

EASEMENTS

Easement in favor of Eastern Oregon Development Co., a corporation, for pole and tower line, in T. 10 S., R. 41 E., W.M.:
Across the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, more particularly described in Baker County Deed Book 108, Page 55.

Easements in favor of Pacific Telephone and Telegraph Co., a California corporation, for utility lines in T. 10 S., R. 41 E., W.M.:

- Across the SW $\frac{1}{4}$ of Section 16, and the S $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, and SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 22, more particularly described in Baker County Deed Book 131, Page 437.
- Across the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 17, more particularly described in Baker County Deed Book 131, Page 451.
- Across the NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, and SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 21, more particularly described in Baker County Deed Book 132, Page 74.

Easements in favor of Salt Lake Pipe Line Co., a Nevada corporation, for pipeline in T. 10 S., R. 41 E., W.M.:

- Across the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 23, and the SW $\frac{1}{4}$ and SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 16, more particularly described in Baker County Deed Book 152, Page 600.
- Across the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 15, and the SE $\frac{1}{4}$ of Section 16, more particularly described in Baker County Deed Book 153, Page 60.
- Across the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, more particularly described in Baker County Deed Book 153, Page 100.
- Across the NE $\frac{1}{4}$ of Section 17, more particularly described in Baker County Deed Book 153, Page 390.
- Across the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 17, more particularly described in Baker County Deed Book 153, Page 409.

Easements in favor of California-Pacific Utilities Company, for electric power lines in T. 10 S., R. 41 E., W.M.:

- Across the SW $\frac{1}{4}$ of Section 35, more particularly described in Baker County Deed Book 157, Page 468.
- Across the NW $\frac{1}{4}$ of Section 23, more particularly described in Baker County Deed Book 165, Page 857.

Easements in favor of Pacific Northwest Pipeline Corp., a Delaware corporation, for pipeline in T. 10 S., R. 41 E., W.M.:

- Across the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ of Section 16, and the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 17, more particularly described in Baker County Deed Book 164, Page 893.
- Across the SE $\frac{1}{4}$ of Section 15, the NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, and SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 22, and the N $\frac{1}{2}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, more particularly described in Baker County Deed Book 164, Page 895, as amended by Baker County Deed No. 79 06 076.
- Across the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 15, and the SE $\frac{1}{4}$ of Section 16, more particularly described in Baker County Deed Book 164, Page 1062.

Easement in favor of Oregon Trail Electric Consumers Cooperative, a corporation, for electric power lines in T. 10 S., R. 41 E., W.M.:

Across the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 16, more particularly described in Baker County Deed No. 89 51 003.

Easement in favor of World Network Services Inc. (formerly Wiltel, Inc.) for communication lines in T. 10 S., R. 41 E., W.M.:

Across the SW $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$, and SW $\frac{1}{4}$ of Section 16, the NE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 17, all that portion in Section 22, and the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, more particularly described in Baker County Deed No. 96 37 138.

Easement and option agreements in favor of Level 3 Communications, LLC, for communication lines in T. 10 S., R. 41 E., W.M.:

- Across the W $\frac{1}{2}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 21, more particularly described in Baker County Deed No. 99 32 193.
- Across the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 15, the SW $\frac{1}{4}$ of Section 16, all of Section 22 except the NW $\frac{1}{4}$ NW $\frac{1}{4}$ and SE $\frac{1}{4}$ SE $\frac{1}{4}$, and the N $\frac{1}{2}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, more particularly described in Baker County Deed No. 99 32 252.

Ninety-nine year Lease and Sale of Road Materials, including the terms and provisions thereof, to Baker County as lessee, dated August 20, 1954, recorded in Leases & Agreements Book "S", Page 271, as to the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 21, in T. 10 S., R. 41 E., W.M.

Reservation of the coal, oil, gas and other minerals underlying said land, contained in deeds from the State of Oregon, and all rights and easements thereunder by said holder of the coal, oil, gas, and mineral estate or by any party claiming by, through or under said holder, as follows:

- Recorded in Baker County Deed Book 147, Page 146, as to the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 27, the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 34, and the NW $\frac{1}{4}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, in T. 10 S., R. 41 E., W.M..
- Recorded in Baker County Deed Book 155, Page 339, as to the W $\frac{1}{2}$ NE $\frac{1}{4}$ and E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 16, in T. 10 S., R. 41 E., W.M..
- Recorded in Baker County Deed Book 168, Page 1482, as to the NE $\frac{1}{4}$ of Section 17, in T. 10 S., R. 41 E., W.M..
- Recorded in Baker County Deed Book 171, Page 1273, as to the NE $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, and SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 21, in T. 10 S., R. 41 E., W.M..

Limited access in deeds to the State or Oregon, by and through its State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway shall attach to the abutting property, other than expressly therein provided for, as follows:

- Recorded in Baker County Deed Book 169, Page 928, as to the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 15, the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 22, and the N $\frac{1}{2}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, in T. 10 S., R. 41 E., W.M..
- Recorded in Baker County Deed Book 170, Page 1276, as to the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 15, and the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 16, in T. 10 S., R. 41 E., W.M..

Limited access in Final Judgment entered January 27, 1961, in Case No. L-2509, State of Oregon, by and through its State Highway Commission, Plaintiff, vs. Margaret Becker et al, in the Circuit Court of the State of Oregon for the County of Baker, which provides that no right or easement of right of access to, from or across the State Highway shall attach to the abutting property other than expressly therein provided for, as to the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, in T. 10 S., R. 41 E., W.M..

Terms and provisions of Pipeline Crossing Agreement, between Oregon-Washington Railroad & Navigation Company, a corporation, and Union Pacific Railroad Company, a corporation, and Lester F. Briske.
Recorded in Baker County Deed No. 69 19 050, as to the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and N $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 16, in T. 10 S., R. 41 E., W.M..

PARTITION PLAT NO. P2000¹-001

HANLEY ENGINEERING
P.O. Box 701, 2043 Main St. Baker City, Oregon 97814 (541) 523-3803

REGISTERED PROFESSIONAL LAND SURVEYOR
Thomas J. Hanley
OREGON
JULY 13, 1979
THOMAS J. HANLEY
1817

Renews June 30, 2001

NARRATIVE

The purpose of this plat for PV Ranch, a co-partnership, is to partition the above described land into two parcels. Baker County Deed Numbers 98 36 182, 99 26 319, and 99 26 321 provided the property descriptions for the subject property. Said Deed No. 98 36 182 contains descriptions for property North of Interstate 84. This property is not shown on the annexed plat as being part of Parcel No. 2, because the State of Oregon recognizes Interstate 84 as a natural land barrier, legally creating two parcels out of what is described as one parcel in the deed.

DECLARATION

Know all people by these presents that PV Ranch, a co-partnership, is the owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate and has caused the same to be partitioned into two parcels as shown, in accordance with O.R.S. Chapter 92 and do hereby grant the ditch easements as described on the annexed plat.

PV Ranch, a co-partnership:
Marcus C. Sackos *Barbara Sackos* *Rex L. Calhoun* *Reva J. Calhoun*
Marcus C. Sackos Barbara Sackos Rex L. Calhoun Reva J. Calhoun

ACKNOWLEDGMENT

State of Oregon } S.S.
County of Baker }
On Jan 8, 2000 before me did personally appear the within named Marcus C. Sackos, Barbara Sackos, Rex L. Calhoun and Reva J. Calhoun, owners of PV Ranch, a co-partnership, who acknowledged to me that they executed the same freely and voluntarily.

OFFICIAL SEAL
BEVERLY J. WHITE
NOTARY PUBLIC - OREGON
COMMISSION NO. 341267
MY COMMISSION EXPIRES JAN. 9, 2005

Beverly J. White
NOTARY PUBLIC
My Commission Expires 1-9-05

APPROVALS

We the undersigned officers in and for Baker County, Oregon do hereby approve this minor partition plat.

Baker County Surveyor by: *Henry T. Blair* ; Date 12/23/2000 2000.
County Surveyor

Baker County Planning by: *Janet Grayson* ; Date 1/17/01 2000.
County Director Sarah H. Kirkwood

I hereby certify that all taxes for subject property have been paid as required.

Baker County Tax Collector by: *Thia Junglunger* ; Date 1-9-01 2000.
2001

State of Oregon }
County of Baker } S.S.
I do hereby certify that the annexed minor partition plat was received for record on the 17th day of January, 2000, at 3:20 o'clock P. M., and recorded in Baker County records and is hereby approved.

Baker County Clerk by: *Tamara Johnson* Co. Clerk