July 29, 1970, in Deed Book 104, Page 60, records of Grant County, Oregon. Right of way easement for utility and incidental purposes.
- (6) A private easement, including the terms and provisions thereof, 15 feet in width, to California-Pacific Utilities Company, a corp., dated August 17, 1972, recorded August 21, 1972, in Deed Book 108, Page 711, records of Grant County, Oregon. Right of way easement for utility and incidental purposes.
- (7) A private easement, including the terms and provisions thereof, 15 feet in width, to California-Pacific Utilities Company, a corp., dated January 10, 1974, recorded January 15, 1974, in Deed Book 110, Page 936, records of Grant County, Oregon. Right of way easement for utility and incidental purposes.
- (8) A private easement, including the terms and provisions thereof, no width is given, to Wesley Wilson and Lamona Wilson, husband and wife, dated April 1, 1974, recorded April 2, 1974, in Deed Book 111, Page 258, records of Grant County, Oregon. Being an easement in common, with others entitled to the use thereof and with owners of the land which is traversed and to be jointly maintained, a right of way on an existing roadway, or any relocation thereof, over, through and across the NW1/4SE1/4 and Lot 2 of Section 1, T.14S., R.32E., W.M. for the purpose of ingress and egress. This easement is not shown due to insufficient data given in the deed.
- (9) Reservation, including the terms and provisions thereof, in deed from Wesley Wilson and Lamona Wilson, husband and wife, dated February 19, 1974, recorded April 22, 1976, in Deed Book 114, Page 683, to-wit: "Reserving unto Grantors, their heirs, personal representatives and assigns, and others entitled to the use thereof, rights of way for easements on the existing roads, or any relocation thereof, on the above described property. That said rights of way shall be easements in common and shall be jointly maintained. Also reserving easement for power line". This easement is not shown due to insufficient data given in the deed.
- (10) Reservation, including the terms and provisions thereof, in deed from Steve Skidgel and Bonnie Skidgel, husband and wife, dated April 25, 1972, recorded April 22, 1976, in Deed Book 114, Page 682, to-wit: "Reserving unto Grantors, their heirs, administrators, successors and assigns, rights of way for easements on the existing roads, or any relocation thereof, on Lot 2, NW1/4SE1/4, N1/2SW1/4SE1/4 and SE1/4SE1/4 Section 1, T.14S., R.32E., W.M., That said rights of way shall be easements in common and shall be jointly maintained". These easements are not shown due to insufficient data given in the deed, no widths are given.
- (11) A private easement, including the terms and provisions thereof, 15 feet in width, to California-Pacific Utilities Company, a corp., dated May 3, 1976, recorded June 8, 1976, in Deed Book 114, Page 882, and re-recorded June 22, 1976 in Deed Book 114, Page 937, records of Grant County, Oregon. Right of way easement for utility and incidental purposes. This easement is not shown due to insufficient data given in the deed.

Charles E. Woods
Charles E. Woods
Trustee of the Charles Woods Trust

ACKNOWLEDGEMENT

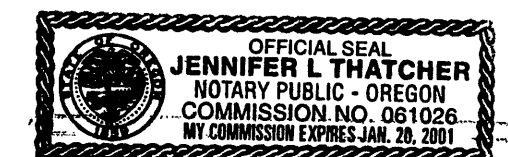
STATE OF OREGON } SS
COUNTY OF GRANT }

This instrument was acknowledged before me on this 11 day of July, 1997, by Charles E. Woods, Trustee of the Charles Woods Trust.

Jennifer L. Thatcher
Notary Public of Oregon
My Commission Expires: 1-20-01

I do hereby certify that this is a true and exact copy of Land Partition No. 97-23
Allen H. H. dep.
Grant County Clerk

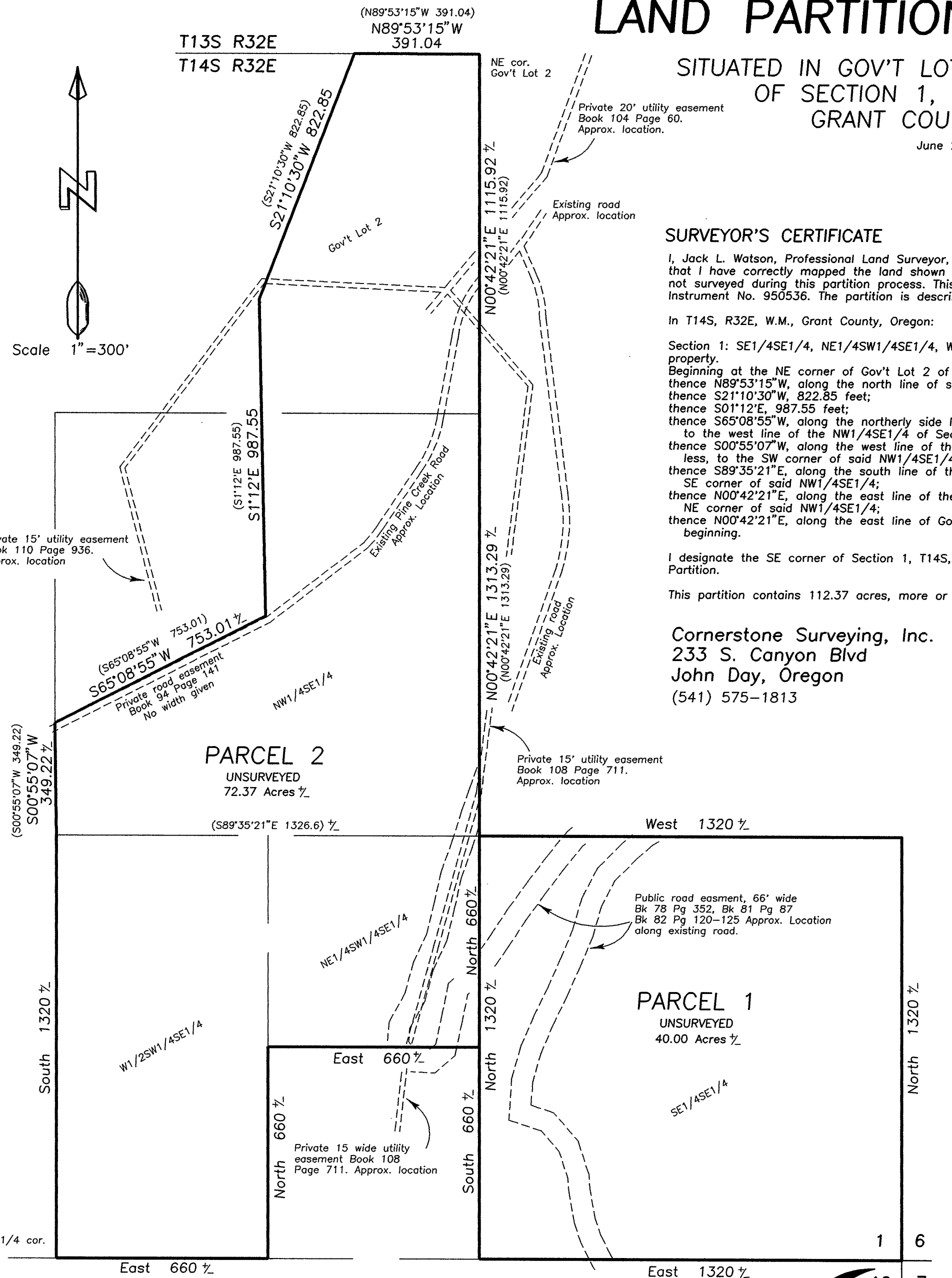
I do hereby certify that this is a true and exact copy of Land Partition No. 97-23
Jack L. Watson
Jack L. Watson, PLS



RECEIVED AND
FILED

AUG 8 1997

OFFICE OF COUNTY SURVEYOR
Attest: Robert D. Baggett



Notes:

- (1) Section lines and section subdivisional lines are shown for informational purposes only. A proper survey will be needed to locate these lines correctly.
- (2) ½ symbol means "more or less".
- (3) () indicates record bearing and distance.