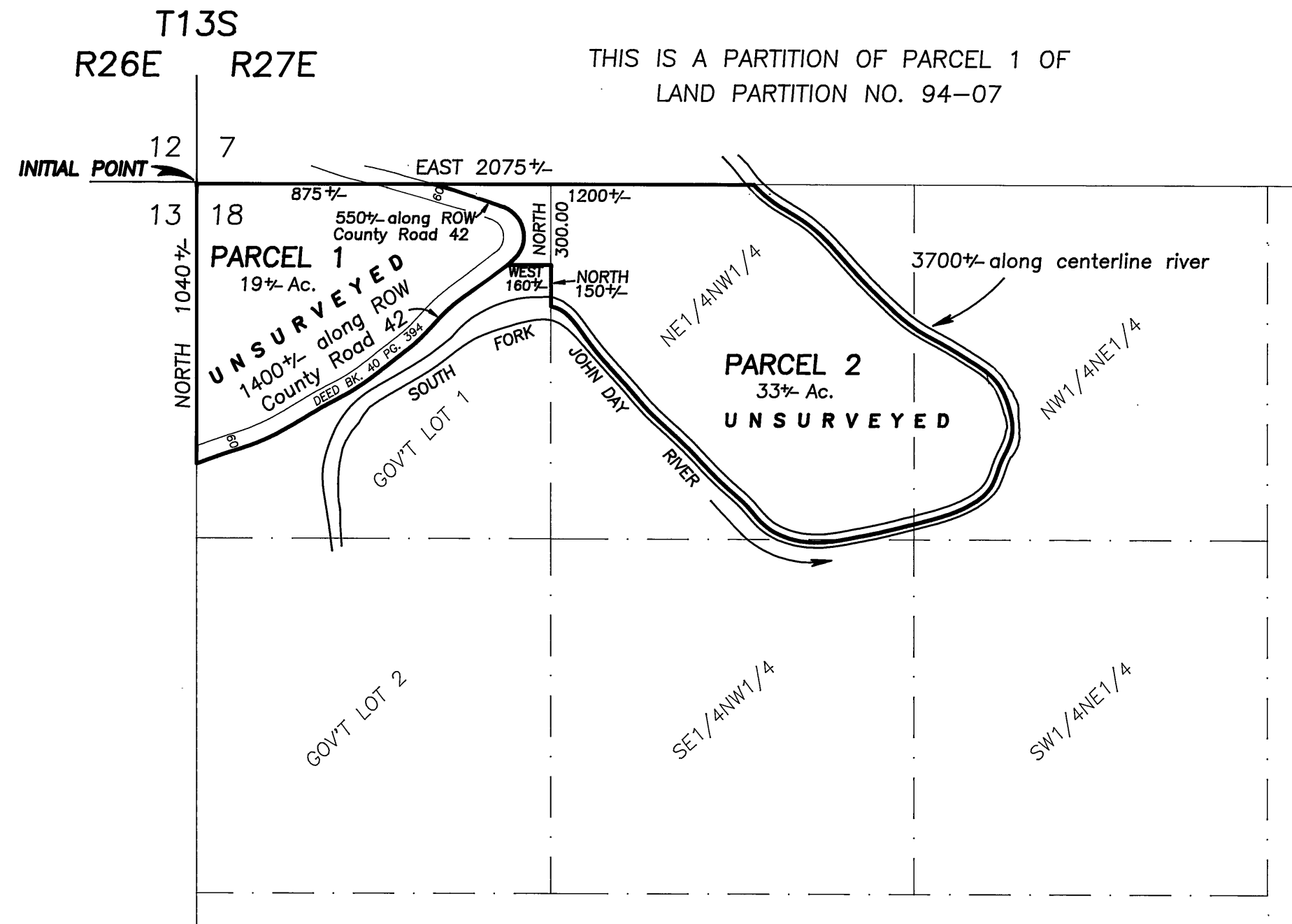


LAND PARTITION PLAT NO. 98-02

SITUATED IN GOV'T LOT 1 AND THE E1/2NW1/4,
AND THE W1/2NE1/4 SECTION 18, T13S, R27E
GRANT COUNTY, OREGON
MAY 15, 1997



NOTES

- 1) THE SECTION AND SECTION SUBDIVISIONAL LINES SHOWN ARE PROTRACTED FOR GENERAL INFORMATION ONLY.
- 2) ALL DIMENSIONS ARE APPROXIMATE.
- 3) THE LOCATION OF ROADS AND EASEMENTS SHOWN ARE APPROXIMATE.
- 4) WE ARE UNABLE TO PLOT THE UTILITY EASEMENT LISTED AS ITEM NO. 10 IN THE DECLARATION DUE TO INSUFFICIENT DATA IN THE RECORDED DOCUMENT DESCRIPTIONS.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, HAROLD G. PICKETT AND BONNY L. COLE, NOT AS TENANTS IN COMMON BUT WITH RIGHT OF SURVIVORSHIP, 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;

SAID PARCELS SUBJECT TO THE FOLLOWING:

- (1) RIGHTS OF THE PUBLIC IN STREETS AND ROADS.
- (2) ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES.
- (3) ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO THE CUMMINGS WATER DITCH SERVING CORPORATION.
- (4) THE RIGHT OF WAY OF COUNTY ROAD NO. 42, RECORDED IN DEEDS BOOK 40, PAGE 394, 60 FEET WIDE.
- (5) RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN DEED FROM RONALD J. SUTPHIN DATED SEPTEMBER 24, 1981, RECORDED SEPTEMBER 24, 1981 IN DEED BOOK 125, PAGE 355, TO WIT: "RESERVING UNTO GRANTOR ONE-HALF (1/2) OF ALL MINERAL RIGHTS".
- (6) A. UNPATENTED MINING CLAIMS.
B. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- (7) C. WATER RIGHTS, CLAIMS OR TITLE TO WATER.
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 SOUTH FORK OF THE JOHN DAY RIVER.
- (8) RIGHTS OF THE PUBLIC AND GOVERNMENTAL BODIES IN AND TO ANY PORTION OF THE PREMISES HEREIN DESCRIBED, NOW OR AT ANY TIME LYING BELOW THE HIGH WATER MARK OF THE SOUTH 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.
- (9) ANY ADVERSE CLAIM BASED UPON 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 SOUTH 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 SOUTH FORK OF THE JOHN DAY RIVER, OR HAS BEEN FORMED BY ACCRETION TO ANY SUCH PORTION.
- (10) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA - PACIFIC UTILITIES COMPANY, A CORP., DATED JANUARY 30, 1947, RECORDED JANUARY 30, 1947, IN DEED BOOK 49, PAGE 331, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES.
- (11) ANY EASEMENTS, RIGHTS OF WAY, AND RESERVATIONS, AS THE SAME MAY EXIST OR APPEAR OF RECORD.

Scale 1"=500'

APPROVALS

APPROVED THIS 22 DAY OF MAY, 1997.

Jack W. Currie
WALLOWA COUNTY SURVEYOR

APPROVED THIS 18 DAY OF June, 1997.

BA Carpenter
GRANT COUNTY PLANNING COMMISSION

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

Sam L. Burton
GRANT COUNTY ASSESSOR AND TAX COLLECTOR
DATE: 06-18-97

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 12 DAY OF January, 1998 AT 2:30 O'CLOCK
P.M., AND RECORDED AS PARTITION PLAT NO. 98-02
GRANT COUNTY RECORDS.

Alison Hest Deputy Clerk
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 98-02 AS FILED
WITH THIS OFFICE.

Alison Hest Deputy Clerk
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 98-02
Robert D. Bagett
BAGETT-GRIFFITH AND BLACKMAN

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, BEING A PARTITION OF PARCEL 1 OF
LAND PARTITION NO. 94-07, THE PLAT OF WHICH IS FILED IN THE OFFICE
OF THE GRANT COUNTY CLERK, BEING SITUATED IN SECTION 18, TWP.13 S.,
R.27 E., W.M., GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE EAST,
ALONG THE NORTH LINE OF GOVERNMENT LOT 1 AND THE NE1/4NW1/4 OF SAID
SECTION 18, 2075 FEET, MORE OR LESS, TO THE CENTER OF THE SOUTH
FORK JOHN DAY RIVER; THENCE UPSTREAM, ALONG THE CENTER OF SAID
RIVER, 3700 FEET, MORE OR LESS, TO THE EAST LINE OF SAID GOVERNMENT
LOT 1; THENCE NORTH, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1,
150 FEET, MORE OR LESS, TO A POINT WHICH IS 300 FEET SOUTH OF THE
NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE WEST, 160 FEET,
MORE OR LESS, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF
COUNTY ROAD NO. 42; THENCE SOUTHWESTERLY, ALONG THE EASTERLY RIGHT
OF WAY LINE OF SAID COUNTY ROAD, 1400 FEET, MORE OR LESS, TO A
POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 1; THENCE NORTH,
ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1, 1040 FEET, MORE OR
LESS, TO THE POINT OF BEGINNING; SAVE AND EXCEPT COUNTY ROAD NO. 42
RIGHT OF WAY.

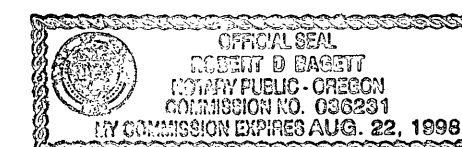
SAID TRACT CONTAINING 52 ACRES, MORE OR LESS.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date 2-21-99



Harold G. Pickett
HAROLD G. PICKETT

Bonny L. Cole
BONNY L. COLE

ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 17, 1997
BY HAROLD G. PICKETT, AND BONNY L. COLE.

Robert D. Bagett MY COMMISSION EXPIRES Aug. 22, 1998
NOTARY PUBLIC FOR OREGON

RECEIVED AND
FILED

JAN 12, 1998
OFFICE OF COUNTY SURVEYOR

Robert D. Bagett
ATTEST: Alison Hest Deputy Clerk
Clerk