

EASEMENTS:

NOTE: The following listed easements DO NOT NECESSARILY APPLY to any or all of the parcels shown.

- 1.) Conditions and restrictions imposed by instrument including the terms thereof, recorded Jan. 8, 1917 in Book 30 page 64.
NOTE: Northern Pacific Railway Company reserves mineral rights.
2.) Covenants, easements, and restrictions, but omitting restrictions if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded March 5, 1921, Bk 34 pg 204. NOTE: Northern Pacific Railway Company reserves all minerals.
3.) Covenants, easements, and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded Nov. 5, 1921 Bk 66 pg 524 to Pacific Gas Transmission Company.
4.) An easement created by instrument, including the terms and provisions thereof, recorded Sept. 21, 1927 in Bk 39 pg 129 in favor of Sherman Electric Company.
5.) An easement created by instrument, including the terms and provisions thereof recorded Sept. 21, 1927 in Bk 39 pg 130 in favor of Sherman Electric Company.
6.) An easement created by instrument, including the terms and provisions thereof recorded Oct. 22, 1927 in Bk 39 pg 170 in favor of Sherman Electric Company.
7.) An easement created by instrument, including the terms and provisions thereof recorded Oct. 22, 1927 in Bk 39 pg 171 in favor of Sherman Electric Company.
8.) An easement created by instrument, including the terms and provisions thereof recorded Aug. 28, 1928 in Bk 39 pg 481 in favor of Inland Power and Light Company.
9.) An easement created by instrument, including the terms and provisions thereof recorded Jan. 5, 1940 in Bk 45 pg 397 in favor of Pacific Power and Light Company.
10.) Agreement providing for private road crossing over right of way of Railroad Company recorded Jan. 9, 1947 in Bk 49 pg 635. Between Union Pacific Railroad and O.W.R. and N. Co. and Jack Marple.
11.) An easement created by instrument, including the terms and provisions thereof, recorded July 16, 1948 in Bk 51 pg 389 in favor of Pacific Power and Light Company.
12.) An easement created by instrument, including the terms and provisions thereof recorded June 16, 1948 in Bk 51 pg 391 in favor of Pacific Power and Light Co.
13.) An easement created by instrument, including the terms and provisions thereof recorded Dec. 11, 1950 in Bk 53 pg 444 in favor of Pacific Telephone Telegraph Company.
14.) An easement created by instrument, including the terms and provisions thereof recorded Jan. 13, 1955 in Bk 58 pg 600 in favor of Pacific Power and Light Company.
15.) An easement created by instrument, including the terms and provisions thereof recorded Feb. 19, 1960 in Bk 64 pg 530 in favor of Pacific Gas Transmission Company.
16.) An easement created by instrument, including the terms and provisions thereof recorded Feb. 19, 1960 in Bk 64 pg 532 in favor of Pacific Gas Transmission Company.
17.) An easement created by instrument, including the terms and provisions thereof recorded April 25, 1960 in Bk 65 pg 59 in favor of Pacific Power and Light Co.
18.) An easement created by instrument, including the terms and provisions thereof recorded Nov. 17, 1961 in Bk 67 pg 31 in favor of Pacific Gas Transmission Company.
19.) Notice of Location executed by Pacific Gas Transmission Company recorded Jan. 15, 1962 in Bk 67 pg 186.
20.) Notice of Location by Pacific Gas Transmission Company recorded Jan. 15, 1962 in Bk 67 pg 194.
21.) Notice of Location, including the terms and provisions thereof recorded Jan. 31, 1962 in Bk 67 pg 276. Executed by Pacific Gas Transmission Company.
22.) An easement created by instrument, including the terms and provisions thereof recorded June 26, 1962 in Bk 68 pg 78 in favor of Lone Gooseberry Telephone Company.
23.) An easement created by instrument, including the terms and provisions thereof recorded June 26, 1962 in Bk 68 pg 79 in favor of Lone Gooseberry Telephone Company.
24.) An easement created by instrument, including the terms and provisions thereof recorded Nov. 6, 1963 in Bk 69 pg 577 in favor of Pacific Northwest Bell Telephone Company.
25.) Assignment of easement created by instrument, including the terms and provisions thereof recorded April 23, 1964 in Bk 70 pg 533 in favor of Columbia Basin Electric Cooperative Association.
26.) An easement created by instrument, including the terms and provisions thereof recorded May 6, 1967 in Bk 74 pg 436 in favor of Pacific Gas Transmission Company.
27.) Notice of Completion, including the terms and provisions thereof recorded Feb. 6, 1968 in Bk M pg 386. Executed by Pacific Gas Transmission Company.
28.) An easement created by instrument, including the terms and provisions thereof recorded March 20, 1968 in Bk M pg 477 in favor of H.R. Ekstrom.
29.) An easement created by instrument, including the terms and provisions thereof recorded Nov. 7, 1972 in Bk M pg 5188 in favor of Columbia Basin Electric Cooperative.
30.) An easement created by instrument, including the terms and provisions thereof recorded Aug. 24, 1973 in Bk M pg 5980 in favor of Columbia Basin Electric Cooperative.
31.) An easement created by instrument, including the terms and provisions thereof recorded Sept. 12, 1974 in Bk M pg 7256 in favor of Columbia Basin Electric Cooperative.
32.) An easement created by instrument, including the terms and provisions thereof recorded June 4, 1975 in Bk M pg 8124 in favor of Columbia Basin Electric Cooperative.
33.) An easement, including the terms and provisions thereof recorded Oct. 30, 1979 in Bk M pg 16288 in favor of Donald W. Papineau and Gail A. Papineau, husband and wife.
34.) Reservations contained in patents from United States of America and deeds from the Northern Pacific Railroad Company, principally affecting mineral rights.
35.) Plant Restoration and Maintenance Agreement, including the terms and provisions thereof recorded May 27, 1993 in Bk M pg 40522. Between Lorraine Ladd and Pacific Gas Transmission Company.
36.) An easement created by instrument, including the terms and provisions thereof recorded March 8, 1993 in Bk M pg 40074 in favor of US West Communications, Inc, a Colorado Corporation.
37.) An easement created by instrument, including the terms and provisions thereof recorded March 8, 1993 in Bk M pg 40075 in favor of US West Communications, Inc, a Colorado Corporation.
38.) Existing Morrow County Roads.
39.) Thirty foot perpetual, non-exclusive, Ingress and Egress Easement over existing roadway and bridge from Oregon State Highway No. 74 thru Parcel # 2 of adjusted T.L. 1600 of 1S 24 to the North line of Parcel # 2 of adjusted T.L. 1700 of 1S 24 as shown.

DESCRIPTIONS:

PARCEL # 1

A parcel of land located in Sections 6, 7, and 8 of T. 1 S., R. 24 E. W.M., Morrow County, Oregon, said parcel being more particularly described as follows: Beginning at the S.W. corner of said Section 6; thence North to the N.W. corner of said Section 6; thence East to the N.E. corner of the N.W. 1/4 of the N.W. 1/4 of said Section 6; thence South to the N.W. corner of the S.E. 1/4 of the N.W. 1/4 of said Section 6; thence East to the N.E. corner of the S.E. 1/4 of the N.W. 1/4 of said Section 6; thence South to the S.E. corner of the S.W. 1/4 of said Section 6; thence East to the N.E. corner of said Section 7; thence South to the N.W. corner of the S.W. 1/4 of the N.W. 1/4 of said Section 8; thence East along the North line of the S.W. 1/4 of the N.W. 1/4 of said Section 8 to the Northerly right of way line of Oregon State Highway No. 74; thence Westerly along said Northerly right of way line to the West line of said Section 7; thence North to the point of beginning.

PARCEL # 2:

A parcel of land located in Section 12 of T. 1 S., R. 23 E., and in Sections 4, 7, 8, and 9 of T. 1 S., R. 24 E., W.M., Morrow County, Oregon, said parcel being more particularly described as follows: Beginning at the N.E. corner of the S.W. 1/4 of the S.E. 1/4 of said Section 8; thence N.89°51'02"W. a distance of 1316.30 feet to the N.W. corner of the S.W. 1/4 of the S.E. 1/4 of said Section 8; thence N.31°20'52"E. a distance of 2383.78 feet to the True Point of Beginning of the herein described parcel of land; thence N.83°44'38"W. a distance of 878.54 feet; thence S.70°31'45"W. a distance of 1773.58 feet; thence S.79°50'29"W. a distance of 1088.57 feet; thence S.84°24'28"W. a distance of 2070.73 feet; thence N.74°12'47"W. a distance of 534.47 feet; thence N.50°05'11"W. a distance of 516.50 feet; thence N.78°52'53"W. a distance of 1649.87 feet; thence N.70°54'06"W. to the West line of said Section 7; thence North along said West line, to the S.E. corner of the N.E. 1/4 of the N.E. 1/4 of said Section 12; thence West to the S.W. corner of the N.E. 1/4 of the N.E. 1/4 of said Section 12; thence North to the N.W. corner of the N.E. 1/4 of the N.E. 1/4 of said Section 12; thence East to the N.E. corner of the N.E. 1/4 of the N.E. 1/4 of said Section 12; thence South, along the East line of said Section 12, to the South right of way line of Oregon State Highway No. 74; thence Easterly, along said South right of way line, to the East line of the S.W. 1/4 of the S.W. 1/4 of said Section 4; thence South along the N.E. corner of the W. 1/2 of the W. 1/2 of said Section 9; thence South along the East line of the W. 1/2 of the W. 1/2 of said Section 9 to the centerline of lone-Gooseberry Market Road a Morrow County road; thence Westerly along said centerline to a point that bears S.78°08'24"E. of the True Point of Beginning; thence N.78°08'24"W. to the True Point of Beginning; EXCEPTING THEREFROM:

EXCEPTION: That portion within Oregon State Highway No. 74.
EXCEPTION: That portion within lands acquired by the O.W.R. & N. Company for the purposes of railroad rights of way.
EXCEPTION: Beginning at the N.E. corner of said Section 8; thence South 4.67 chains; thence S.77°50'W. a distance of 15.42 chains; thence North 8.60 chains; thence East 15.18 chains to the point of beginning.
EXCEPTION: Commencing at the N.W. corner of said Section 9 and running thence N.86°12'20"E. a distance of 1094.43 feet to a point of the centerline of the Heppner Highway, said point also being the True Point of Beginning for this description; thence S.05°15'35"E. a distance of 174.19 feet to a point of the centerline of Heppner Junction to Heppner Branch of the Union Pacific Railroad Company; thence N.76°49'E. along said centerline a distance of 562.64 feet to a point; thence N.04°48'20"W. a distance of 117.70 feet to a point of the centerline of the Heppner Highway; thence S.82°34'45"W. along said centerline a distance of 558.60 feet to the True Point of Beginning.
EXCEPTION: A parcel of land located in the N.W. 1/4 of the N.W. 1/4 of said Section 9, described as follows: Beginning at the N.W. corner of Section 9; thence S.89°36'E. a distance of 993.61 feet to a point; thence S.01°04'03"W. a distance of 177.31 feet to the True Point of Beginning; thence N.77°06'48"E. a distance of 337.92 feet to a point; thence S.00°05'24"E. a distance of 585.70 feet to a point; thence S.70°14'46"W. a distance of 369.99 feet to a point; thence N.01°36'48"E. a distance of 637.64 feet to the True Point of Beginning.
EXCEPTION: A parcel of land located in the N.W. 1/4 of Section 9, T. 1 S., R. 24 E., W.M., more particularly described as follows: Beginning at the N.W. corner of said Section; thence S.89°36'E. a distance of 993.61 feet and coincident with the North line of said Section; thence S.01°04'03"W. a distance of 177.33 feet; thence N.77°06'48"E. a distance of 81.97 feet; thence N.03°20'35"W. a distance of 109.16 feet to the True Point of Beginning; thence N.86°39'25"E. a distance of 7.00 feet; thence N.03°20'35"W. a distance of 8.00 feet; thence S.86°39'25"W. a distance of 7.00 feet; thence S.03°20'35"E. a distance of 8.00 feet to the True Point of Beginning.
EXCEPTION: THAT PORTION WITHIN THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 8.

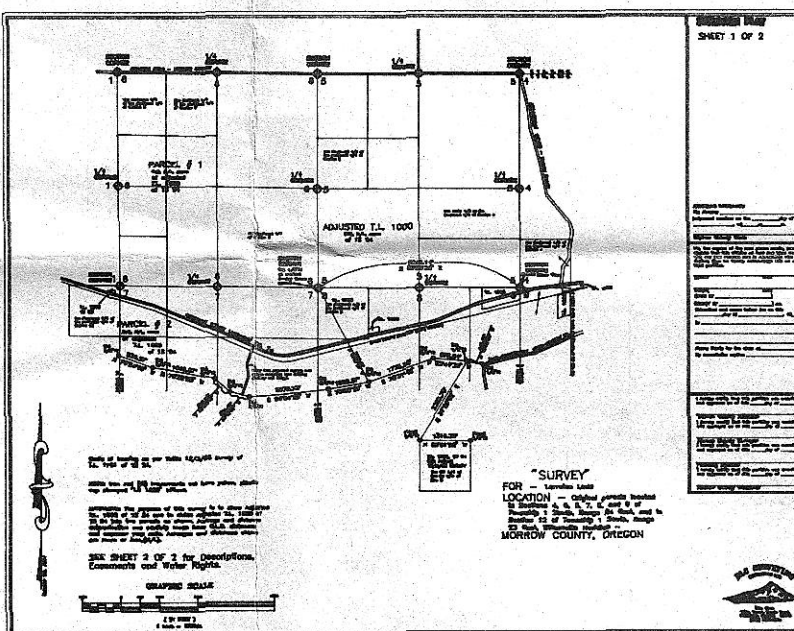
ADJUSTED T.L. 1000 OF 1S 24

A parcel of land located in Sections 4, 5, 8, and 9 of T. 1 S., R. 24 E., W.M., Morrow County, Oregon, said parcel being more particularly described as follows: Beginning at the S.W. corner of said Section 5; thence North to the N.W. corner of the S.W. 1/4 of the N.W. 1/4 of said Section 5; thence East to the N.E. corner of the S.W. 1/4 of the N.W. 1/4 of said Section 5; thence South to the S.E. corner of the S.W. 1/4 of the N.W. 1/4 of said Section 5; thence East to the N.E. corner of the S.W. 1/4 of the N.W. 1/4 of said Section 5; thence South to the N.W. corner of the S. 1/2 of the S.E. 1/4 of said Section 5; thence East to the N.E. corner of the S. 1/2 of the S.E. 1/4 of said Section 5; thence East to the N.E. corner of the S.W. 1/4 of the S.W. 1/4 of said Section 4; thence South, along the East line of the S.W. 1/4 of the S.W. 1/4 of said Section 4, to the North right of way line of Oregon State Highway No. 74; thence Westerly, along said North right of way line, to the East line of the N.W. 1/4 of the N.W. 1/4 of said Section 8; thence North to the N.E. corner of the N.W. 1/4 of the N.W. 1/4 of said Section 8; thence West to the point of beginning. EXCEPTING THEREFROM:
EXCEPTION: Beginning at a point lying a distance of 1204.30 feet South and a distance of 1308.20 feet East of the N.W. corner of Section 8, T. 1 S., R. 24 E., W.M.; thence N.00°11'W. along the West line of said property a distance of 150.00 feet to a point; thence N.76°49'E. a distance of 290.40 feet to a point; thence S.00°11'E. a distance of 150.00 feet to the Northerly right of way line of State Highway No. 74; thence S.76°49'W. along said right of way line of State Highway No. 74 a distance of 290.40 feet to the beginning.
EXCEPTION: Beginning at the N.E. corner of said Section 8; thence South 4.67 chains; thence S.77°50'W. a distance of 15.42 chains; thence North 8.60 chains; thence East 15.18 chains to the point of beginning.

WATER RIGHTS:

Water Rights are based on Robert M. Burns, ARA, report. NOTE: The following water rights are listed from an appraisal report done by Robert M. Burns, ARA. The following water rights DO NOT NECESSARILY APPLY to any or all of the parcels shown.

- 1.) Volume 1, pages 148, for 20 acres with 1909 priority, page 159, for 78.5 acres with 1905 priority, page 160, for 5.0 acres with 1908 priority, page 186, for 4.5 acres with 1905 priority, and page 172 for 35.5 acres with 1889 priority. These water rights are adjudicated rights out of Willow Creek totaling 143.5 acres. A transfer order #4344 dated February 14, 1908 changed the point of diversion which makes it easier to lift the water out of the creek via a 30 h.p. centrifugal pump rather than by a headgate.
2.) Certificate #58717 for the irrigation of 4.6 acres primary and 47.8 acres supplemental from well # 1, priority date September 9, 1968.
3.) Certificate #53547 for the irrigation of 90.9 acres primary and 67.5 acres supplemental from well # 2, priority date August 1, 1968.
4.) Permits #G11413 under Application #C-12467 for the irrigation of 49.9 acres of primary and 120.3 acres of supplemental from well # 3, priority date April 3, 1991. This permit has 57 acres of water rights that currently do not have a primary right because on February 16, 1993, a final order cancelling the primary water rights on 57 acres of 1898 Willow Creek right was issued by the Water Resources Department of Oregon. Because a supplemental water right has to have a primary right to be legally used, owners of this property should change the water right under Permit #G11413 to change 26.0 acres supplemental water in Sections 12 and 21 and 10 acres in Section 7 to a primary right.



See SHEET 1 OF 2

"SURVEY" FOR - Lorraine Ladd

LOCATION - Original parcels located in Sections 4, 5, 6, 7, 8, and 9 of Township 1 South, Range 24 East, and in Section 12 of Township 1 South, Range 23 East, Willamette Meridian - MORROW COUNTY, OREGON

Dawny

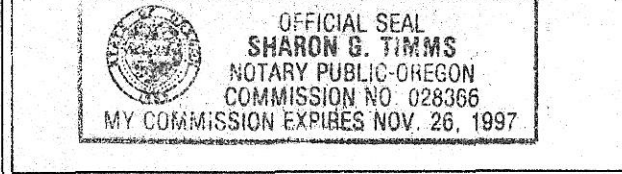
Oct. 29, 1994

RECEIVED BY
Morrow County Surveyor
Date 4/17/95
R.S.B. SKB
No. C-1042-E (815)

RECORDING INFORMATION
File Number 151894
Instrument received on the 17th day of November 1994 at 4:40 AM.
Barbara Alpdousath
Morrow County Clerk
We, the owners of the land shown herein, hereby declare that this division of land has been made with our free consent and in accordance with our desires, thus we hereby acknowledge this as a legal partition.

OWNER: Lorraine Ladd DATE: 15 Nov 94
OWNER: OR 8600 DATE: _____
STATE OF: _____
COUNTY OF: Morrow ss.
Subscribed and sworn before me on this 15 day of November, 1994
by: Sharon G. Timms

Notary Public for the state of OR 8600
My commission expires 11/26/99



I hereby certify that this partition was examined and approved as of this 17 day of Nov. 1994
Lorraine Ladd
Morrow County Assessor
I hereby certify that this partition was examined and approved as of this 17 day of Nov. 1994

Morrow County Surveyor
I hereby certify that this partition was examined and approved as of this 15 day of Nov. 1994
Sharon G. Timms
Planning Director
I hereby certify that this partition was examined and approved as of this 17 day of Nov. 1994
Marilyn C. Tibbels
Morrow County Treasurer Tax Collector

