

Approvals

Approved this 5TH day of July, 2012

Thomas J. Hardy
Baker County Surveyor

Approved this 5th day of July, 2012

Fred Glavin Jr.
Baker County Planning Director
Baker Co. Comm. Chair

All ad valorem and special assessments due pursuant to law have been assessed and collected.

Nice Duffeniger
Tax Collector
Date 7/6/12

I do hereby certify that this plat was received on the 6th day of July, 2012 at 9:45 o'clock A.M., and recorded in the deed records in the Baker County, Oregon.

Jamara J. Green
Baker County Clerk
by *Karen Phillips, Deputy*

An affidavit of consent to this land partition has been recorded in the Baker County deed records as Deed Instrument No. B12 27 0053, dated 7-6-12.

NOTES:

- 1) The area for this partition is taken from the Baker County Assessor's records, and may vary when the lines of these parcels are determined by survey.
- 2) The section lines and subdivision of section lines are protracted and the parcel dimensions are approximate. The actual parcel boundary dimensions will conform to the description given in the Surveyor's Certificate.
- 3) Access to Parcel 2 is by an access agreement which is recorded in Instrument No. B12230021 deeds of Baker County, Oregon.
- 4) Sewage disposal for any future development shall be provided by a DEQ approved sanitary sewage disposal system.
- 5) There are no water rights appurtenant to the property.
- 6) Electrical power and other utilities are unavailable to these parcels.

Declaration

Know all people by these presents that we, R. Kent Nelson, President of Nelson C-C Ranches, Inc. and Trustee of the R. Kent Nelson Family Trust and Anita M. Nelson, Trustee of the Anita M. Nelson Family Trust, do hereby declare we are the owners of the lands described in the Surveyor's Certificate, and that we have caused the same to be partitioned into two parcels in accordance with the provisions of ORS Chapter 92 as shown hereon.

R Kent Nelson Pres Nelson C-C Ranches, Inc.
Trustee of R Kent Nelson Trust *Anita M Nelson Trustee of*
R. Kent Nelson, President of Anita M. Nelson, Trustee of
Nelson C-C Ranches, Inc. and of the Anita M. Nelson
Trustee of the R. Kent Nelson Family Trust.

Acknowledgment

STATE OF OREGON }
COUNTY OF BAKER } SS

The above named R. Kent Nelson personally appeared before me on this 5th day of July, 2012, and acknowledged the forgoing instrument to be his voluntary act and deed.

Karen Phillips
Notary Public of Oregon
My commission expires: 11/1/2014

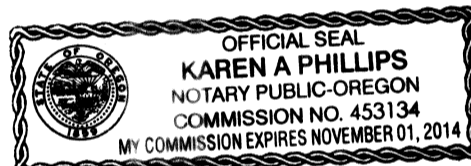


Acknowledgment

STATE OF OREGON }
COUNTY OF BAKER } SS

The above named Anita M. Nelson personally appeared before me on this 5th day of July, 2012, and acknowledged the forgoing instrument to be her voluntary act and deed.

Karen Phillips
Notary Public of Oregon
My commission expires: 11/1/2014



THIS PARTITION IS SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in and to any portion of this property lying within the boundaries of roads or highways.
- 2) Easements, Liens, encumbrances, interests or claims which are not shown in the public records.
- 3) Subject to reservations in federal patents and state deeds, covenants, conditions, restrictions, reservations and easements for roads, ditches and utility installations all as the same appear of record or are visible thereon, including without limit, rights of the public in and to any portion of the property lying within the boundaries of roads or highways, rights of the public and of governmental bodies in and to any portion of the property lying below the mean high water mark of creeks crossing the property, reservation of the coal and other minerals underlying and property contained in the United States patents recorded May 20, 1941 in Deed Book 130, Page 209, and all rights and easements thereunder accruing to the holder of such mineral estate.
- 4) Subject to regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Burnt River Irrigation District as shown in Instrument recorded March 30, 1938 in Leases and Agreements Book N, Page 340, as amended by Instrument recorded March 30, 1938 in Book N, Page 362, of Baker County.
- 5) Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the mean high water mark of Camp Creek and other creeks crossing said property.
- 6) Reservation of coal and other minerals underlying the land contained in the United States patent dated April 25, 1935, recorded May 20, 1941, in Deed Book 130, Page 209, and all rights and easements thereunder by said holder of the coal and mineral estate or by any party claiming by, through or under said holder. Affects E1/2SW1/4 and W1/2SE1/4 of Section 31, T12S, R38E, W.M. and Gov't Lots 1,2,3, 4 and 5; S1/2NE1/4; SE1/4NW1/4 of Section 6, T13S, R38E, W.M.
- 7) Reservation of the coal and other minerals underlying the land, contained in the United States Patent dated April 25, 1935, recorded June 6, 1928, in Deed Book 110, Page 292, and all rights and easements thereunder by said holder of the coal and other mineral estate or by any party claiming, by through or under said holder.
- 8) Private access agreement over and across Parcel 1, for ingress and egress to Parcel 2, Access Agreement recorded in Instrument No. B12230021, deeds of Baker County, Oregon. No width or location is specified in the deeded document.

LAND PARTITION PLAT NO. B2012-004

SITUATED IN SECTIONS 31 & 32, T12S, R38E, W.M.
AND IN SECTIONS 4, 5, & 6, T13S, R38E, W.M.
BAKER COUNTY, OREGON

June 11, 2012
Sheet 2 of 2

Surveyor's Certificate

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have mapped Parcels 1 and 2 of this land partition. This partition is situated in Sections 31 and 32, T12S, R38E, W.M., and in Sections 4, 5 and 6, T13S, R38E, W.M., Baker County, Oregon, described as follows:

- T12S, R38E, W.M.
- Section 31: Gov't Lots 1 and 2; E1/2W1/2; W1/2SE1/4.
- Section 32: SE1/4; SW1/4NE1/4; SE1/4NW1/4; E1/2SW1/4.
- T13S, R38E, W.M.
- Section 4: Gov't Lots 3 and 4: S1/2NW1/4.
- Section 5: Gov't Lots 1, 2, 3 and 4.
- Section 6: Gov't Lots 1, 2, 3, 4 and 5; S1/2NE1/4; SE1/4NW1/4.

The Initial Point of this land partition is the SW corner of Section 31, T12S, R38E, W.M.

This partition contains 1279.28 acres, more or less.

Cornerstone Surveying, Inc.

233 S. Canyon Blvd.
John Day, Oregon 97845
(541)575-1813

