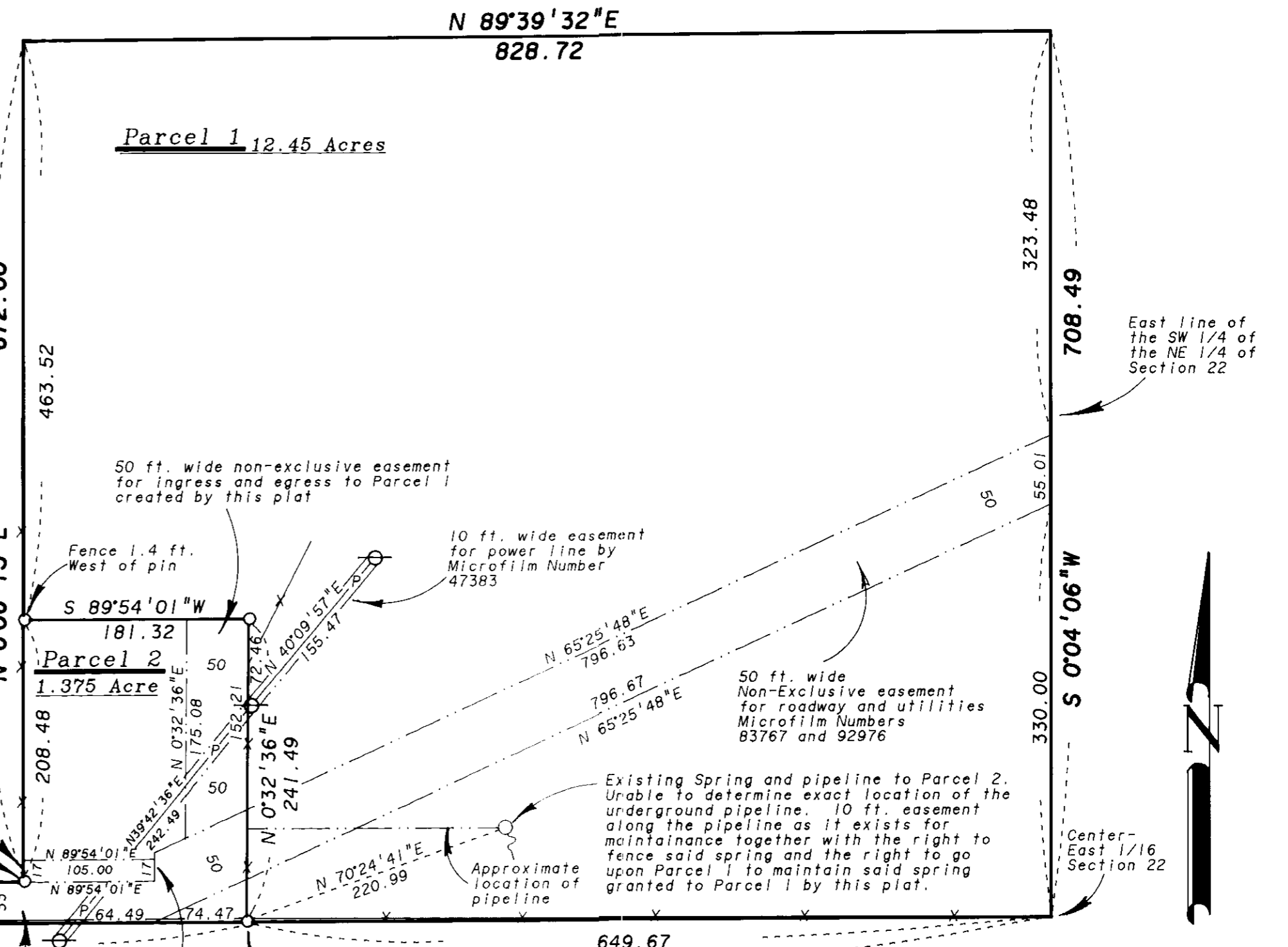
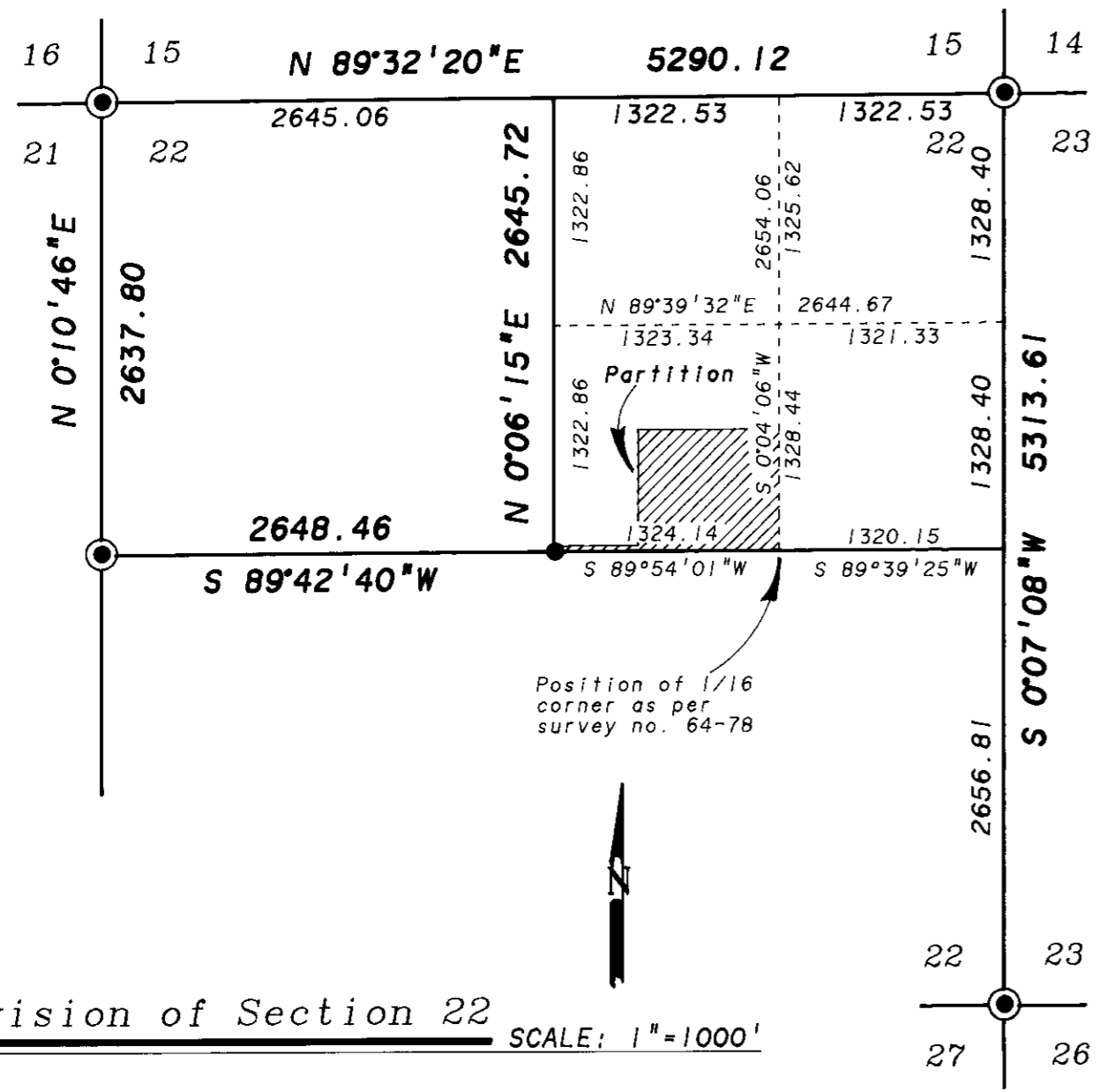


Sheet 1 of 2

Major Partition No. 1993-03

Situated in the Southwest 1/4 of the Northeast 1/4 of Section 22,
Township 3 South, Range 40 East of the Willamette Meridian



WATER RIGHTS STATEMENT

The area of this partition is subject to Water Right certificates as follows:
Certificate No. 332 Priority Date 1866
Certificate No. 366 Priority Date 1906

CURVE DATA

(C1) Total Centerline	(C2) Easement along R/W
$\Delta = 7^{\circ}10'16''$	$\Delta = 1^{\circ}35'46''$
$R = 2000.00'$	$R = 2030.00'$
$L = 250.32'$	$L = 56.55'$
$T = 125.32'$	$T = 28.28'$
$L.C. = 250.16'$	$L.C. = 56.55'$
$N 53^{\circ}29'50''W$	$N 54^{\circ}35'11''W$

NARRATIVE

This partition was done at the request of Roy Comstock. Mr. Comstock wanted to partition his parcel into the two parcels shown. The small parcel is surveyed and monumented, however Mr. Comstock did not wish to survey the larger parcel as it exceeds the 10 acre limit. The bearings and distances around the exterior of the partition are the true courses determined by survey, however no monuments were set. I place the West line of the overall parcel parallel with the North-South centerline of the section, at record distance (495 ft.) from said centerline. I locate the North line at record distance (672 ft.) from the North line of the 33 ft. flag portion of the total parcel and make this line parallel with the North line of the Southwest 1/4 of the Northeast 1/4 of the section. This line runs East to the East line of said sectional subdivision. The East line of the partition is the East line of the Southwest 1/4 of the Northeast 1/4 of Section 22, running South to the Center-East 1/16 corner of the section. A stone was found at this 1/16 corner by survey number 64-78, and I accepted the 1/16 corner stone for the sectional subdivision. The South line of the partition is the South line of the Northeast 1/4 of the section. I then locate the smaller parcel at the direction of Mr. Comstock. The easement for access at the West line of the overall partition was granted by the adjacent land owners prior to this partition. The owners have a mortgage with the Department of Veterans Affairs. With the signature of the Department on page 2 of this partition, they also join in granting the easement. I find no other unusual conditions on this partition.

EASEMENTS

There are three easements for the right to use ditches and pipelines affecting this parcel, which cannot be located by the information in the deeds. The ditch easement granted to John Martin by Deed Volume M Page 454, the ditch easement granted to C.L. Fisher by Deed Volume 58 Page 335, and the easement granted to Caldwell Ditch Company by Deed Microfilm Number 30958 all are too vague to locate by the deed description. They all fall on the unsurveyed parcel which contains several ditches, some of which disappear and resurface. All other easements of record appear on the above drawing.

REFERENCE MATERIAL

Union County monumentation records
Survey Number 64-78
Partition Plat No. 1991-011
Preliminary Title Report
by Eastern Oregon Title, Inc.
(Report No. 92-5380)

DEED REFERENCES

Volume M Page 454
Volume 58 Page 335
Microfilm No. 30958
Microfilm No. 47383
Microfilm No. 83767
Microfilm No. 89834
Microfilm No. 92976

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Rick G. Robinson
OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

BASIS of BEARING

Solar observation taken at the Northwest corner of Section 22, Township 3 South, Range 40 East of the Willamette Meridian.

LEGEND

- Found 2 1/2" brass cap monument as per Union County monumentation records.
- Found 3/4" iron pipe for center of Section 22 as per survey no. 64-78
- Set 5/8"x30" iron pin with plastic cap marked "BGA SURVEY MARKER"
- Existing Spring
- x-x- Existing fence line
- p- Existing overhead power line
- - - Easement line
- ⊙ Power pole

Scale: 1" = 100'

Major Partition No. 1993-03

Situated in the Southwest 1/4 of the Northeast 1/4 of Section 22.
Township 3 South, Range 40 East of the Willamette Meridian

DECLARATION

Know all people by these presents that Roy D. and Ruth C. Comstock are the owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Statement, and have caused the same to be surveyed and partitioned into parcels as shown on the annexed map in accordance with O.R.S. Chapter 92, and does hereby grant a non-exclusive easement for ingress and egress across the East 50 ft. of Parcel 2, a non-exclusive easement for roadway and utilities 17 ft. in width, adjacent to the existing 33 ft. easement near the South line of Parcel 2, and an easement for the spring and pipeline within Parcel 1 for the use of Parcel 2, all three easements as shown and described on the annexed map.

Roy D. Comstock Ruth C. Comstock
Roy D. Comstock Ruth C. Comstock

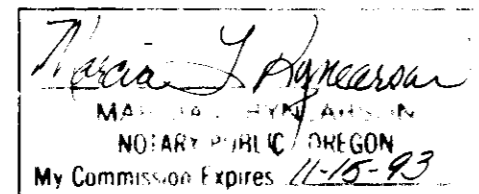
Know all people by these presents that The State of Oregon, by and through the Director of Veterans' Affairs is a mortgage holder on a portion of the parcel shown on the annexed map, and more particularly described in the accompanying Surveyor's Statement, and does hereby consent to said partition, in accordance with O.R.S. Chapter 92, and does hereby grant a non-exclusive easement for ingress and egress across the East 50 ft. of Parcel 2, an easement for the spring and pipeline within Parcel 1 for the use of Parcel 2, a 33 ft. non-exclusive easement for roadway purposes from the most Westerly line of this partition, Westerly to County Road No. 65, as described in deed microfilm no. 143919, and an easement for roadway and utilities 17 ft. in width, adjacent to the existing 33 ft. easement near the South line of Parcel 2, all four easements as shown and described on the annexed map.

Lester Frakes
Lester Frakes, for the office of the Director of Veterans Affairs

ACKNOWLEDGEMENTS

State of Oregon
SS
County of Union

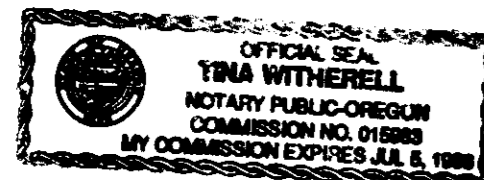
Know all these people by these presents, on this 15th day of January, 1993, before me a Notary Public in and for said State and County, personally appeared Roy D. Comstock and Ruth C. Comstock, husband and wife, who being duly sworn did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.



Notary Public for
the State of Oregon

State of Oregon
SS
County of Marion

Know all these people by these presents, on this 18th day of January, 1993, before me a Notary Public in and for said State and County, personally appeared Lester Frakes, representing the office of the Director of Veteran's Affairs for the State of Oregon, who being duly sworn did say that he is an authorized representative of the office of the Director of Veteran's Affairs for the State of Oregon, named in the foregoing instrument, and that said instrument was executed freely and voluntarily.



Notary Public for
the State of Oregon

Tina Witherell

SURVEYOR'S STATEMENT

I, Rick G. Robinson, hereby depose and say that I have correctly platted the land represented as Parcel 1 on the annexed map, and correctly surveyed and marked with proper monuments, the land represented as Parcel 2 on said map, in accordance with O.R.S. Chapter 92, the exterior of the total partitioned tract being described as follows:

A tract of land situated in the Southwest quarter of the Northeast quarter of Section 22, Township 3 South, Range 40 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Center quarter corner of said Section 22.

- Thence; North 0°06'15" East, along the North-South Centerline of said Section 22, a distance of 33.00 feet.
- Thence; North 89°54'01" East, parallel with the South line of the Northeast quarter of said Section 22, a distance of 495.00 feet.
- Thence; North 0°06'15" East, parallel with the North-South Centerline of said Section 22, a distance of 672.00 feet.
- Thence; North 89°39'32" East, parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 22, a distance of 828.72 feet to the East line of said Southwest quarter of the Northeast quarter.
- Thence; South 0°04'06" West, along said East line, a distance of 708.49 feet to the Center East 1/16 corner of said Section 22.
- Thence; South 89°54'01" West, along the South line of the Northeast quarter of said Section 22, a distance of 1324.14 feet, to the Point of Beginning of this description.

Said parcel containing 13.825 acres.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1996
RICK G. ROBINSON
2219

Rick G. Robinson
Rick G. Robinson, OPLS 2219
BAGETT-GRIFFITH & ASSOCIATES
2006 Adams Avenue
LaGrande, Oregon 97850

APPROVALS

UNION COUNTY SURVEYOR

Approved this 15th day of JANUARY, 1993.

James D. Hanley
James D. Hanley, Baker County Surveyor
for the Union County Surveyor

UNION COUNTY PLANNING COMMISSION

Approved this 19th day of January, 1993.

E. J. Berta
Union County Planning Commission

FILING STATEMENT

State of Oregon
SS
County of Union

I do hereby certify that the attached partition plat was received for record on the 21st day of JAN, 1993, at 12 o'clock P.M., and recorded as Partition Plat No. 1993-03 Plat Cabinet No. A329 Microfilm No. 145551. Union County records.

R. NELLIE DOGUE HIGBERT
Union County Clerk
by S. Nelson, Deputy