

MINOR LAND PARTITION PLAT NO. P2001-006

SITUATED IN PARCEL 2 OF LAND PARTITION NO. 1994-003,
IN THE SW1/4 SEC. 7, T.10S., R.38E., W.M.,
BAKER COUNTY, OREGON

DECEMBER 13, 1999

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT GERTRUDE D. LEFORE, SUCCESSOR TRUSTEE OF THE LEFORE FAMILY LIVING TRUST, DATED FEBRUARY 2, 1989, DOES HEREBY DECLARE THAT SAID TRUST IS THE OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT SAID TRUST HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT. THAT SAID TRUST DOES HEREBY GRANT THE 60 FOOT WIDE PRIVATE ACCESS EASEMENT OVER AND ACROSS A PORTION OF PARCEL 2 FOR THE PURPOSE OF INGRESS AND EGRESS TO THE DEER CREEK ROAD FOR THE BENEFIT OF PARCEL 3, AS SHOWN ON THE ANNEXED PLAT.

SAID PARCELS SUBJECT TO THE FOLLOWING:

- (A) EASEMENTS, LIENS, ENCUMBRANCES, INTERESTS OR CLAIMS THEREOF WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS; (B) ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY INQUIRY OF PERSONS IN POSSESSION THEREOF.
- (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
- 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 THE CREEK CROSSING SAID PROPERTY.
- EASEMENTS GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY BY INSTRUMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS FOLLOWS:
 - RECORDED AUGUST 23, 1973, IN DEEDS 73 34 058, BEGINNING AT A POINT APPROXIMATELY 59 FEET EAST OF THE NW CORNER OF THE NE1/4 OF THE NW1/4 OF SECTION 18, T.10S., R.38 E. W.M., AND PROCEEDING NORTH 11°20' EAST APPROXIMATELY 540 FEET; THENCE NORTH 30°58' WEST 310 FEET, 10 FT. IN WIDTH.
 - RECORDED AUGUST 23, 1973, IN DEEDS 73 34 059, AS CORRECTED BY EASEMENT RECORDED OCTOBER 2, 1973, IN DEEDS 73 40 013, BEGINNING AT A POINT APPROXIMATELY 792 FEET NORTH OF THE SOUTHEAST CORNER OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 7, AND PROCEEDING NORTH 30°58' WEST APPROXIMATELY 50 FEET, 10 FT. IN WIDTH.
 - RECORDED OCTOBER 18, 1976, IN DEEDS 76 43 031, SEVEN AND ONE-HALF FEET ON EACH SIDE OF A CENTERLINE WHICH BEGINS AT AN EXISTING POLE LOCATED 4507.9 FEET SOUTH AND 1372.6 FEET WEST OF THE NORTH QUARTER CORNER OF SAID SECTION 7, AND PROCEEDING NORTH 86°09'01" WEST 96.02 FEET; THENCE SOUTH 85°45'08" EAST 126.59 FEET; THENCE SOUTH 82°58'47" EAST 76.68 FEET; THENCE NORTH 76°53'14" EAST 93.32 FEET; THENCE SOUTH 82°20'04" EAST 107.07 FEET; THENCE NORTH 88°03'08" EAST 176.23 FEET.
 - RECORDED OCTOBER 18, 1976, IN DEEDS 76 43 032, SEVEN AND ONE-HALF FEET ON EACH SIDE OF A CENTERLINE WHICH BEGINS AT AN EXISTING POLE LOCATED 4508 FEET SOUTH AND 1373 FEET WEST OF THE NORTH QUARTER CORNER OF SAID SECTION 7; THENCE NORTH 86°09'01" EAST 40 FEET.
 - RECORDED OCTOBER 18, 1976, IN DEEDS 76 43 034, ALONG THE EXISTING FOREST SERVICE ROAD, 15 FT. IN WIDTH.
- UNDERGROUND COMMUNICATION SYSTEM EASEMENT GRANTED TO PACIFIC NORTHWEST BELL TELEPHONE COMPANY BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED NOVEMBER 10, 1976, IN DEEDS 76 46 072, A PARCEL 10 FEET IN WIDTH; EXACT LOCATION NOT GIVEN. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN DEED DESCRIPTION.)

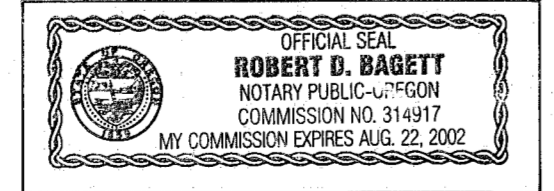
Gertrude D. Lefore, trustee
GERTRUDE D. LEFORE, SUCCESSOR TRUSTEE OF THE
LEFORE FAMILY LIVING TRUST, DATED FEBRUARY 2, 1989.

ACKNOWLEDGMENT
STATE OF OREGON
COUNTY OF BAKER SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JAN 14, 2000 BY
GERTRUDE D. LEFORE, SUCCESSOR TRUSTEE OF THE LEFORE FAMILY LIVING TRUST, DATED
FEBRUARY 2, 1989.

Robert D. Bagett
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES Aug. 22, 2000



APPROVALS

APPROVED THIS 14 DAY OF Jan., 2000
Thomas J. Hanley
BAKER COUNTY SURVEYOR

APPROVED THIS 18 DAY OF May, 2001
Mark Bennett
BAKER COUNTY PLANNING COMMISSION

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE
PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.
Alice Durlinger
BAKER COUNTY TREASURER
DATE: 1-14-00

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 18 DAY OF MAY, 2001 AT 11:50 O'CLOCK
A.M., AND RECORDED AS PARTITION PLAT NO. P2001 006
BAKER COUNTY RECORDS.
Jamie J. Green Co. Clerk
Ray Karen Phillips Deputy
BAKER COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. P2001 006
Robert D. Bagett
BAGETT-GRIFFITH AND BLACKMAN

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Bagett
OREGON
JULY 12, 1983
ROBERT D. BAGETT
598

Renewal Date 12/31/01

NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF GERTRUDE LEFORE, TRUSTEE OF THE LEFORE FAMILY LIVING TRUST.

THE PURPOSE OF THIS SURVEY WAS TO CREATE TWO PARCELS WITH THIS LAND PARTITION, WHICH IS A PARTITION OF A PORTION OF PARCEL 2 OF LAND PARTITION NO. 1994-003, AS SHOWN.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. WE MADE FIELD MEASUREMENTS TO FIND THE APPURTENANT MONUMENTS OF RECORD SURVEY NO.'S 10-38-14, 10-38-16, 10-38-119 AND LAND PARTITION NO. 1994-003, BY JAMES HANLEY, P.L.S. 1206 AND RECORD SURVEY NO. 10-38-19 BY WILLIAM HANLEY, P.L.S. 1639. WE ALSO FOUND THE MONUMENTS OF RECORD SURVEY NO. 10-38-154, WHICH I SURVEYED IN AUG. 1999. THAT SURVEY MONUMENTED THE PROPERTY LINE ADJUSTMENT ALONG A PORTION OF PARCEL 2 OF LAND PARTITION NO. 1994-003. THE MONUMENTS FOUND ARE SHOWN HEREON.

WE SET NEW MONUMENTS AT CORNERS OF THE DIVISION LINE BETWEEN PARCELS 2 AND 3 AT LOCATIONS APPROVED BY MRS. LEFORE, AND RESET THE R.O.W. PT ON THE DEER CREEK ROAD, AS SHOWN.

SURVEYOR'S CERTIFICATE

I, ROBERT D. BAGETT, PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED AS SHOWN ON THIS PARTITION PLAT, SAID PARTITION BEING SITUATED IN THE SW1/4 OF SEC. 7, T.10 S., R.38 E., W.M., BAKER COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 OF LAND PARTITION NO. 1994-003 AS SHOWN ON THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF BAKER COUNTY, OREGON, EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE N.00°14'56"W. (RECORD BEARING N.00°15'32"W.), ALONG THE WEST LINE OF SAID PARCEL 2, A DISTANCE OF 3.50 FEET; THENCE S.89°34'40"E., 140.78 FEET; THENCE N.89°44'48"E., 141.21 FEET; THENCE S.89°18'56"E., 113.15 FEET; THENCE N.88°58'03"E., 100.04 FEET; THENCE S.01°21'25"E., 3.25 FEET TO A CORNER OF SAID PARCEL 2; THENCE S.89°57'55"W., ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 495.20 FEET TO THE POINT OF BEGINNING.

I DESIGNATE THE INITIAL POINT OF THIS LAND PARTITION TO BE THE 5/8X30 INCH IRON PIN, WITH ATTACHED YELLOW PLASTIC CAP MARKED HANLEY ENGR., FOUND AT A CORNER OF THE BOUNDARY OF SAID PARCEL 2 OF LAND PARTITION NO. 1994-003, SAID POINT ALSO BEING THE NORTHWEST CORNER OF PARCEL 1 OF LAND PARTITION NO. 1994-003.

CONTAINING 22.70 ACRES, MORE OR LESS.

BAGETT-GRIFFITH AND BLACKMAN
217 N. CANYON BLVD.
JOHN DAY, OREGON 97845
PHONE 541-575-1251

STATEMENT OF WATER RIGHTS:
THERE ARE WATER RIGHTS APPURTENANT TO THIS PARTITION AS LISTED UNDER CERTIFICATE NO. 66466.