

EASEMENTS / EXCEPTIONS

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
2. 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 Muddy Creek.
3. Any and all matters, including easements and assessments, if any, pertaining to the Olsen Ditch and Upper Fisher Long Ditch crossing said property.
4. Power line easement granted to Oregon Trail Electric Consumers Cooperative, a corporation, by instrument, including the terms and provisions thereof, recorded August 12, 1991, in Deeds 91 33 052, and more particularly described as follows: Beginning at the Northeast corner of the herein described property; thence Westerly adjacent to the North property boundary, 2216 feet, to the true point of beginning; thence S. 70° W., 350 feet, to the end point, or all as constructed on the ground. Note: Easement is not locatable without the benefit of a survey.

IRRIGATION WELL & PIPELINE EASEMENT

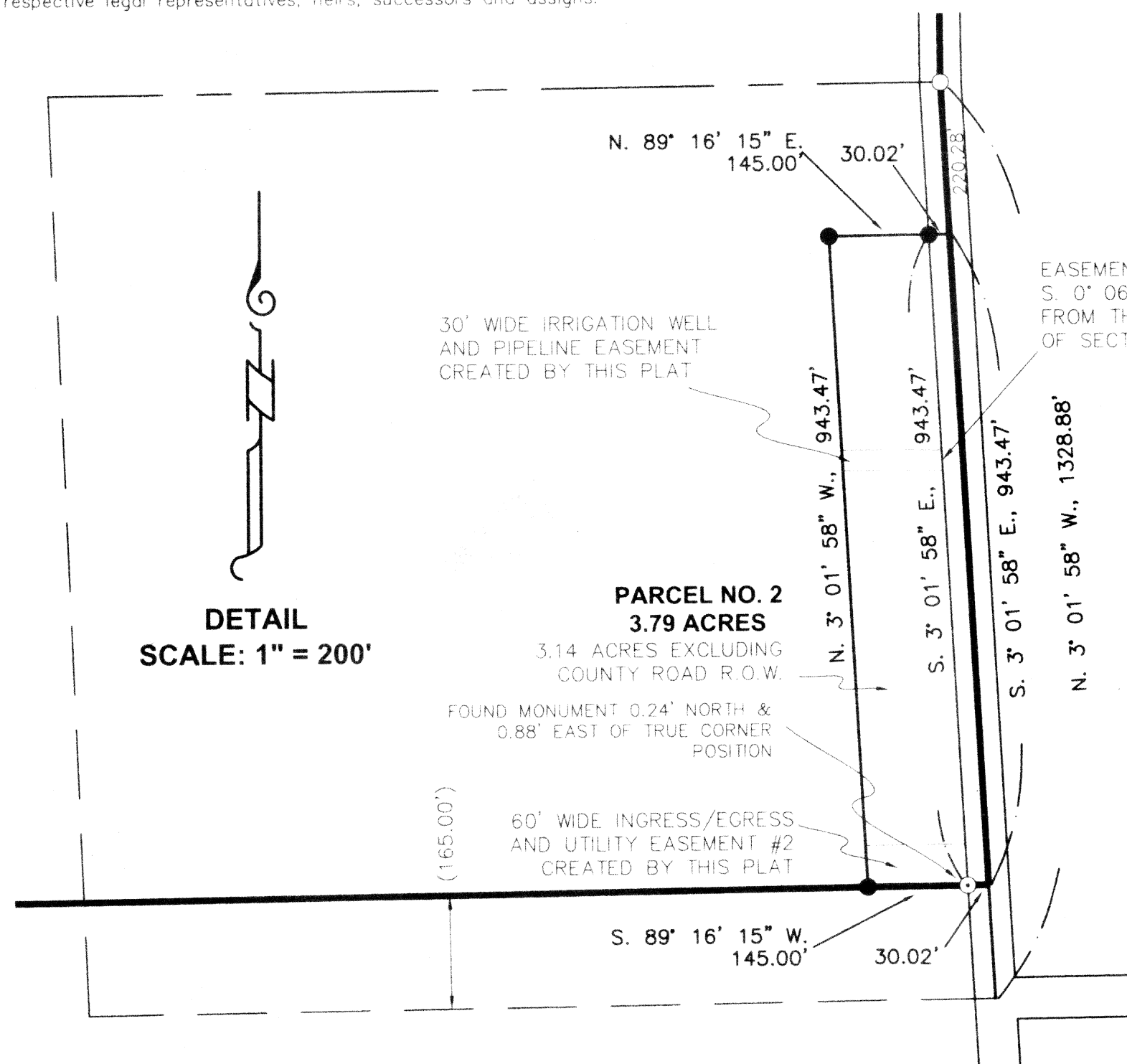
A thirty (30) feet wide irrigation well and pipeline easement is hereby created by this plat. The easement shall consist of a strip of land thirty (30) feet in width, fifteen (15) feet on each side of the following centerline description: Beginning at a point on the West Right of Way of Foothill Road (Ba. Co. Road No. 1144) that bears S. 0° 06' 47" W., 546.67 feet from the East quarter corner of Section 27, Township 7 South, Range 38 East, Willamette Meridian, Baker County, Oregon; thence West, 145.09 feet, to intersect the West line of Parcel No. 2 as shown on the annexed partition plat, and the terminus of the easement. Easement shall be for ingress and egress to the irrigation well (Well Log No. 50751, Well Tag No. L26544) and underground pipeline, to maintain, repair, replace or reconstruct the irrigation well and underground pipeline, and to maintain and repair the existing electrical wiring and related accessories which serve the irrigation well. Easement crosses Parcel No. 2 to serve Parcel No. 3 as shown on the annexed plat. The beneficiaries of this easement shall be limited to the owner of said Parcel No. 3, their heirs, successors, and assigns. The beneficiaries of the easement shall maintain the easement area in a manner consistent with it's present condition and shall bear all expenses related to the maintenance, repair, replacement or reconstruction of the irrigation well, underground pipeline, and the existing electrical wiring and related accessories. Beneficiary of the easement shall be responsible for the electric bill relating to the irrigation well. Beneficiary of the easement shall assume all risks of damage or loss to the underground pipeline, including without limitation, risks related to the use of heavy farming and associated equipment by the owners of said Parcel No. 2. This easement as described herein shall be binding upon and inure to the benefit of the parties hereto as well as their respective legal representatives, heirs, successors and assigns.

INGRESS/EGRESS & UTILITY EASEMENT #1

A sixty (60) feet wide ingress/egress and utility easement is hereby created by this plat. The easement shall consist of a strip of land sixty (60) feet in width described as follows: The West 60 feet of the Southeast quarter of the Northwest quarter lying South of Big Muddy Creek Lane (Ba. Co. Road No. 636) and the West 60 feet of the Northeast quarter of the Southwest quarter excepting therefrom the South 225 feet, all located in Section 27, Township 7 South, Range 38 East, Willamette Meridian. Easement shall be for ingress/egress and to install, maintain and repair utilities. Easement crosses Parcel No. 1 to serve Parcel No. 3 as shown on the annexed plat. The beneficiaries of this easement shall be limited to the owner of said Parcel No. 3, their heirs, successors, and assigns. The owners, their heirs, successors, and assigns of Parcel Numbers 1 and 3 shall be responsible to repair and maintain the easement in a manner consistent with it's present condition. Responsibility for maintenance and repair of the roadway shall be in proportion to the use of the roadway by the owner of Parcel No. 1, their heirs, successors, and assigns and owner of Parcel No. 3, their heirs, successors, and assigns, respectively. This easement as described herein shall be binding upon and inure to the benefit of the parties hereto as well as their respective legal representatives, heirs, successors and assigns.

INGRESS/EGRESS & UTILITY EASEMENT #2

A sixty (60) feet wide ingress/egress and utility easement is hereby created by this plat. The easement shall consist of a strip of land sixty (60) feet in width described as follows: The South 60 feet of Parcel No. 2 as shown on the annexed plat. Easement shall be for ingress/egress and to install, maintain and repair utilities. Easement crosses Parcel No. 2 to serve Parcel No. 3 as shown on the annexed plat. The beneficiaries of this easement shall be limited to the owner of said Parcel No. 3, their heirs, successors, and assigns. The owners, their heirs, successors, and assigns of Parcel Numbers 2 and 3 shall be responsible to repair and maintain the easement in a manner consistent with it's present condition. Responsibility for maintenance and repair of the roadway shall be in proportion to the use of the roadway by the owner of Parcel No. 2, their heirs, successors, and assigns and owner of Parcel No. 3, their heirs, successors, and assigns, respectively. This easement as described herein shall be binding upon and inure to the benefit of the parties hereto as well as their respective legal representatives, heirs, successors and assigns.



I, Thomas J. Hanley, hereby certify that this is an exact duplicate copy of the partition plat as submitted to the Baker County Clerk for recording.

Thomas J. Hanley
Thomas J. Hanley

FILED JANUARY 21, 2004
BAKER COUNTY SURVEYOR
SURVEY NO. 7-38-82MP

HANLEY ENGINEERING, INC.
2043 MAIN STREET
BAKER CITY, OREGON

PARTITION PLAT NO.P2004-001**SURVEYOR'S CERTIFICATE**

I, Thomas J. Hanley, certify that I have correctly surveyed and platted Parcel No. 2 and platted Parcel Numbers 1 and 3 as shown on the annexed partition plat in accordance with O.R.S. Chapter 92. The boundary of the partition is as follows: Land located in Section 27, Township 7 South, Range 38 East, Willamette Meridian, Baker County, Oregon, more particularly described as follows:

Beginning at the East quarter corner of said Section 27; thence along the East line of the Southeast quarter of said Section 27, S. 3° 01' 58" E., 1163.74 feet; thence 165 feet North of and parallel to the South line of the North half of the said Southeast quarter, S. 89° 16' 15" W., 2640 feet, more or less, to intersect the West line of the said Southeast quarter; thence South along the said West line of the Southeast quarter, a distance of 165 feet, to the Northwest corner of the Southwest quarter of the Southeast quarter; thence South along the East line of the Southeast quarter of the Southwest quarter, a distance of 1320 feet, more or less, to the Southeast corner thereof; thence West along the South line of the Southwest quarter of said Section 27, a distance of 2640 feet, more or less, to the Southwest corner thereof; thence North along the West line of the Southwest quarter of the Southwest quarter of said Section 27, a distance of 1320 feet, more or less, to the Northwest corner thereof; thence East along the North line of the said Southwest quarter of the Southwest quarter, a distance of 1320 feet, more or less to the Northeast corner thereof; thence North along the West line of the Northeast quarter of the Southwest quarter of said Section 27, a distance of 1320 feet, more or less to the Northwest corner thereof; thence North along the West line of the Southeast quarter of the Northwest quarter of said Section 27, a distance of 1030 feet, more or less, to intersect the centerline of Big Muddy Creek Lane (Baker County Road No. 636); thence Easterly along said centerline, a distance of 2700 feet, more or less, to intersect the East line of the Southwest quarter of the Northeast quarter of said Section 27; thence West along said centerline, a distance of 1320 feet, more or less, to intersect the East line of the Northeast quarter of said Section 27 at a point S. 0° 28' 25" E., 301.62 feet from the Northeast corner of the Southeast quarter of the Northeast quarter of said Section 27; thence along the said East line of the Northeast quarter, S. 0° 28' 25" E., 1027.93 feet, to the Southeast corner thereof and the point of beginning.

Excepting therefrom those portions thereof lying within the boundaries of public roads.

Land containing 283 acres, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Thomas J. Hanley
OREGON
JULY 13, 1979
THOMAS J. HANLEY
1817

Renews June 30, 2005

NARRATIVE

The purpose of this survey and plat for Eugene W. Gramzow, Trustee for the Eugene W. Gramzow Revocable Trust is to partition the above described land into three parcels. Monumentation described in Baker County Survey No. 7-38-17 was recovered and held as the Basis of Bearing as shown on the annexed plat. Baker County Deed No. B03 24 0135 provided the property descriptions for the subject property. The North boundary of the subject parcel along Big Muddy Creek Lane is shown per property line adjustments filed in Baker County Deed Numbers B03 52 0120 and B03 52 0124.

DECLARATION

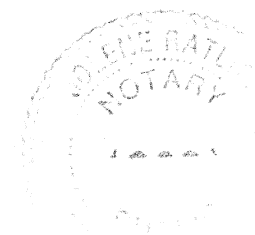
Know all people by these presents that Eugene W. Gramzow, Trustee for the Eugene W. Gramzow Revocable Trust is the owner of the land represented on the annexed plat, and more particularly described in the accompanying Surveyor's Certificate and he caused the same to be partitioned into three parcels as shown, in accordance with O.R.S. Chapter 92 and do hereby grant the ditch easements, ingress/egress & utility easements, and irrigation well and pipeline easement as described hereon.

Eugene W. Gramzow
Eugene W. Gramzow
Trustee

ACKNOWLEDGMENT

State of Colorado }
County of Archuleta } S.S.

On 1-5- 2004 before me did personally appear the within named Eugene W. Gramzow, Trustee for the Eugene W. Gramzow Revocable Trust who acknowledged to me that he executed the same freely and voluntarily.



John Ratliff
NOTARY PUBLIC

My Commission Expires 12-5-06

APPROVALS

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

Baker County Surveyor by: *W. C. White* Date DECEMBER 31 2003.

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

Baker County Planning by: *W. C. White* Date JANUARY 20th 2004.

Baker County Tax Collector by: *Alice Dorfinger by Tracy Ferguson* Date Jan. 20th 2004.

State of Oregon }
County of Baker } S.S.

I do hereby certify that the annexed minor partition plat was received for recording on the 21st day of JANUARY, 2004 at 9 o'clock AM, and recorded in Baker County records and is hereby approved.

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