

Tax Lot 600 - Patrick & Geradine Glenn  
Deed 90 17 035, Assessor's Tax Ref. No. 14091  
Map No. 12S 45E 12, 11.79 Acres

Land in Baker County, Oregon as follows:  
In Township 12 South, Range 45, E.W.M.:

Section 12: All that portion of the following described tract lying within SE1/4 NW1/4 and NE1/4 SW1/4:  
Beginning at a point 1941.20 feet South and 473.84 feet West of the North quarter of said Section, said point being on the East right of way of the County Road;  
thence S. 75° 55' E., 97.25 feet; thence S. 05° 45' 50" E., 100.84 feet;  
thence S. 15° 29' 55" W., 210.84 feet; thence S. 07° 54' 20" E., 248.51 feet;  
thence S. 14° 29' W., 266.58 feet; thence S. 41° 11' 40" W, 235.11 feet;  
thence S. 21° 42' W., 145.76 feet; thence S. 48° 35' W., 226.95 feet;  
thence S. 88° 48' W., 429.26 feet; thence S. 88° 52' 30" W., 263.06 feet;  
thence S. 49° 43' 50" W., 105.49 feet; thence N. 55° 30' 45" W., 67.73 feet to a point on the East right of way line,  
3268.77 feet South and 1665.65 feet West of said North quarter corner;  
thence Northeasterly along said East right of way line to the point of beginning.

EXCEPTING THEREFROM the following two parcels:

Parcel No. 1: All that portion lying Southerly and Easterly of the 2085 foot contour elevation USGS Datum, described as follows:

Beginning 3443.71 feet South and 1432.13 feet West of said quarter corner;  
thence N. 37° 49' E., 294.01 feet; thence N. 65° 21' E., 221.99 feet;  
thence S. 70° 57' E., 367.40 feet; thence N. 82° 15' E., 287.00 feet;  
thence N. 33° 03' E., 561.20 feet; thence N. 03° 03' E., 289.80 feet;  
thence N. 17° 47' W., 200.00 feet; thence N. 13° 07' E., 180.10 feet;  
thence N. 04° 08' E., 123.42 feet to intersect the Northerly line of the above described parcel at a point which bears  
S. 75° 55' E., 55.44 feet from the description point of beginning.

Parcel No. 2: A parcel in the SE1/4 NW1/4 described as follows:

Commencing at a point S. 38° 48' W., 2174.68 feet from the intersection of the North line of said Section with the 2085 contour elevation;  
thence Southerly 28 feet along said 2085 contour elevation;  
thence West, parallel with the North line of said Section, to the East right of way line of the Huntington-Richland County Road;  
thence Northeasterly along said East right of way line to a point S. 40° 10' W. from the point of beginning;  
thence N. 40° 10' E., to the point of beginning.

Tax Lot 601 - Rory & Michelle Clinton  
Deed 19 193 145, Assessor's Tax Ref. No. 16279  
Map No. 12S 45E 12, 0.42 Acres

All that portion of the following described property lying above the 2085-foot contour elevation line, as described in instrument conveying land to Idaho Power Company, a corporation, recorded November 12, 1957, in Book 167, Page 650, Baker County Deed Records:

A Tract of land in the Southeast quarter of the Northwest quarter, and in the Northeast quarter of the Southwest quarter of Section 12, in Township 12 South, Range 45 East of the Willamette Meridian, in the County of Baker and State of Oregon, more particularly described as follows:

Beginning at a steel fence post which bears South 10° 38' 01" West 2351.34 feet from the North quarter corner of Section 12, said township and range;

thence along a steel hurricane type fence the following courses and distances:

South 09° 34' 30" East 155.7 feet;  
South 79° 41' 50" West 139.2 feet;  
North 06° 43' 50" West 154.8 feet;  
and North 79° 12' 30" East 131.5 feet to the Point of Beginning.

(Bearings and distances based on Hanley Engineering survey dated June 10, 1994.)

Tax Lot 600 to Tax Lot 601, Patrick & Geraldine Glenn to Rory & Michelle Clinton  
Portion of Deed 90 17 035, Assessor's Tax Ref. No. 14094 to Tax Ref. No. 16279  
Map No. 12S 45E 12, 0.15 Acres

All that portion of the following described property lying above the 2085-foot contour elevation line, as described in instrument conveying land to Idaho Power Company, a corporation, recorded November 12, 1957, in Book 167, Page 650, Baker County Deed Records:

A Tract of land in the Southeast Quarter of the Northwest Quarter, and in the Northeast Quarter of the Southwest Quarter of Section 12, in Township 12 South, Range 45 East of the Willamette Meridian, in the County of Baker and State of Oregon, more particularly described as follows:

Commencing at a steel fence post which bears South 10° 37' 54" West 2349.95 feet from the North quarter corner of Section 12, said township and range; thence along a steel hurricane type fence South 79° 12' 30" West 30.40 feet to the Point of Beginning of this legal description;

thence continuing South 79° 12' 30" West along said hurricane type fence a distance of 101.13 feet to a steel fence post;  
thence North 06° 43' 50" West 70.00 feet;  
thence North 80° 47' 49" East a distance of 87.23 feet, more or less, to the Idaho Power Company boundary line;  
thence South 18° 22' 16" East along said Idaho Power Company boundary line a distance of 68.00 feet to the Point of Beginning.

TO INCLUDE a 30 foot wide access & egress easement across and over said Glenn property to benefit the Clinton property to the County Road, being 15 feet on each side of a centerline more particularly described as follows:

Commencing at a steel fence post which bears South 10° 37' 54" West 2349.95 feet from the North quarter corner of Section 12, said Township and Range; thence along a steel hurricane type fence South 9° 34' 30" East 155.67 feet;  
thence continuing along a steel hurricane type fence South 79° 41' 50" West 18.00 feet to the Idaho Power Company boundary;  
thence North 7° 51' 42" West along said Idaho Power Company boundary line a distance of 26.00 feet;  
thence South 71° 37' 44" West, perpendicular to said Idaho Power Company boundary, 15.00 feet to the Point of Beginning of the Centerline of this Easement description; thence North 18° 22' 16" West, parallel with said Idaho Power Company boundary, 204.15 feet; thence North 12° 31' 44" East, parallel with said Idaho Power Company boundary, 149.87 feet;  
thence Along a 76.05 foot long Curve to the Left, the radius being 30.00 feet, and the Chord being North 60° 09' 29" West a distance of 57.26 feet; thence South 47° 17' 18" West 4.75 feet, more or less, to the Southeasterly right of way of the Snake River Road, being also County Road No. 1116 and the terminus of said 30 foot wide access & egress easement.



New Description Tax Lot 600 - Patrick & Geradine Glenn  
Assessor's Tax Ref. No. 14091  
Map No. 12S 45E 12, 11.64 Acres

Land in Baker County, Oregon as follows:  
In Township 12 South, Range 45, E.W.M.:

Section 12: All that portion of the following described tract lying within SE1/4 NW1/4 and NE1/4 SW1/4:  
Beginning at a point 1941.20 feet South and 473.84 feet West of the North quarter of said Section, said point being on the East right of way of the County Road;

thence S. 75° 55' E., 97.25 feet; thence S. 05° 45' 50" E., 100.84 feet; thence S. 15° 29' 55" W., 210.84 feet;  
thence S. 07° 54' 20" E., 248.51 feet; thence S. 14° 29' W., 266.58 feet; thence S. 41° 11' 40" W, 235.11 feet;  
thence S. 21° 42' W., 145.76 feet; thence S. 48° 35' W., 226.95 feet; thence S. 88° 48' W., 429.26 feet;  
thence S. 88° 52' 30" W., 263.06 feet; thence S. 49° 43' 50" W., 105.49 feet; thence N. 55° 30' 45" W., 67.73 feet to a point on the East right of way line, 3268.77 feet South and 1665.65 feet West of said North quarter corner;  
thence Northeasterly along said East right of way line to the point of beginning.

EXCEPTING THEREFROM the following three parcels:

Parcel No. 1: All that portion lying Southerly and Easterly of the 2085 foot contour elevation USGS Datum, described as follows:

Beginning 3443.71 feet South and 1432.13 feet West of said quarter corner;  
thence N. 37° 49' E., 294.01 feet; thence N. 65° 21' E., 221.99 feet; thence S. 70° 57' E., 367.40 feet;  
thence N. 82° 15' E., 287.00 feet; thence N. 33° 03' E., 561.20 feet; thence N. 03° 03' E., 289.80 feet;  
thence N. 17° 47' W., 200.00 feet; thence N. 13° 07' E., 180.10 feet; thence N. 04° 08' E., 123.42 feet to intersect the Northerly line of the above described parcel at a point which bears S. 75° 55' E., 55.44 feet from the description point of beginning.

Parcel No. 2: A parcel in the SE1/4 NW1/4 described as follows:

Commencing at a point S. 38° 48' W., 2174.68 feet from the intersection of the North line of said Section with the 2085 contour elevation;  
thence Southerly 28 feet along said 2085 contour elevation;  
thence West, parallel with the North line of said Section, to the East right of way line of the Huntington-Richland County Road;  
thence Northeasterly along said East right of way line to a point S. 40° 10' W. from the point of beginning;  
thence N. 40° 10' E., to the point of beginning.

Parcel No. 3: All that portion of the following described property lying above the 2085-foot contour elevation line, as described in instrument conveying land to Idaho Power Company, a corporation, recorded November 12, 1957, in Book 167, Page 650, Baker County Deed Records:

A Tract of land in the Southeast Quarter of the Northwest Quarter, and in the Northeast Quarter of the Southwest Quarter of Section 12, in Township 12 South, Range 45 East of the Willamette Meridian, in the County of Baker and State of Oregon, more particularly described as follows:

Beginning at a steel fence post which bears South 10° 37' 54" West 2349.95 feet from the North quarter corner of Section 12, said township and range;

thence along a steel hurricane type fence the following courses and distances:

South 09° 34' 30" East 155.67 feet;  
South 79° 41' 50" West 139.19 feet;  
North 06° 43' 50" West 154.84 feet to a steel fence post;  
thence continuing North 06° 43' 50" West a distance of 70.00 feet;  
thence North 80° 47' 49" East a distance of 87.23 feet, more or less, to the Idaho Power Company boundary line;  
thence South 18° 22' 16" East along said Idaho Power Company boundary line a distance of 68.00 feet to a steel hurricane type fence;  
thence along said steel hurricane type fence North 79° 12' 30" East, 30.40 feet to the Point of Beginning.

New Description Tax Lot 601 - Rory & Michelle Clinton  
Map No. 12S 45E 12, 0.56 Acres, Assessor's Tax Ref. No. 16279

All that portion of the following described property lying above the 2085-foot contour elevation line, as described in instrument conveying land to Idaho Power Company, a corporation, recorded November 12, 1957, in Book 167, Page 650, Baker County Deed Records:

A Tract of land in the Southeast Quarter of the Northwest Quarter, and in the Northeast Quarter of the Southwest Quarter of Section 12, in Township 12 South, Range 45 East of the Willamette Meridian, in the County of Baker and State of Oregon, more particularly described as follows:

Beginning at a steel fence post which bears South 10° 37' 54" West 2349.95 feet from the North quarter corner of Section 12, said township and range;

thence along a steel hurricane type fence the following courses and distances:

South 09° 34' 30" East 155.67 feet;  
South 79° 41' 50" West 139.19 feet;  
North 06° 43' 50" West 154.84 feet to a steel fence post;  
thence continuing North 06° 43' 50" West a distance of 70.00 feet;  
thence North 80° 47' 49" East a distance of 87.23 feet, more or less, to the Idaho Power Company boundary line;  
thence South 18° 22' 16" East along said Idaho Power Company boundary line a distance of 68.00 feet to a steel hurricane type fence;  
thence along said steel hurricane type fence North 79° 12' 30" East, 30.40 feet to the Point of Beginning.

TO INCLUDE a 30 foot wide access & egress easement across and over said Glenn property to benefit the Clinton property to the County Road, being 15 feet on each side of a centerline more particularly described as follows:

Commencing at a steel fence post which bears South 10° 37' 54" West 2349.95 feet from the North quarter corner of Section 12, said Township and Range; thence along a steel hurricane type fence South 9° 34' 30" East 155.67 feet;  
thence continuing along a steel hurricane type fence South 79° 41' 50" West 18.00 feet to the Idaho Power Company boundary;  
thence North 7° 51' 42" West along said Idaho Power Company boundary line a distance of 26.00 feet;  
thence South 71° 37' 44" West, perpendicular to said Idaho Power Company boundary, 15.00 feet to the Point of Beginning of the Centerline of this Easement description; thence North 18° 22' 16" West, parallel with said Idaho Power Company boundary, 204.15 feet; thence North 12° 31' 44" East, parallel with said Idaho Power Company boundary, 149.87 feet;  
thence Along a 76.05 foot long Curve to the Left, the radius being 30.00 feet, and the Chord being North 60° 09' 29" West a distance of 57.26 feet; thence South 47° 17' 18" West 4.75 feet, more or less, to the Southeasterly right of way of the Snake River Road, being also County Road No. 1116 and the terminus of said 30 foot wide access & egress easement.

Filed March 5, 2021  
Baker County Surveyor  
SURVEY NO. 12-45-15

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December, 2020

