This indenture made this 16 day of March A.D. 1901, Witnesseth that whereas the Hot Springs Land and Improvement Company, a private corporation, being the owner thereof in fee, has caused to be surveyed and platted into Blocks, Lots, ~~Streets~~ and Alleys and Parks, what is known and called the Hot Springs Park Addition to Baker City, Oregon: the plat of which addition is hereto attached marked Exhibit "A" and for particularity of description is hereby referred to and made a part hereof, being situated upon the premises particularly described in the affidavit of H. G. Pearson attached to and made a part of said Exhibit "A" hereto attached; and whereas, the said Hot Springs Land and Improvement Company desires to dedicate certain streets and alleys represented upon said plat and hereinafter particularly described, which appear upon the said plat subject to such reservations as are hereinafter contained, to public use to Baker City and the public. Now therefore, The said Hot Springs Land and Improvement Company, a private corporation, in consideration of the premises hereby donates, grants and dedicates, subject to the reservations hereinafter contained, to Baker City, for public use all of those streets and alleys and parts of streets and alleys appearing upon Exhibit "A" hereto attached as aforesaid and particularly described as follows: All of the alleys in blocks 1, 2, 10, 11, 12, 13, 20, 21, 22, 23 and 24; all of Birch Street; all of Park Boulevard from Washington Street to the South line of Campbell Street, except a strip twelve feet in width along the center of said street marked on said exhibit "A" "Park reserved"; all of Fir Street between Center and Campbell Streets; all that portion of Washington Street that appears on said Exhibit "A" embraced within the dotted lines enclosing the word "Washington" and abbreviation "St."; all of Center Street between the West line of said Addition as the same appears upon said Exhibit A and the West line of the Alley in Block 10; also the North 30 feet of said Center Street from the West line of said Alley in said Block 10 to the East line of Well Street; all of Church and Baker Streets between the West line of said Addition and the East line of Fir Street; all of Madison Boulevard from the West line of said Addition to the West line of Well Street, except a strip twelve feet wide in the center of said Boulevard between Blocks 20 and 23 and Blocks 19 and 24, which said strip is marked, "Park reserved" on said Exhibit "A". To have and to hold the same to said Baker City for the use of the public forever, subject to the following reservations, Viz: The said Hot Springs Land and Improvement Company, as a condition to this grant, donation and dedication, reserves the right to at any time dig, bore or sink wells for water in all and every or any part of the premises hereinbefore as being dedicated, granted and donated to the public use; and reserves the right to revoke this grant, donation and dedication if at any time the said Baker City shall attempt to dig, sink or bore wells for water in or upon any of the premises herein granted, dedicated and donated or permit the same to be done by anyone other than the grantor herein, and reserves the right to at any time take any and all steps necessary to prevent any such action by Baker City or any other person. The said Hot Springs Land and Improvement Company, also reserves all franchises for street railways, electric light companies, telephone companies and all franchises of every kind to itself, together with the right to grant the same or any thereof to any person, persons or corporations to whom it may see fit, but at all times forbidding that Baker City shall exercise or attempt to exercise power to grant any franchise or right through or over any of the said premises herein mentioned except the right of public travel and the building of side-walks. The said Hot Springs Land and Improvement Company also reserves the right to dig water ditches along, across or over the said premises for any and all purposes and lay water pipes along, over or in any of the premises herein granted, donated and dedicated that it may see fit and proper or desire to place upon, along, over or in the same.

In Witness whereof, the said Hot Springs Land and Improvement Company has caused these presents to be executed by its President and Secretary and its corporate Seal to be hereto attached

Signed, sealed and delivered in the presence of:
F. P. Graham
F. R. Mellis.

<Corporate Seal>

Hot Springs Land and Improvement Company
by Moses Pueche, President.
N. C. Haskell. Secretary

State of Oregon } ss.
County of Baker }

This is to certify that on this 18 day of March A.D. 1901, personally before me, the undersigned a Notary Public in and for said County and State, appeared the within named Moses Pueche and N. C. Haskell, who are personally known to me to be the President and Secretary respectively of the Hot Springs Land and Improvement Company, and personally known to me to be the identical persons who attached the name of said corporation and their own name, and acknowledged to me that they executed the foregoing instrument and attached the name of said corporation to said instrument as President and Secretary of the same, and attached the seal thereof as the deed and act of said corporation for the uses and purposes therein set out.

In Witness Whereof, I have hereunto set my hand and Notarial Seal, the day and year last above written.

Fred R. Mellis.

<Notarial Seal>

Notary Public for Oregon.

Filed for record March 18, 1901. 3 P.M. C. W. James, Recorder.

Recorded in Deeds, Vol. 41, Page 281 to 283