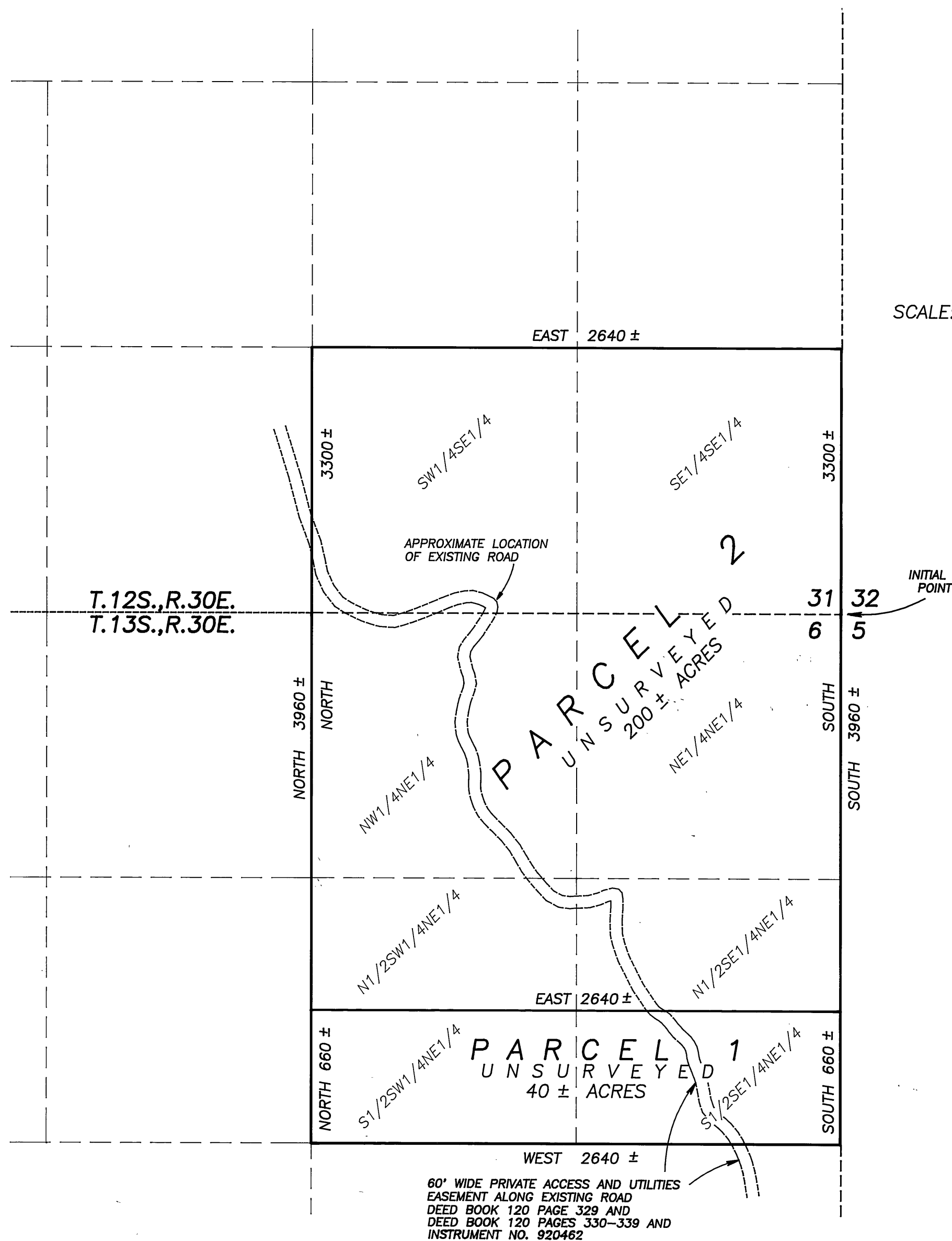


LAND PARTITION PLAT NO. 97-24

SITUATED IN THE S1/2SE1/4 OF SECTION 31, T.12S., R.30E.
AND THE NE1/4 OF SECTION 6, T.13S., R.30E., W.M.
GRANT COUNTY, OREGON

AUGUST 28, 1997

NO SURVEY WAS PERFORMED FOR THIS
PARTITION PROCESS.



SCALE: 1" = 500'

SURVEYOR'S CERTIFICATE

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:

TOWNSHIP 12 SOUTH, RANGE 30 EAST, WILLAMETTE MERIDIAN, GRANT COUNTY,
OREGON:

SECTION 31: S1/2SE1/4.

TOWNSHIP 13 SOUTH, RANGE 30 EAST, WILLAMETTE MERIDIAN, GRANT COUNTY,
OREGON:

SECTION 6: NE1/4

SAID TRACT CONTAINING 240 ACRES, MORE OR LESS.

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

APPROVALS

APPROVED THIS 20 DAY OF SEPTEMBER, 1997.

Jack W. Burris
WALLOWA COUNTY SURVEYOR

APPROVED THIS 9 DAY OF Sept, 1997.

BA Carpenter
GRANT COUNTY PLANNING COMMISSION

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

Sam A. Kinton
GRANT COUNTY ASSESSOR AND TAX COLLECTOR
DATE: 09-11-97

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 11th DAY OF Sept, 1997 AT 2:00 O'CLOCK
P.M., AND RECORDED AS PARTITION PLAT NO. 97-24
GRANT COUNTY RECORDS.

Lachy McManis
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 97-24 AS FILED
WITH THIS OFFICE.

Lachy McManis
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 97-24

Robert D. Bagett
BAGETT-GRIFFITH AND BLACKMAN

RECEIVED AND
FILED

Sept 11, 1997
OFFICE OF COUNTY SURVEYOR

Robert D. Bagett
ATTEST: *Lachy McManis*

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date 12/31/97

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, LESTER F. MARTIN AND
SHARON L. MARTIN, HUSBAND AND WIFE, HAVE CAUSED THE LANDS DESCRIBED
IN THE SURVEYOR'S CERTIFICATE TO BE PARTITIONED INTO PARCELS IN
ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE
ANNEXED MAP AND THAT WE DO HEREBY GRANT THE PRIVATE ACCESS AND
UTILITIES EASEMENT, 60 FEET IN WIDTH, 30 FEET ON EACH SIDE OF THE
CENTERLINE OF THE EXISTING ROAD RUNNING THROUGH PARCELS 1 AND 2 FOR
THE PURPOSE OF INGRESS AND EGRESS AND CONSTRUCTION AND MAINTENANCE
OF UTILITIES TO PARCELS 1 AND 2 AS SHOWN HEREON, TOGETHER WITH THE
ACCESS AND UTILITIES EASEMENT ALONG THE EXISTING ROAD FROM PARCEL
2 TO A PUBLIC ROAD AS SAID EASEMENT IS DESCRIBED IN BOOK 120, PAGE
329, AND IN BOOK 120, PAGES 330-339, AND IN INSTRUMENT NO. 920462,
DEED RECORDS OF GRANT COUNTY, OREGON.

SAID PARCELS SUBJECT TO THE FOLLOWING:

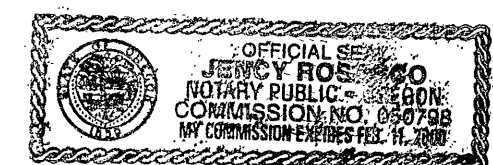
- (1) RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS.
- (2) EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT
SHOWN BY THE PUBLIC RECORDS; UNPATENTED MINING CLAIMS; RESERVATIONS
OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF;
WATER RIGHTS, CLAIMS OR TITLE TO WATER.
- (3) EXCEPTION AND RESERVATION, INCLUDING THE TERMS AND PROVISIONS
THEREOF, IN DEED FROM EASTERN OREGON LAND COMPANY, A CORPORATION,
DATED JANUARY 20, 1945, RECORDED APRIL 16, 1945, IN DEED BOOK 47,
PAGE 465, TO-WIT: "EXCEPTING, HOWEVER, AND RESERVING UNTO THE
VENDOR, ITS SUCCESSORS AND ASSIGNS, ALL MINERALS IN OR ON . . . ALL
SECTION 31, TWP.12S., R.30E., W.M. (INCLUDING METALS, COAL, GAS, OIL,
AND OTHER VALUABLE DEPOSITS OF MINERALS OF WHATSOEVER NATURE),
AND SALT OR SALINE SPRINGS OR SPRINGS OF ANY NATURE EXCEPT WATER,
WHICH ARE NOW KNOWN TO EXIST OR WHICH HEREFTER MAY BE DISCOVERED
IN OR UPON SAID LANDS, TOGETHER WITH THE RIGHT TO GO UPON SAID LAND
AND PROSPECT OR EXPLORE FOR, DEVELOP OR WORK MINES OR DEPOSITS OF
SUCH MINERALS, AND DEVELOP AND UTILIZE SUCH SPRINGS AND PRODUCTS
THEREOF, AND FOR SAID PURPOSES TO USE ALL SURFACE GROUND NECESSARY
OR CONVENIENT THEREFOR, THE PURCHASERS OR THEIR SUCCESSOR IN TITLE
TO BE PAID THE ACTUAL DAMAGE THEREBY CAUSED, SUCH DAMAGE TO BE PAID
WITHIN THIRTY DAYS AFTER THE SAME SHALL BE CAUSED AND THE AMOUNT
THEREOF DETERMINED."
- (4) AGREEMENT AND EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
BETWEEN BARBARA RAND NAGEL, SHIRLEY RAND LEE, JOHN S. MANCA, ANNA
W. MANCA, NICK DIRE AND JULIE J. DIRE, BIRCH CREEK RANCH, A LIMITED
PARTNERSHIP, DAMON CREEK RANCH, A WASHINGTON LIMITED PARTNERSHIP,
AND BIRCH CREEK HUNT CLUB, A GENERAL PARTNERSHIP, DATED SEPTEMBER
21, 1978, RECORDED JANUARY 17, 1979 IN DEED BOOK 120, PAGE 330, AND
THAT CERTAIN ADDENDUM TO SAID AGREEMENT AND EASEMENT, DATED JANUARY
9, 1979, RECORDED JANUARY 17, 1979, IN DEED BOOK 120, PAGE 329, WHICH
ARE INCORPORATED HEREIN BY REFERENCE.
- (5) RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN DEED
FROM DAMON CREEK RANCH PARTNERSHIP, A WASHINGTON LIMITED
PARTNERSHIP, DATED JANUARY 26, 1979, RECORDED JANUARY 23, 1989, IN
DEED BOOK 138, PAGE 234, TO-WIT: "SELLER RESERVES FOR SELLER, ITS
HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL OF THE ABOVE
DESCRIBED EASEMENT, AND ALSO AN EASEMENT 60 FEET IN WIDTH ALONG THE
EXISTING ROAD COMMONLY KNOWN AS THE CLARK CREEK ROAD, OVER AND
ACROSS THE PROPERTY BEING CONVEYED HEREIN FOR THE PURPOSE OF
INGRESS AND EGRESS AND UTILITIES RIGHT OF WAY."
- (6) ANY EASEMENTS, RIGHTS OF WAY, AND RESERVATIONS, AS THE SAME MAY
EXIST OR APPEAR OF RECORD.

Lester F. Martin *Sharon L. Martin*
LESTER F. MARTIN SHARON L. MARTIN

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF Yamhill) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Sept. 8, 1997,
BY LESTER F. MARTIN AND SHARON L. MARTIN, HUSBAND AND WIFE.
Darcy Koonce MY COMMISSION EXPIRES 2-11-2000
NOTARY PUBLIC FOR OREGON



NOTES:

- (1) THE SECTION AND SECTION SUBDIVISIONAL LINES SHOWN ARE
PROTRACTED FOR GENERAL INFORMATION ONLY.
- (2) ALL BEARINGS AND DIMENSIONS ARE APPROXIMATE.
- (3) THE LOCATION OF ROADS AND EASEMENTS SHOWN ARE APPROXIMATE.