

UMATILLA COUNTY
PARTITION PLAT NO. 1994-24
 # LD-5N-485-94

DEDICATION:

WE THE OWNERS OF THE LAND DESCRIBED HEREON DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED.

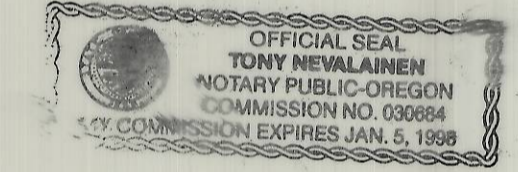
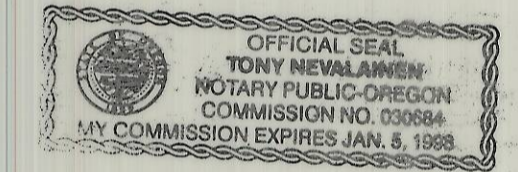
WE HEREBY DEDICATE A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER THE WEST 30 FEET OF PARCEL 2. WE ALSO DEDICATE A 20 FOOT WIDE IRRIGATION EASEMENT ALONG THE EAST SIDE OF PARCELS 2 AND 3 FOR THE INSTALLATION AND MAINTENANCE OF IRRIGATION PIPELINES FOR THE BENEFIT OF PARCELS 2 AND 3 AND FOR THE BENEFIT OF THAT TRACT OF LAND DEEDED TO EUGENE R. BEASLY ET UX RECORDED ON ROLL 30, PAGE 700. UMATILLA COUNTY DEED RECORDS. WE ALSO DEDICATE A 10 FOOT EASEMENT ALONG THE NORTH LINE OF PARCELS 1 AND 2 ADJACENT TO US HIGHWAY 730 FOR THE EXISTING POWER LINE. WE ALSO DEDICATE A 20 FOOT EASEMENT ALONG THE WEST AND SOUTH SIDES OF PARCEL 3 FOR ACCESS TO THE IRRIGATION HEADGATE NEAR THE SE CORNER OF SAID PARCEL 3. SAID EASEMENT ALONG THE SOUTH SIDE OF PARCEL 3 IS ALSO FOR THE INSTALLATION AND MAINTENANCE OF AN IRRIGATION PIPELINE TO TRANSPORT IRRIGATION WATER TO PARCEL 1.

STATE OF OREGON } ss
 COUNTY OF UMATILLA }
 I, Thomas L. Groat, County Clerk, certify that this instrument was received and recorded
 on JULY 27, 1994
 at 2:45 o'clock P.M. in the record of PARTITION PLAT said County in Book _____ Page _____
 1994 _____ 24 _____
 THOMAS L. GROAT
 County Clerk
 By S/GEORGIA MCNAUGHT, Deputy
 Fees \$ 15.00 No. 94-196994

William McClannahan
 WILLIAM McCLANNAHAN
Ray Dunn
 RAY DUNN

STATE OF OREGON } SS
 COUNTY OF UMATILLA }
 multineha
 SUBSCRIBED AND SWORN BEFORE ME ON THIS 11 DAY OF July, 1994.
 STATE OF Oregon } SS
 COUNTY OF multineha }
 SUBSCRIBED AND SWORN BEFORE ME ON THIS 11 DAY OF July, 1994.

Tony Nevalainen
 NOTARY PUBLIC OF OREGON
 MY COMMISSION EXPIRES Jan 5, 1998
Tony Nevalainen
 NOTARY PUBLIC OF Oregon
 MY COMMISSION EXPIRES Jan 5, 1998



SCALE: 1" = 200'

- FND. 1/2" REBAR SET BY ME IN 1977 SURVEY FOR O.R.C.O.
 - SET 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED 951.
 - ⊕ FND. MON. AS NOTED.
- (000) OF RECORD. MY 1977 SURVEY FOR O.R.C.O.

DESCRIPTION:

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, T 5 N., R 27 E., W.M., UMATILLA COUNTY, OREGON INCLUDED WITHIN THE LANDS OF RAY DUNN AND WILLIAM McCLANNAHAN RECORDED AS TRACT ONE IN BOOK 331, PAGE 17, UMATILLA COUNTY DEED RECORDS BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER WITH THE NORTH RIGHT-OF-WAY LINE OF THE WEST EXTENSION MAIN CANAL AND RUNNING: THENCE N 0°00'47" W ALONG SAID WEST LINE 742.33 FEET TO A POINT WHICH LIES 208.71 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY # 730; THENCE S 81°58'36" W 211.44 FEET TO A 1/2" REBAR; THENCE N 0°01'26" E 208.68 FEET TO A 1/2" REBAR WHICH WAS SET BENT TO THE NORTHWEST. SAID REBAR LIES ON THE SOUTH RIGHT-OF-WAY LINE OF SAID US HIGHWAY # 730; THENCE S 81°57'41" W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 174.74 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DEEDED TO C AND B LIVESTOCK RECORDED IN BOOK 327, PAGE 406, UMATILLA COUNTY DEED RECORDS; THENCE S 8°03'24" E ALONG THE EAST LINE OF SAID C AND B TRACT 1002.48 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE WEST EXTENSION MAIN CANAL; THENCE N 79°15'04" E ALONG SAID NORTH LINE 48.81 FEET; THENCE CONTINUING ALONG SAID NORTH LINE N 65°59'28" E 212.39 FEET TO THE POINT OF BEGINNING.

ALSO, BEGINNING AT THE NORTHWEST CORNER OF THAT TRACT OF LAND DEEDED TO C AND B LIVESTOCK RECORDED IN BOOK 327, PAGE 406, UMATILLA COUNTY DEED RECORDS AND RUNNING: THENCE S 81°57'41" W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY # 730 A DISTANCE OF 535.61 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID DUNN AND McCLANNAHAN TRACT; THENCE SOUTH ALONG THE WEST LINE OF SAID DUNN AND McCLANNAHAN TRACT 1020 FEET MORE OR LESS TO THE NORTH RIGHT-OF-WAY LINE OF THE WEST EXTENSION MAIN CANAL; THENCE EASTERLY ALONG SAID NORTH LINE 681 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID C AND B TRACT; THENCE N 8°03'24" W ALONG THE WEST LINE OF SAID C AND B TRACT 1004.84 FEET TO THE POINT OF BEGINNING.

SURVEYORS NARRATIVE:

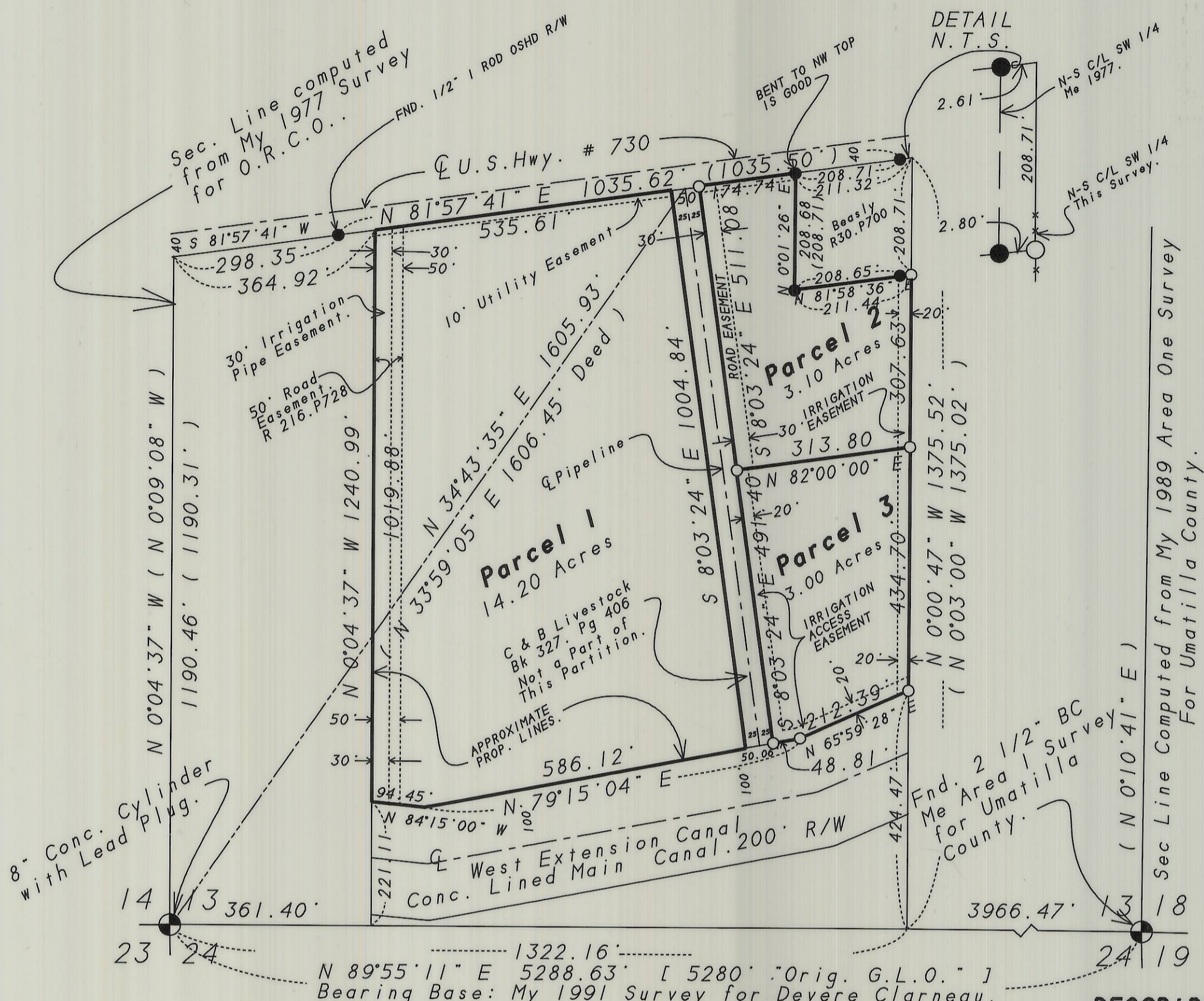
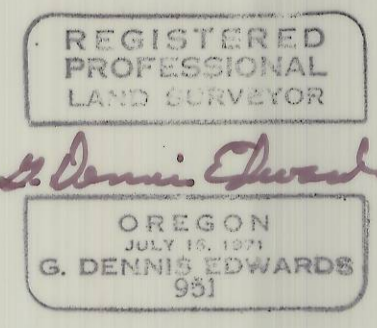
THE PURPOSE OF THIS SURVEY IS TO PARTITION TRACT 1 OF THAT PROPERTY DEEDED TO DUNN AND McCLANNAHAN RECORDED IN BOOK 331, PAGE 17 INTO THREE PARCELS. PARCEL ONE LIES WEST OF A 50 FOOT STRIP DEEDED TO C AND B LIVESTOCK AND IS LARGER THAN 10 ACRES SO WAS NOT SURVEYED. PARCELS 2 AND 3 LYING EAST OF SAID 50 FOOT STRIP WERE PARTITIONED ACCORDING TO TWO BUYERS INSTRUCTIONS.

I SURVEYED THE EAST LINE OF THIS PROPERTY IN A 1977 SURVEY FOR O.R.C.O.. IN THAT SURVEY I USED MONUMENTS FROM A 1976 KRUMBEIN SURVEY IN WHICH HE SUBDIVIDED THE SECTION. IN MY 1989 AREA ONE SURVEY FOR UMATILLA COUNTY I RESET THE SE CORNER OF SECTION 13 A DISTANCE OF 12.48 FEET EAST OF THE SECTION CORNER WHICH WAS SET IN 1972. SURVEYS THAT USED THE 1972 MONUMENT MISSED APPARENT PROPERTY LINES AND FENCE LINES TO THE WEST AND CAUSED MANY COURT CASES AND BOUNDARY LINE ADJUSTMENTS. WHEN MY NEW SECTION CORNER IS USED FOR A NEW SECTION BREAKDOWN, EXISTING FENCES FIT MUCH CLOSER AS IS THE CASE OF THE MOST SOUTHERLY NE CORNER OF PARCEL # 2 WHICH NOW FALLS IN AN OLD FENCE LINE. I HELD THE MONUMENTS OF BEASLY'S PARCEL WHICH I SURVEYED IN 1976 BECAUSE THEY BOUGHT TO THOSE MONUMENTS AND HAVE POSSESSION.

THERE ARE 17.3 ACRES OF WATER RIGHTS ON THIS PROPERTY THROUGH THE WEST EXTENSION IRRIGATION DISTRICT AND THEY ARE TO BE DISTRIBUTED AS FOLLOWS:

- PARCEL # 1- 12.3 ACRES.
- PARCEL # 2- 2.5 ACRES.
- PARCEL # 3- 2.5 ACRES.

G. Dennis Edwards
 G. DENNIS EDWARDS, PLS 951
 This is an exact copy.
G. Dennis Edwards



APPROVALS:

APPROVED THIS 7 DAY OF July, 1994.
David H. Klein
 COUNTY SURVEYOR

APPROVED THIS 27 DAY OF July, 1994.
David Adams
 UMATILLA COUNTY PLANNING DIRECTOR

TAXES ARE CURRENT.
 APPROVED THIS 27 DAY OF July, 1994.
Shonda Schultz
 TAX COLLECTOR
 RECEIVED BY
 Umatilla County Surveyor
 Date 8-94
 Rec'd By SK
 No. 94-104-B

PARTITION PLAT FOR: **EPPENBACH and VANDEVER**
 LOCATED IN THE SW 1/4 OF SECTION 13, T 5 N., R 27 E., WM., UMATILLA COUNTY OREGON.
 6/29/94 JOB NO. 59406064
 EDWARDS SURVEYING P. O. BOX 763
 HERMISTON, OREGON 97838
 503-567-3336

204217

After recording Return TO :
DENNY EDWARDS
P.O. Box 763
HERMISTON, OR 97838

95 NOV 15 P 3:50

STATE OF OREGON)
UMATILLA COUNTY) SS AFFIDAVIT OF CORRECTION (plat)

I, G. Dennis Edwards, being duly sworn, depose and say that I am the surveyor who surveyed the plat of Partition Plat 1994-24, as filed recorded in Plat Book 1994, Pages 24, Umatilla County Oregon Plat Records: and
PARTITION

The following correction to said plat is necessary and is as follows:

In the DEDICATION delete the words "WEST AND" from the easement along west end south side of PARCEL #3

Erase the arrow to the 20' easement along the west side of parcel #3 and erase the 20' and erase the dashed line along the west side of parcel #3, Also erase the word "ACCESS" from Irrigation access easement on parcel #3.

The present fee owner of the property affected by said Affidavit is as follows:

WILLIAM McClannahan & Ray Dunn
% Mark & Toney Eppenbach

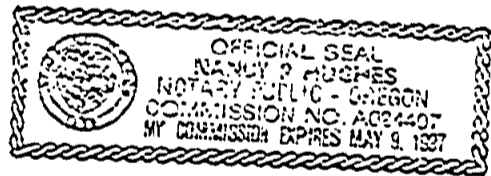
Gene D. Edwards OR 951

Registered Professional Land Surveyor #

NOTARY CERTIFICATE

Subscribed and sworn to before me this 26 day of November, 1994.

Nancy P. Hughes
Notary Public for the State of Oregon
My Commission Expires May 9, 1997



STATE OF OREGON)
UMATILLA COUNTY) SS

I, David H. Krumbein, Umatilla County Surveyor, do hereby certify that said affidavit of correction for has been examined by me and that it complies with O.R.S. 92.170.

David H. Krumbein
David H. Krumbein
Umatilla County Surveyor

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STATE OF OREGON, COUNTY OF UMATILLA
I Thomas L. Groat, County Clerk, certify this
instrument was received and recorded on 03-15-95
at 3:50 in the record of document code type
DE-AFF
Location R268-0132
Document number 95-204217
Fee 5.00

Thomas L. Groat
Umatilla County Clerk

Received by J. M. [Signature] Deputy

BOARD OF COUNTY COMMISSIONERS, UMATILLA COUNTY, OREGON

95 MAR 16 A. O. 24

In the Matter of the)
Sale of Real Property Acquired) Order No. 95-003
By Umatilla County)

WHEREAS, Umatilla County has acquired certain real property; and

WHEREAS, ORS 275.200 permits the county, to sell lands acquired in any manner, if they remain unsold after the sheriff has unsuccessfully attempted to sell said real property; and

WHEREAS, the Sheriff of Umatilla County unsuccessfully attempted to sell the real property listed below on May 15, 1989; and

WHEREAS, it is in the best interest of Umatilla County that the real property described below be sold; and

WHEREAS, Isauro Chavez, presented a bid to the Board of Commissioners on February 21, 1995, and it was deemed acceptable;

NOW, THEREFORE, The Umatilla County Board of Commissioners Orders:

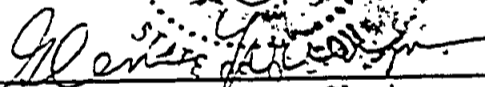
That the real property listed below be sold to Isauro Chavez for \$1,500.0.

Map and Tax Lot #: 61-01 4N2932DB TL 5600

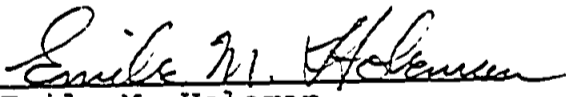
Lots 13, 14, 15 and 16 in Block 46, in Coes 1st. Addition, to the City of Stanfield, Section 32, Township 4 North, Range 29, EWM, Umatilla County, State of Oregon.

APPROVED  15, 1995.

Umatilla County Board of Commissioners

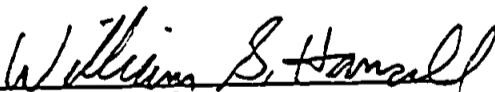

Glenn Youngman, Chairman

ATTEST:


Emile M. Holeman


Thomas L. Groat
Umatilla County Clerk




Bill Hansell