

LAND PARTITION PLAT NO. 98-25

SITUATED IN SECTION 25, T.13S., R.31E., AND
LOTS 2, 3 AND 4 OF SEC. 30, T.13S., R.32E., W.M.

GRANT COUNTY, OREGON

JUNE 29, 1998

NO SURVEY WAS PERFORMED FOR THIS
PARTITION PROCESS

APPROVALS

APPROVED THIS 30th DAY OF JULY, 1998.

Jack W. Burris
WALLOWA COUNTY SURVEYOR

APPROVED THIS 30th DAY OF JULY, 1998.

BH Carpenter
GRANT COUNTY PLANNING COMMISSION

APPROVED THIS 14th DAY OF JULY, 1998.

Ben Breuninger
CITY OF JOHN DAY PLANNING COMMISSION

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

Gene D. Sutton
GRANT COUNTY ASSESSOR AND TAX COLLECTOR
DATE: 07-08-98

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 15 DAY OF JULY, 1998 AT 2:00 O'CLOCK
P.M., AND RECORDED AS PARTITION PLAT NO. 98-25
GRANT COUNTY RECORDS.

Kathy McInnon
GRANT COUNTY CLERK
by Allen Hunt deputy

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 98-25

Robert D. Bagett
BAGETT-GRIFFITH AND BLACKMAN

RECEIVED AND
FILED

July 15, 1998
OFFICE OF COUNTY SURVEYOR

Robert D. Bagett

ATTEST: Alison Fresh

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Bagett

OREGON
JULY 12, 1993
ROBERT D. BAGETT
598

Renewal Date 12/31/99

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT ELLIOTT LIVESTOCK COMPANY, INC., AN OREGON CORPORATION, DOES HEREBY DECLARE THAT SAID CORPORATION HAS 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 SAID CORPORATION DOES HEREBY DEDICATE TO THE FUTURE OWNERS OF PARCEL 2, FOR THEIR USE FOREVER, THE 60 FOOT WIDE PRIVATE ROAD EASEMENT, FOR THE PURPOSE OF INGRESS AND EGRESS FROM SAID PARCEL 2 TO COUNTY ROAD NO. 52, AS SHOWN ON THE ANNEXED PLAT.

SAID PARCELS SUBJECT TO THE FOLLOWING:

- (1) RIGHTS OF THE PUBLIC IN STREETS AND ROADS.
- (2) A. UNPATENTED MINING CLAIMS.
B. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
C. WATER RIGHTS, CLAIMS OR TITLE TO WATER;
WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
- (3) ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES.
- (4) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO WILLIS H. McNEIL AND JEAN M. McNEIL, CO-TRUSTEES OF THE McNEIL FAMILY LIVING TRUST, DATED JUNE 4, 1998, RECORDED JUNE 8, 1998 AS INSTRUMENT NO. 981116, DEED RECORDS.
AN ACCESS EASEMENT IN COMMON, WITH RIGHT TO CONVEY TO OTHERS, TO PROVIDE NON-EXCLUSIVE INGRESS/EGRESS, INCLUDING PUBLIC UTILITIES, 60 FEET WIDE.
- (5) ANY EASEMENTS, RIGHTS OF WAY, AND RESERVATIONS, AS THE SAME MAY EXIST OR APPEAR OF RECORD.

SAID PARCELS TOGETHER WITH THE FOLLOWING:

- (1) PERPETUAL RIGHT OF WAY AND EASEMENT 20 FEET IN WIDTH CONVEYED TO AND RESERVED BY JOSEPH C. OLIVER AND ARLENE G. OLIVER, HUSBAND AND WIFE, IN DEEDS DATED DEC. 30, 1960, RECORDED MARCH 13, 1961, IN DEED BOOK 84, PAGE 565, DATED DEC. 30, 1960, RECORDED MARCH 13, 1961 IN DEED BOOK 84, PAGE 568, DATED JULY 31, 1961, RECORDED APRIL 10, 1962 IN DEED BOOK 86, PAGE 458.
- (2) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO WILLIS H. McNEIL AND JEAN M. McNEIL, CO-TRUSTEES OF THE McNEIL FAMILY LIVING TRUST DATED JUNE 4, 1998, RECORDED JUNE 8, 1998 AS INSTRUMENT NO. 981116, DEED RECORDS.
AN ACCESS EASEMENT IN COMMON, WITH RIGHT TO CONVEY TO OTHERS, TO PROVIDE NON-EXCLUSIVE INGRESS/EGRESS, INCLUDING PUBLIC UTILITIES, 60 FEET WIDE.

ELLIOTT LIVESTOCK COMPANY, INC., AN OREGON CORPORATION

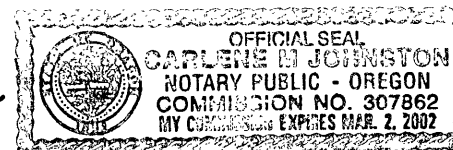
BY: Keith C. Elliott Bill C. Elliott
KEITH C. ELLIOTT, SECRETARY BILL C. ELLIOTT, PRESIDENT

ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 15, 1998
BY KEITH C. ELLIOTT AS SECRETARY AND BILL C. ELLIOTT AS PRESIDENT OF
ELLIOTT LIVESTOCK CO., INC., AN OREGON CORPORATION, ON BEHALF OF SAID
CORPORATION.

Carlene M. Johnston
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 03-02-2002



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 SITUATED IN GRANT COUNTY, OREGON, SAID PARTITION BEING DESCRIBED AS FOLLOWS:

TWP. 13 S., R. 31 E., W.M., GRANT COUNTY, OREGON:

SECTION 25: S1/2; SW1/4NW1/4; AND THAT PORTION OF THE W1/2NE1/4 AND E1/2NW1/4 DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 25, SAID POINT BEING THE INITIAL POINT OF THIS PARTITION;
THENCE S.89°45'55"W., ALONG THE E-W CENTER OF SECTION LINE OF SAID SEC. 25, 2671.32 FEET TO THE IRON PIN SET FOR THE CENTER 1/4 CORNER OF SAID SECTION 25 DURING LAND PARTITION NO. 97-29 AS SHOWN ON THE PLAT THEREOF AND THE TRUE POINT OF BEGINNING;
THENCE N.01°09'16"E., 1332.45 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE JOHN DAY HIGHWAY, SAID POINT BEING 175.00 FEET OPPOSITE ENGINEER'S STATION 82+50, AS SHOWN ON RECORD MAP OF SURVEY NO. 1003;
THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE AS FOLLOWS:
N.06°23'00"E., 135 FEET;
N.83°36'10"W., 75.59 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS TRACT OF LAND, AS SHOWN ON RECORD MAP OF SURVEY NO. 1035;
THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, S.06°20'W., 124.2 FEET;
THENCE N.84°32'W., 85.5 FEET;
THENCE S.40°14'W., 133.2 FEET;
THENCE S.79°56'W., 235.4 FEET;
THENCE N.12°58'W., 114.5 FEET;
THENCE S.62°46'W., 16.9 FEET;
THENCE N.83°00'W., 158.4 FEET;
THENCE S.77°54'W., 158.6 FEET;
THENCE S.00°54'E., 117.0 FEET;
THENCE S.89°21'W., 114.1 FEET;
THENCE N.89°33'W., 139.1 FEET;
THENCE N.81°40'W., 138.0 FEET;
THENCE NORTH 66.0 FEET TO THE NORTH LINE OF THE SE1/4NW1/4 OF SAID SEC. 25;
THENCE WEST, ALONG SAID NORTH LINE OF THE SE1/4NW1/4, 176 FEET, MORE OR LESS, TO THE NORTHWEST CORNER THEREOF;
THENCE SOUTH, ALONG THE WEST LINE OF SAID SE1/4NW1/4, 1320 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER THEREOF;
THENCE N.89°45'55"E., ALONG THE SOUTH LINE OF SAID SE1/4NW1/4, 1320 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

TWP. 13 S., R. 32 E., W.M., GRANT COUNTY, OREGON:

SECTION 30: THAT PORTION OF LOTS 2, 3 AND 4 DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 30, SAID POINT BEING THE INITIAL POINT OF THIS PARTITION;
THENCE N.89°45'55"E., 365.27 FEET; THENCE S.01°20'56"E., 48.54 FEET; THENCE S.89°07'43"E., 923.12 FEET;
THENCE N.89°16'53"E., 43 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT 3;
THENCE SOUTH, ALONG THE EAST LINE OF SAID LOTS 3 AND 4, 2600 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 4;
THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 4, 1346 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID SECTION 30;
THENCE NORTH, ALONG THE WEST LINE OF SAID SECTION 30, 2640 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 485 ACRES, MORE OR LESS.

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