

LAND PARTITION PLAT NO. 98-34

SITUATED IN THE E1/2W1/2 AND THE W1/2E1/2
OF SEC. 24, T.14S., R.30E., W.M.,
GRANT COUNTY, OREGON

SEPTEMBER 10, 1998

NO SURVEY WAS PERFORMED FOR
THIS PARTITION PROCESS

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT VALLEY INLAND PACIFIC CONSTRUCTORS, INC., A CORPORATION, L.A. SWARENS, AND CHARLES R. HOYT, DO HEREBY DECLARE THAT SAID CORPORATION AND SAID INDIVIDUALS HAVE CAUSED THE LAND 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 PLAT, AND THAT SAID CORPORATION AND SAID INDIVIDUALS DO HEREBY GRANT TO THE FUTURE OWNERS OF PARCEL 1 AND PARCEL 2 AN EASEMENT AS RESERVED IN WARRANTY DEED FROM GARY D. GROEN AND MARY ELLEN GROEN, DATED MARCH 6, 1996, RECORDED MARCH 11, 1996, IN THE DEED RECORDS OF GRANT COUNTY, OREGON, AS INSTRUMENT NO. 960404, DESCRIBING THE SAME EASEMENT AS SHOWN IN DEED BOOK 134 PAGE 955, AND WHICH ALSO STATES: "THE ABOVE EASEMENT IS GRANTED ALSO AND RESERVED FOR INGRESS AND EGRESS TO PROPERTY PRESENTLY OWNED BY GARY D. GROEN, ET AL, LOCATED TO THE EAST OF PROPERTY BEING CONVEYED HEREIN AND DESCRIBED AS THE E1/2W1/2 AND W1/2E1/2 OF SECTION 24, T.14S., R.30E., W.M., GRANT COUNTY, OREGON." FOR INGRESS AND EGRESS TO COUNTY ROAD NO. 49, SAID EASEMENT BEING 30.0 FEET IN WIDTH, AS SHOWN ON THE ANNEXED PLAT, AND THAT WE DO HEREBY GRANT TO THE FUTURE OWNERS OF PARCEL 2 A PRIVATE ACCESS EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS TO SAID PARCEL 2, SAID EASEMENT BEING 30.0 FEET IN WIDTH THROUGH PARCEL 1, AS SHOWN ON THE ANNEXED PLAT.

SAID PARCELS SUBJECT TO THE FOLLOWING:

1. 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.
2. RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS.
3. AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO OREGON TRAIL ELECTRIC CONSUMERS CO-OPERATIVE, A CORP., DATED AUGUST 5, 1996, RECORDED MARCH 10, 1997, INSTRUMENT NO. 970412, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, 20 FEET WIDE.
(NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
4. ANY EASEMENTS, RIGHTS OF WAY, AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

Frank M. Fritzie
VALLEY INLAND PACIFIC CONSTRUCTORS, INC.,
BY FRANK M. FRITZIE, PRESIDENT
L.A. Swarens
L.A. SWARENS
Charles R. Hoyt
CHARLES R. HOYT

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON OCTOBER 16, 1998
BY VALLEY INLAND CONSTRUCTORS, INC., BY FRANK M. FRITZIE,
PRESIDENT.

NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 3-2-2002



ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON OCTOBER 20, 1998
BY L.A. SWARENS.

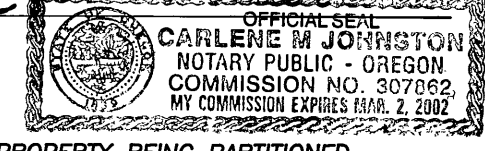
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 4/19/02

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON OCTOBER 16, 1998
BY CHARLES R. HOYT.

NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 3-2-2002



AFFIDAVIT OF CONSENT TO DECLARATION OF PROPERTY BEING PARTITIONED
RECORDED AS INSTRUMENT NO. 982354 DEED RECORDS.

APPROVALS

APPROVED THIS 14TH DAY OF SEPT., 1998.

Jack W. Burns
WALLOWA COUNTY SURVEYOR

APPROVED THIS 15TH DAY OF OCTOBER, 1998.

John A. Carpenter
GRANT COUNTY PLANNING COMMISSION

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

John D. Euston
GRANT COUNTY ASSESSOR AND TAX COLLECTOR
DATE: 10-20-98

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 24 DAY OF OCTOBER, 1998 AT 11:20 O'CLOCK
P.M., AND RECORDED AS PARTITION PLAT NO. 98-34
GRANT COUNTY RECORDS.

Kathy McKinnon
GRANT COUNTY CLERK *By Alina West Deputy Clerk*

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 98-34
Robert D. Bagett
BAGETT-GRIFFITH AND BLACKMAN

SCALE: 1" = 1000'

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. 14 S., R. 30 E., W.M., GRANT COUNTY, OREGON:

SECTION 24: E1/2W1/2; W1/2E1/2

SAID PARCELS CONTAIN 320.00 AC., MORE OR LESS.

BAGETT - GRIFFITH AND BLACKMAN
217 NORTH CANYON BLVD.
JOHN DAY, OREGON
(541) 575-1251

RECEIVED AND
FILED

Oct 26, 1998
OFFICE OF COUNTY SURVEYOR

Robert D. Bagett

ATTEST: *Kathy McKinnon*
By Alina West Deputy Clerk

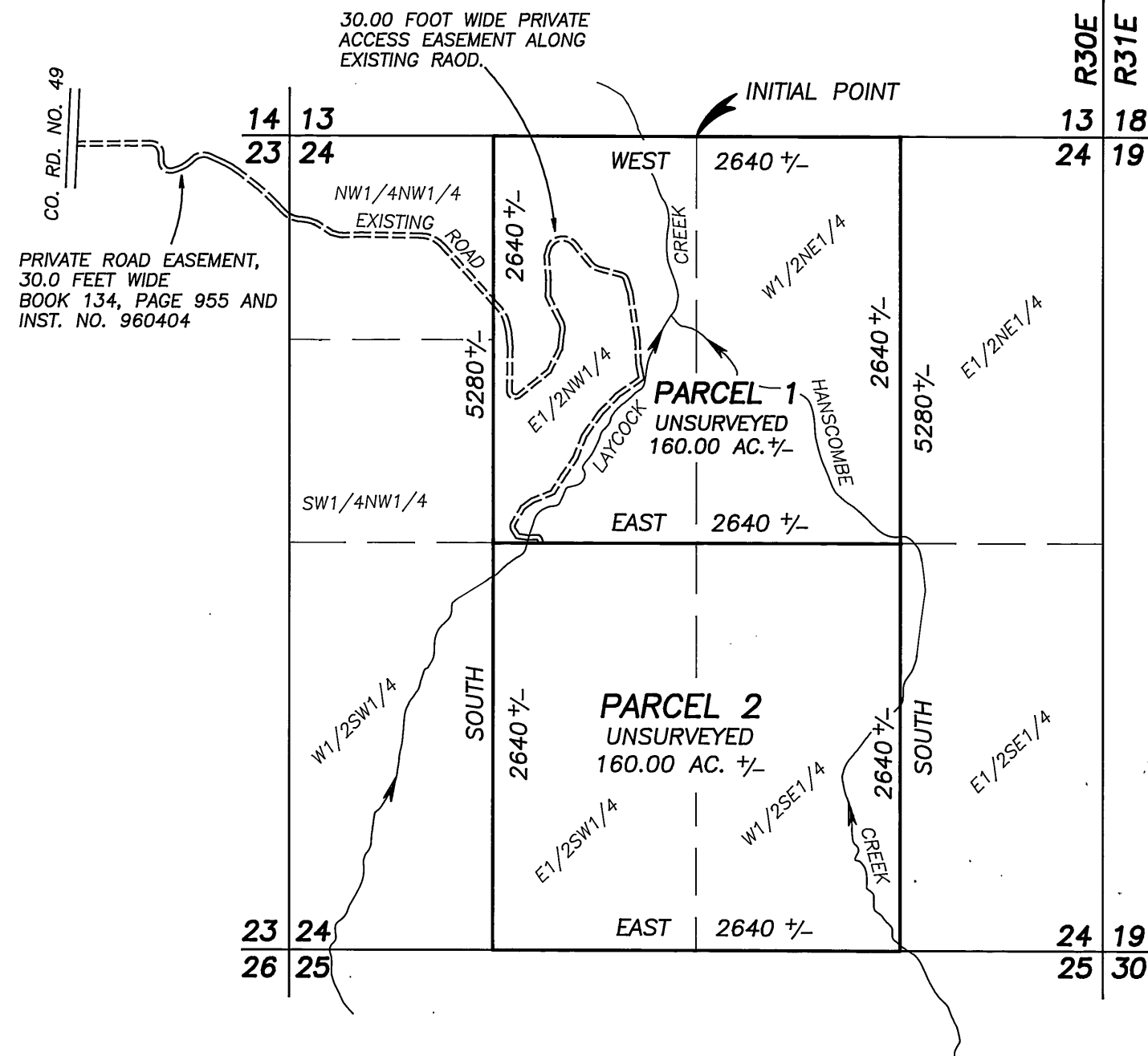
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date 12/31/99

T14S

R30E
R31E
13 18
24 19



REFERENCES

DEED RECORD INSTRUMENT NO. 981646

NOTES:

- (1) THE SECTION AND SECTION SUBDIVISIONAL LINES SHOWN ARE PROTRACTED FOR GENERAL INFORMATION ONLY.
- (2) ALL DIMENSIONS ARE APPROXIMATE.
- (3) THE LOCATIONS OF COUNTY ROAD NO. 49 AND THE PRIVATE ROAD AND ACCESS EASEMENTS ARE APPROXIMATE.
- (4) THE LOCATIONS OF LAYCOCK CREEK AND HANSCOMBE CREEK ARE APPROXIMATE.
- (5) THE HIGH WATER LINE AND 100 YEAR FLOOD HAZARD FOR LAYCOCK CREEK AND HANSCOMBE CREEK HAVE NOT BEEN DETERMINED.
- (6) THE TOTAL ACREAGE FOR THIS PARTITION WAS OBTAINED FROM THE COUNTY ASSESSOR'S TAX MAP.
- (7) INFORMATION IN DECLARATION OBTAINED FROM LAND TITLE COMPANY PRELIMINARY TITLE REPORT NO. 14361, 14-30 (34), DATED JULY 30, 1998.