

**RECORD LEGAL DESCRIPTION**  
(ENTIRE PROPERTY)

(SEE WARRANTY DEED M-49074)

**PARCEL I**

A PARCEL OF LAND IN SECTIONS 21 AND 28 IN TOWNSHIP 2, SOUTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 34.98 FEET NORTH OF THE SECTION CORNER COMMON TO SECTIONS 21, 22, 27 AND 28, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH ON THE SECTION LINE A DISTANCE OF 37.62 FEET, MORE OR LESS, TO THE SOUTH RIGHT-OF-WAY LINE OF THE ORIGINAL COUNTY ROAD; THENCE NORTH 60° WEST A DISTANCE OF 202.62 FEET TO A POINT; THENCE NORTH 57°14' WEST A DISTANCE OF 279.84 FEET TO A POINT; THENCE NORTH 84°59' WEST A DISTANCE OF 503.58 FEET TO A POINT; THENCE SOUTH 34°10' WEST A DISTANCE OF 284.46 FEET TO A POINT ON THE NORTH SIDE OF THE RIGHT-OF-WAY LINE OF THE ABANDONED O. W. R. & N. COMPANY RAILROAD RIGHT-OF-WAY; THENCE SOUTH 64°57' EAST A DISTANCE OF 198.00 FEET ALONG THE NORTH SIDE OF SAID RIGHT-OF-WAY; THENCE SOUTH 69°37' EAST A DISTANCE OF 122.10 FEET, MORE OR LESS, ALONG THE NORTH SIDE OF SAID RIGHT-OF-WAY TO A POINT ON THE SECTION LINE BETWEEN SAID SECTIONS 21 AND 28; THENCE WEST ON THE SECTION LINE A DISTANCE OF 521.40 FEET TO A POINT ON THE CENTER OF AN IRRIGATION DITCH; THENCE SOUTH 25°11' EAST A DISTANCE OF 156.42 UP THE CENTER OF SAID IRRIGATION DITCH TO A POINT; THENCE SOUTH 41°58' EAST A DISTANCE OF 279.84 FEET TO A POINT IN THE CENTER OF WILLOW CREEK; THENCE SOUTH 52°14' EAST A DISTANCE OF 168.96 FEET UP THE CENTER OF WILLOW CREEK TO A POINT; THENCE SOUTH 18°59' EAST A DISTANCE OF 128.04 FEET TO A POINT ON THE WEST BANK OF WILLOW CREEK; THENCE NORTH 77°19' EAST A DISTANCE OF 311.04 FEET UP THE CENTER OF WILLOW CREEK TO A POINT; THENCE NORTH 89°42' EAST A DISTANCE OF 178.86 FEET UP THE CENTER OF WILLOW CREEK TO A POINT; THENCE SOUTH 52°18' EAST A DISTANCE OF 136.82 FEET UP THE CENTER OF WILLOW CREEK TO A POINT; THENCE SOUTH 72°42' EAST A DISTANCE OF 198.00 FEET UP THE CENTER OF WILLOW CREEK TO A POINT LYING SOUTH A DISTANCE OF 617.10 FEET AND WEST A DISTANCE OF 79.86 FEET FROM THE CORNER COMMON TO SAID SECTIONS 21, 22, 27 AND 28; THENCE NORTH 363.00 FEET, MORE OR LESS, TO A POINT ON THE NORTH SIDE OF THE ABANDONED O. W. R. & N. COMPANY RAILROAD RIGHT-OF-WAY; THENCE NORTH 70°14' WEST ALONG THE NORTH LINE OF SAID ABANDONED RIGHT-OF-WAY, A DISTANCE OF 108.24 FEET TO A POINT; THENCE NORTH 20°46' EAST A DISTANCE OF 310.86 FEET TO A POINT; THENCE SOUTH 60° EAST A DISTANCE OF 77.88 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY

BEGINNING AT A POINT 20.00 FEET WEST AND 742.80 FEET SOUTH OF THE COMMON CORNER TO SECTIONS 21, 22, 27 AND 28, IN TOWNSHIP 2 SOUTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE WEST A DISTANCE OF 55.00 FEET, MORE OR LESS, TO A POINT; THENCE NORTH A DISTANCE OF 359.00 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY. THENCE SOUTHEASTERLY ALONG THE SOUTH BOUNDARY OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY A DISTANCE OF 55.00 FEET, MORE OR LESS, TO A POINT; THENCE SOUTH A DISTANCE OF 359.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

EXCEPTING THEREFROM ALL ROADS AND ROAD RIGHTS-OF-WAY.

ALSO EXCEPTING THEREFROM ALL LANDS DEEDED TO THE STATE OF OREGON GAME COMMISSION.

ALSO EXCEPTING THEREFROM ALL THAT PORTION LYING WITHIN THE RIGHT-OF-WAY OF THE ABANDONED UNION PACIFIC RAILROAD COMPANY, SUCCESSOR IN INTEREST TO THE OREGON RAILWAY & NAVIGATION COMPANY AND OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY RIGHT-OF-WAY.

**PARCEL II**

ALL THAT PORTION OF THE "HEPPNER BRANCH" RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD COMPANY, SUCCESSOR IN INTEREST TO THE OREGON RAILWAY & NAVIGATION COMPANY AND THE OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY, IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4 OF NE 1/4) OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT THAT IS 74.00 FEET WEST AND 55.00 FEET NORTH FROM THE SOUTHEAST CORNER OF SECTION 21; THENCE SOUTH 20°46' WEST A DISTANCE OF 290.86 FEET TO A POINT, SAID POINT BEING ON THE NORTH LINE RIGHT-OF-WAY LINE OF ABANDONED UNION PACIFIC RAILROAD RIGHT-OF-WAY AND ALSO BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 70°14' EAST A DISTANCE OF 184.80 FEET, MORE OR LESS, ALONG THE NORTH LINE OF SAID RAILROAD RIGHT-OF-WAY TO A POINT, SAID POINT BEING ON THE EAST LINE OF SECTION 28; THENCE SOUTH ON THE EAST LINE OF SAID SECTION 28 TO A POINT WHICH LIES A DISTANCE OF 36.00 FEET WHEN MEASURED PERPENDICULARLY FROM THE CENTERLINE OF THE ABANDONED UNION PACIFIC RAILROAD RIGHT-OF-WAY; THENCE NORTH 70°14' WEST A DISTANCE OF 197.60 FEET, MORE OR LESS, PARALLEL A DISTANCE OF 36.00 FEET FROM THE NORTH LINE OF THE ABANDONED UNION PACIFIC RAILROAD RIGHT-OF-WAY TO A POINT ON A LINE LYING SOUTH 20°46' WEST FROM THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 20°46' EAST A DISTANCE OF 36.00 FEET MORE OR LESS, TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

TOGETHER WITH ALL APPURTENANCES, INCLUDING EASEMENTS AND LICENSES RELATED TO ABOVE DESCRIBED PROPERTY.

THIS PARTITION PLAT WAS PREPARED FOR:  
WILLOW CREEK COUNTRY CLUB  
OWNER: SAME  
NAME: SHARRON LEWIS (CONTACT)  
DEVELOPER: WILLOW CR. CC  
PO BOX 589  
HEPPNER, OREGON

THIS IS AN EXACT DUPLICATE OF THE ORIGINAL PARTITION PLAT.

**PARTITION PLAT NO. 1998-1**

SITUATED IN THE SE 1/4, SEC. 21 & THE NE 1/4, SEC. 28 TOWNSHIP 2 SOUTH, RANGE 26 EAST, W.M. MORROW COUNTY, OREGON

**OWNER'S DECLARATION**

I, RONALD BOWMAN, PRESIDENT OF WILLOW CREEK COUNTRY CLUB, AND I, GEORGE KOFFLER, PRESIDENT OR EASTERN OREGON BANK, OWNERS OF THE TRACT OF LAND DESCRIBED HEREON, HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED.

Ronald Bowman  
RONALD BOWMAN  
PRESIDENT OF WILLOW CREEK COUNTRY CLUB

George Koffler  
GEORGE KOFFLER  
PRESIDENT OF EASTERN OREGON BANK

**ACKNOWLEDGEMENT**

STATE OF OREGON } S.S.  
COUNTY OF MORROW }

THIS IS TO CERTIFY THAT ON THIS 3<sup>rd</sup> DAY OF January, 1998, PERSONALLY APPEARED BEFORE ME RONALD BOWMAN, TO ME KNOWN TO BE THE INDIVIDUAL IN AND WHO EXECUTED THE FOREGOING "OWNERS DECLARATION", AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME HIS VOLUNTARY ACT AND DEED IN WITNESS THEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

Cindy Brosnan  
NOTARY PUBLIC IN AND FOR THE STATE OF OREGON  
RESIDING AT Heppner, OR  
MY COMMISSION EXPIRES: 8-21-00

**ACKNOWLEDGEMENT**

STATE OF OREGON } S.S.  
COUNTY OF MORROW }

THIS IS TO CERTIFY THAT ON THIS 13<sup>th</sup> DAY OF January, 1998, PERSONALLY APPEARED BEFORE ME GEORGE KOFFLER, TO ME KNOWN TO BE THE INDIVIDUAL IN AND WHO EXECUTED THE FOREGOING "OWNERS DECLARATION", AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS VOLUNTARY ACT AND DEED IN WITNESS THEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

Cindy Brosnan  
NOTARY PUBLIC IN AND FOR THE STATE OF OREGON  
RESIDING AT Heppner, OR  
MY COMMISSION EXPIRES: 8-21-00

**APPROVALS**

<u>Sharon Lewis</u>	<u>1/2/1998</u>
MORROW COUNTY SURVEYOR	DATE
<u>Cindy Brosnan</u>	<u>1/2/1998</u>
MORROW COUNTY ASSESSOR	DATE
<u>Tamus J. Malloch</u>	<u>1/23/98</u>
MORROW COUNTY PLANNING DIRECTOR	DATE

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS AGAINST THE LAND DESCRIBED HEREON HAVE BEEN PAID IN FULL THIS 27<sup>th</sup> DAY OF January, 1998 A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND RECORDED AS FILE NO. \_\_\_\_\_

Mailem Childers 1/27/98  
MORROW COUNTY TAX COLLECTOR DATE

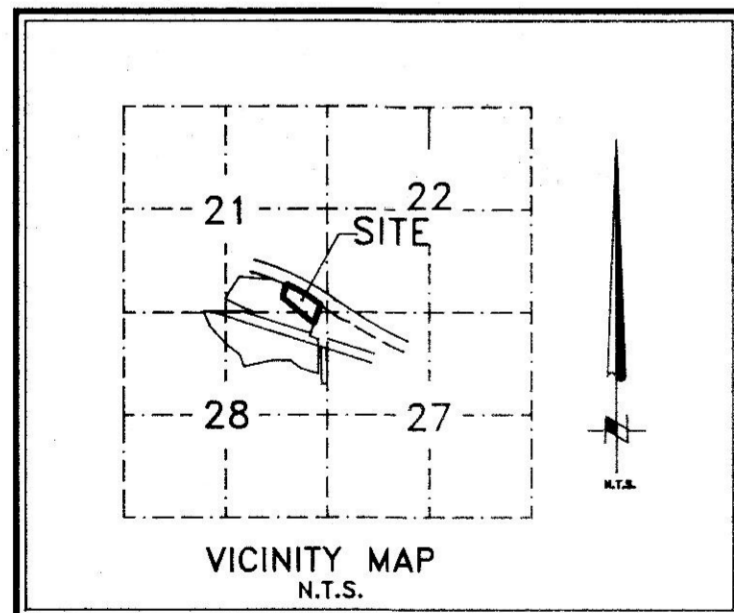
STATE OF OREGON } S.S.  
COUNTY OF MORROW }

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE 27<sup>th</sup> DAY OF January, 1998 A.D. AT 3:50 O'CLOCK p. M. AND RECORDED AS FILE NO. M-53262

Barbara Bloodworth  
MORROW COUNTY CLERK  
Shirley McCarl  
DEPUTY

REV: 01/07/97

RECEIVED BY  
Morrow County Surveyor  
Date 2/24/98  
Rec'd By SKB  
No. C-1161-E 935



**SURVEYOR'S CERTIFICATION**

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS PARTITION PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN NOVEMBER 1997, AND FURTHER CERTIFY THAT ALL PARCELS HAVE BEEN SURVEYED AND MONUMENTED AS REQUIRED FOR LOTS WITHIN A SUBDIVISION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.

REGISTERED PROFESSIONAL LAND SURVEYOR

Gary B. Wagner

OREGON  
JUNE 30, 1997  
GARY B. WAGNER  
02817LS

EXPIRES 6/30/98

DATE Jan 5, 1998

**RS&A** ROGERS SURVEYING INC.  
2304 N. 1ST STREET  
HERMISTON, OR. 97838  
PHONE (541) 567-5859  
FAX: (541) 567-6757

CLIENT	WILLOW CR. COUNTRY CLUB	JOB NO.	OR03697
PROJECT	SECS. 21 & 28, TWP. 2S., RNG. 26E., W.M. PARTITION PLAT		
DRAWN BY: GBW	SCALE: 1"= 100'	F. B. NO.: TDC	SHEET 2
APPROVED: GBW	DATE: 11/18/97	VERSION- ACAD14	OF 2
		FILE: OR03697-2	