

B05 10 0224

EASEMENTS / EXCEPTIONS

- 1. Subject to the 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 Pine Creek.
2. Reservations in United States Patents, or in Acts authorizing the issuance thereof.
3. Right of Way Easement granted to California-Pacific Utilities Company by instrument, including the terms and provisions thereof, recorded March 2, 1971, in Baker County Deed No. 71 09 017.
4. Right of Way Easement granted to California-Pacific Utilities Company by instrument, including the terms and provisions thereof, recorded March 18, 1971, in Baker County Deed No. 71 11 029.
5. Road Easement by instrument recorded May 22, 1972, in Baker County Deed No. 72 21 015, over the South 60 feet of the East half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 29, Township 8 South, Range 39 East, Willamette Meridian.
6. Road Easement by instrument recorded June 7, 1974, in Baker County Deed No. 74 23 075, over the West 30 feet of the Northeast quarter of the Northeast quarter of the Southwest quarter, the East half of the Southwest quarter of the Northeast quarter of the Southwest quarter and the South half of the Southeast quarter of the Southeast quarter of the Northwest quarter, all in Section 29, Township 8 South, Range 39 East, Willamette Meridian.
7. Subject to the terms and provisions of a Road Maintenance Agreement by instrument, recorded in Baker County Deed No. 87 36 056.
8. Easement granted to C P National Corporation by instrument, recorded July 27, 1988, in Baker County Deed No. 88 30 085.
9. Subject to the terms and provisions of a Corrected Road Maintenance Agreement by instrument, recorded September 13, 1991, in Baker County Deed No. 91 38 006.
10. Easement granted to Oregon Trail Electric Consumers Cooperative a Corporation by instrument, including the terms and provisions thereof, recorded February 17, 1995, in Baker County Deed No. 95 08 040.
11. Road Easement including the terms and provisions thereof, recorded March 26, 1996, in Baker County Deed No. 96 13 117.

REFERENCES

- Baker County Partition Plat No. P2002-005.
Baker County Survey No. 8-39-7.
Baker County Survey No. 8-39-22.
Baker County Survey No. 8-39-43.
Baker County Deed No. 71 09 017.
Baker County Deed No. 71 11 029.
Baker County Deed No. 72 21 015.
Baker County Deed No. 74 23 075.
Baker County Deed No. 87 36 056.
Baker County Deed No. 88 30 085.
Baker County Deed No. 91 38 006.
Baker County Deed No. 91 38 010.
Baker County Deed No. 95 08 040.
Baker County Deed No. 96 13 117.
Baker County Deed No. 98 43 036.

DITCH EASEMENT

Easement is conveyed to those with a legal water right for irrigation beyond the boundary of said parcel fed by Pine Creek or any other existing improved ditch. To those persons, is granted a perpetual, non-exclusive easement for it and it's laterals, feeders and sub-ditches, headgates and other appurtenances to operate, use, maintain, etc., restore and repair, with heavy equipment when needed, the existing ditch in the same manner as same presently exists upon, over and across the property as shown on the annexed minor partition plat.

HANLEY ENGINEERING, INC.
P.O. BOX 701, 2043 MAIN STREET, BAKER CITY, OREGON 97814 (541) 523-3803

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 MARCH 10, 2005
BAKER COUNTY SURVEYOR
SURVEY NO. 8-39-96MP

B05 10 0225

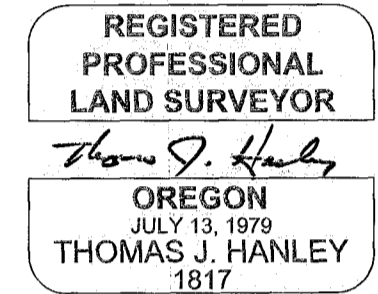
PARTITION PLAT NO. P2005-003

B05 10 0226

SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly surveyed and platted three parcels of land on this partition plat in accordance with O.R.S. Chapter 92. The boundary of the partition is as follows:
Land located in the South half of the Southeast quarter of the Southeast quarter of the Northwest quarter, and the Northeast quarter of the Northeast quarter of the Southwest quarter of Section 29, Township 8 South, Range 39 East, Willamette Meridian, Baker County, Oregon, more particularly described as follows:
Beginning at the Southwest corner of the said Northeast quarter of the Northeast quarter of the Southwest quarter; thence along the West line of the said Northeast quarter of the Northeast quarter of the Southwest quarter, N. 0° 43' 48" W., 664.14 feet, to the Northwest corner thereof; thence along the West line of the said South half of the Southeast quarter of the Southeast quarter of the Northwest quarter, N. 0° 30' 19" W., 330.24 feet to the Northwest corner thereof; thence along the North line of the said South half of the Southeast quarter of the Southeast quarter of the Northwest quarter, N. 89° 35' 43" E., 669.85 feet, to the Northeast corner thereof; thence along the East line of the said South half of the Southeast quarter of the Southeast quarter of the Northwest quarter, S. 0° 35' 36" E., 330.32 feet, to the Southeast corner thereof; thence along the East line of the said Northeast quarter of the Northeast quarter of the Southwest quarter, S. 0° 35' 36" E., 664.64 feet, to the Southeast corner thereof; thence along the South line of the said Northeast quarter of the Northeast quarter of the Southwest quarter, S. 89° 38' 42" W., 668.78 feet, to the Southwest corner thereof and the point of beginning.

Land Containing 15.29 acres.



Renews June 30, 2005

NARRATIVE

The purpose of this survey and plat for Norton R. Munn and Carolyn R. Munn is to partition the above described land into three parcels. Monumentation as shown on Baker County Partition Plat No. P2002-005 was recovered this survey and held as the basis of bearing as shown hereon. Baker County Partition Plat No. P2002-005 provided the proper subdivision of Section 29.

DECLARATION

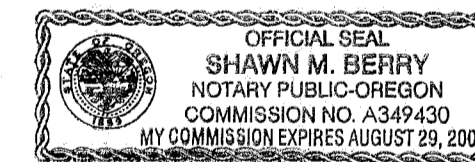
Know all people by these presents that Norton R. Munn and Carolyn R. Munn are the owners of the land represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate and they caused the same to be partitioned into three parcels as shown, in accordance with O.R.S. Chapter 92 and do hereby grant the ditch easements as described hereon.

Norton R. Munn
Norton R. Munn

Carolyn R. Munn
Carolyn R. Munn

ACKNOWLEDGMENT

State of Oregon } S.S. On March 8, 2005 before me did personally appear the
County of Baker } within named Norton R. Munn and Carolyn R. Munn who
acknowledged to me that they executed the same freely and voluntarily.



Shawn M. Berry
NOTARY PUBLIC
My Commission Expires 8-29-2005

APPROVALS

We the undersigned officers in and for Baker County, Oregon do hereby approve this minor partition plat.
Baker County Surveyor by: [Signature] Date March 8, 2005.
Baker County Planning by: [Signature] Date March 8, 2005.
I hereby certify that all taxes for the subject property have been paid as required.
Baker County Tax Collector by: Alice Daxflinger by Tracy Thamer Date March 8, 2005.
State of Oregon } S.S. I do hereby certify that this minor partition plat was received
County of Baker } for recording on the 8 day of March, 2005 at
1 o'clock P.M., and recorded in Baker County records
and is hereby approved.
Baker County Clerk by: Tamara J. Green, Co. Clerk by Karen Phillips, Deputy