

LEGAL DESCRIPTION
ENTIRE PROPERTY

TOWNSHIP 2 NORTH, RANGE 23, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON.
ALL OF SECTIONS 1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 14, 15, 22, 23, AND 24.
SECTION 6: SE 1/4 NW 1/4; S 1/2 NE 1/4; NE 1/4 SE 1/4; AND GOVERNMENT LOTS 1, 2, 3, 4, AND 5.
SECTION 8: NE 1/4; N 1/2 NW 1/4; AND E 1/2 SE 1/4.
SECTION 16: ALL THAT PORTION LYING EASTERLY OF STATE HIGHWAY NO. 74, AS IT IS NOW SITUATED.
EXCEPTING THEREFROM STARTING FROM A POINT ON THE EAST BOUNDARY LINE OF RIGHT OF WAY OF STATE HIGHWAY NO. 74 AS IT IS NOW SITUATED 400 FEET NORTH AND 400 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE EAST 400 FEET; THENCE NORTH 600 FEET; THENCE WEST TO THE EAST BOUNDARY LINE OF THE RIGHT OF WAY OF STATE HIGHWAY NO. 74; THENCE SOUTH ALONG THE EAST BOUNDARY LINE OF THE RIGHT OF WAY OF STATE HIGHWAY NO. 74 TO THE PLACE OF BEGINNING, ALL BEING IN THE SW 1/4 SW 1/4 OF SAID SECTION 16.
SECTION 21: ALL THAT PORTION LYING EASTERLY OF STATE HIGHWAY NO. 74 AS IT IS NOW SITUATED.
EXCEPTING THEREFROM STARTING FROM A POINT ON THE EAST BOUNDARY LINE OF THE RIGHT OF WAY OF STATE HIGHWAY NO. 74 AS IT IS NOW SITUATED 1200 FEET SOUTH AND 300 FEET EAST OF THE NW CORNER OF SAID SECTION 21; THENCE EAST 500 FEET; THENCE SOUTH 500 FEET; THENCE WEST TO THE EAST BOUNDARY LINE OF THE RIGHT OF WAY OF SAID STATE HIGHWAY NO. 74; THENCE NORTH ALONG SAID EAST BOUNDARY LINE TO THE PLACE OF BEGINNING, ALL BEING LOCATED IN THE W 1/2 NW 1/4 OF SAID SECTION 21.
TOWNSHIP 3 NORTH, RANGE 23, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON.
ALL OF SECTIONS 1 THROUGH 36, INCLUSIVE.
TOWNSHIP 4 NORTH, RANGE 23, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON.
ALL OF FRACTIONAL SECTIONS 13, 14, 22, 23, AND THE E 1/2 AND E 1/2 W 1/2 OF FRACTIONAL SECTION 21, AND ALL OF SECTION 24, EXCEPT THE RELOCATED RIGHTS OF WAY FOR OREGON-WASHINGTON RAILWAY AND NAVIGATION COMPANY (UNION PACIFIC RAILROAD) AND FOR RELOCATED UNITED STATES HIGHWAY NO. 30.
ALL OF THAT PORTION OF SECTIONS 20, 30 AND THE W 1/2 W 1/2 OF SECTION 21 LYING SOUTHERLY OF THE RIGHT OF WAY FOR RELOCATED UNITED STATES HIGHWAY NO. 30.
ALL OF FRACTIONAL SECTION 15.
ALL OF SECTIONS 25, 26, 27, 28, 29, 31, 32, 33, 34, 35, AND 36.
TOWNSHIP 2 NORTH, RANGE 24, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON.
ALL OF SECTIONS 1 THROUGH 24, INCLUSIVE.
TOWNSHIP 3 NORTH, RANGE 24, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON.

ALL OF SECTIONS 1 THROUGH 36, INCLUSIVE.
TOWNSHIP 4 NORTH, RANGE 24, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON.
ALL OF FRACTIONAL SECTIONS 7, 8, 9, AND 10.
ALL OF FRACTIONAL SECTIONS 15, 16, 17, AND 18, EXCEPT THE RELOCATED RIGHTS OF WAY FOR OREGON-WASHINGTON RAILWAY AND NAVIGATION COMPANY (UNION PACIFIC RAILROAD) AND FOR RELOCATED UNITED STATES HIGHWAY NO. 30.
ALL OF SECTIONS 19, 20, 21, 22, 27, 28, 29, 30, 31, 32, 33, 34, 35, AND 36; S 1/2 OF SECTION 25 AND S 1/2 OF SECTION 26.
EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO THE UNITED STATES OF AMERICA IN DEED RECORDED JULY 23, 1970, AS MICROFILM NO.M-2688 MORROW COUNTY MICROFILM RECORDS.
ALSO EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION IN DEED RECORDED MARCH 20, 1964 IN BOOK 70, PAGE 386, MORROW COUNTY DEED RECORDS.
MODIFIED BY DEED RECORDED JUNE 30, 1970 AS MICROFILM NO. M-2277, MORROW COUNTY MICROFILM RECORDS.
ALSO EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO PORTLAND GENERAL ELECTRIC COMPANY IN DEED RECORDED AS MICROFILM NO.M-8457 MORROW COUNTY MICROFILM RECORDS.
ALSO EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO THE UNITED STATES OF AMERICA IN DEED RECORDED DECEMBER 27, 1983 AS MICROFILM NO.M-22569 MORROW COUNTY MICROFILM RECORDS.
ALSO EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO THE UNITED STATES OF AMERICA IN DEED RECORDED MAY 8, 1972 AS MICROFILM NO.M-4709 MORROW COUNTY MICROFILM RECORDS.
ALSO EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO THE PORT OF MORROW IN DEED RECORDED FEBRUARY 15, 1991 AS MICROFILM NO.M-36263 MORROW COUNTY MICROFILM RECORDS.
ALSO EXCEPTING THEREFROM THAT TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF BOARDMAN, RECORDED JULY 14, 2000, AS MICROFILM NO.M-2000-1542 MORROW COUNTY MICROFILM RECORDS.
ALSO EXCEPTING THEREFROM PARCEL 1 AND PARCEL 2 OF PARTITION PLAT 2001-6, RECORDED JUNE 13, 2001, RECORDS OF MORROW COUNTY, OREGON

IN GILLIAM COUNTY, OREGON

IN TOWNSHIP 3 NORTH RANGE 22 EAST OF THE WILLAMETTE MERIDIAN

SECTION 1: THAT PORTION OF THE EAST 1/2 LOCATED EASTERLY OF OLD HIGHWAY NO. 74 WHICH HIGHWAY HAS BEEN VACATED.
12: EAST 1/2 OF THE EAST 1/2
24: ALL
25: ALL
26: EAST 1/2 OF THE EAST 1/2; NORTHEAST 1/4 OF THE NORTHWEST 1/4
35: THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 LYING EASTERLY OF STATE HIGHWAY NO. 74 AS IT IS NOW SITUATED.
36: NORTH 1/2; SE 1/4; AND THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 LYING EASTERLY OF STATE HIGHWAY 74 AS IT IS NOW SITUATED.

IN TOWNSHIP 4 NORTH RANGE 22 EAST OF THE WILLAMETTE MERIDIAN

SECTION 25: ALL OF THAT PORTION LYING EASTERLY OF STATE HIGHWAY NO. 74 AND LYING SOUTHERLY OF THE RIGHT OF WAY FOR RELOCATED U.S. HIGHWAY NO. 30.
36: THAT PORTION OF THE E 1/2 AND THE E 1/2 NW 1/4 LYING EASTERLY OF STATE HIGHWAY NO. 74.

EXCEPT THEREFROM ANY PORTION THEREOF LYING WITHIN THE PROPERTY DESCRIBED AS TRACT 2308 IN THAT CERTAIN JUDGMENT ON THE DECLARATION OF TAKING AND ORDER OF IMMEDIATE POSSESSION ISSUED BY THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF OREGON ON SEPTEMBER 20, 1963 IN CIVIL CASE NO. 63-435.

PARCEL 1

ALL THAT PORTION OF TOWNSHIP 2 NORTH, RANGE 23 EAST OF THE WILLAMETTE MERIDIAN IN MORROW COUNTY, STATE OF OREGON, DESCRIBED AS FOLLOWS:

ALL OF SECTIONS 13, 14, 15, 16, 21, 22, 23, 24, AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8 AND THE SOUTH HALF OF THE SOUTHWEST 1/4 OF SECTION 9 AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND ALL THAT PORTION OF SAID SECTION 9 LYING SOUTHEASTERLY OF AN EXISTING FENCE LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 23 EAST WITNESSED BY A 2-1/2" G.L.O. BRASS CAP STAMPED '1939'; SAID POINT BEARS N 89°44'33"E, 10,451.11 FEET FROM THE NORTHWEST CORNER OF SECTION 5 OF SAID TOWNSHIP; THENCE S01°02'40"E, 10486.2 FEET ALONG THE EAST LINES OF SECTIONS 4 AND 9, TO AN EXISTING FENCE LINE AND THE TRUE POINT OF BEGINNING; SAID POINT BEING HERINAFTER REFERRED TO A POINT "A"; THENCE
S 52°06'55"W, ALONG SAID FENCE, 81.5 FEET MORE OR LESS TO THE SOUTH LINE OF SAID SECTION 9 AND THE TERMINUS OF SAID LINE.

TOGETHER WITH ALL THOSE PORTIONS OF SECTIONS 10, 11 AND 12 OF SAID TOWNSHIP 2 NORTH, RANGE 23 EAST, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT POINT "A" AFOREMENTIONED; THENCE NORTHEASTERLY ALONG AN EXISTING FENCE LINE THE FOLLOWING COURSES: N 52°06'55"E, 57.22 FEET; N 56°49'20"E, 741.39 FEET; N 57°40'03"E, 2592.70 FEET; N 58°20'14"E, 377.09 FEET; N 62°41'12"E, 433.05; THENCE LEAVING SAID FENCE N 62°41'12"E, 544.17 FEET; THENCE S 89°57'50"E, 11,592.53 FEET MORE OR LESS TO THE EAST LINE OF SECTION 12 AND THE TERMINUS OF SAID LINE. SAID POINT BEING HERINAFTER REFERRED TO AS POINT "B" AND BEARS
N 00°01'07"W, 2526.52 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 12 WITNESSED BY A 3-WAY FENCE INTERSECTION.

EXCEPTING THEREFROM THAT PORTION OF SECTION 16 LYING WESTERLY OF STATE HIGHWAY NO. 74, AS IT IS NOW SITUATED, AND EXCEPT THAT PORTION OF SECTION 16 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF THE RIGHT OF WAY OF STATE HIGHWAY NO. 74 AS IT IS NOW SITUATED, 400 FEET NORTH AND 400 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE EAST 400 FEET; THENCE NORTH 600 FEET; THENCE WEST TO THE EAST BOUNDARY LINE OF SAID HIGHWAY NO. 74; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY TO THE POINT OF BEGINNING.

AND EXCEPT THAT PORTION OF SECTION 21 LYING WESTERLY OF STATE HIGHWAY NO. 74 AS IT IS NOW SITUATED; AND EXCEPT THAT PORTION OF SECTION 21 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF THE RIGHT OF WAY OF STATE HIGHWAY NO. 74 AS IT IS NOW SITUATED, 1200 FEET SOUTH AND 300 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 21; THENCE EAST 500 FEET; THENCE SOUTH 500 FEET; THENCE WEST TO THE EAST BOUNDARY LINE OF SAID HIGHWAY NO. 74; THENCE NORTH ALONG SAID EAST BOUNDARY TO THE POINT OF BEGINNING.

ALL THAT PORTION OF TOWNSHIP 2 NORTH, RANGE 24 EAST OF THE WILLAMETTE MERIDIAN IN MORROW COUNTY, STATE OF OREGON, DESCRIBED AS FOLLOWS:

ALL OF SECTIONS 1, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 AND 24 AND THE EAST HALF OF SECTION 2, ALL OF SECTION 11 EXCEPT THE NORTHWEST QUARTER THEREOF; AND ALL OF SECTION 10 EXCEPT THE NORTHEAST QUARTER THEREOF AND TOGETHER WITH THAT PORTION OF SECTION 7 LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT POINT "B" AFOREMENTIONED ON THE WEST LINE OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 24 EAST; THENCE S 89°57'50"E, 5686.17 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 7 AND THE TERMINUS OF SAID LINE, SAID POINT BEING HERINAFTER REFERRED TO AS POINT "C".

TOGETHER WITH THAT PORTION OF SECTION 8 LYING SOUTHERLY, WESTERLY AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT POINT "C" AFOREMENTIONED ON THE WEST LINE OF SECTION 8; THENCE S 89°57'50"E, 529.05 FEET; THENCE S 00°11'52"E, 1442.04 FEET; THENCE N 76° 24'58"E, 4874.95 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION AND THE TERMINUS OF SAID LINE; SAID POINT BEING HERINAFTER REFERRED TO AS POINT "D".

TOGETHER WITH ALL THAT PORTION OF SECTION 9 LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT POINT "D" AFOREMENTIONED; THENCE N 76° 24'58"E, 2634.32 FEET; THENCE N 19°34'46"E, 2833.66 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SECTION 9 AND THE TERMINUS OF SAID LINE.

THAT PORTION OF TOWNSHIP 3 NORTH, RANGE 24 EAST OF THE WILLAMETTE MERIDIAN IN MORROW COUNTY, STATE OF OREGON, DESCRIBED AS FOLLOWS:

ALL OF SECTIONS 22, 23, 24, 25, 27, 36 AND ALL THAT PORTION OF SECTIONS 21 AND 28 LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28 WITNESSED BY A 2-1/2" G.L.O. BRASS CAP STAMPED '1939'; THENCE S 89°27'03"W, 1488.38 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 30°27'45"E, 1296.03 FEET; THENCE N 21°39'44"E, 871.87 FEET; THENCE N 42°32'11"W, 837.85 FEET; THENCE N 15°32'15"E, 480.59 FEET; THENCE
N 87°36'58"W, 618.46 FEET; THENCE N 52°55'56"W, 661.48 FEET; THENCE N 39°49'52"E, 602.95 FEET; THENCE N 01°44'14"E, 424.63 FEET; THENCE N 62°07'27"E, 247.58; THENCE
N 17°27'44"W, 471.91 FEET; THENCE N 49°36'58"W, 1074.30 FEET; THENCE N 00°50'28"W, 4970.60 FEET, MORE OR LESS, TO THE NORTH LINE OF SECTION 21 AND THE TERMINUS OF SAID LINE. SAID POINT BEING HERINAFTER REFERRED TO AS POINT "E".

TOGETHER WITH ALL THAT PORTION OF SECTION 16 OF SAID TOWNSHIP 3 NORTH, RANGE 24 EAST LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT POINT "E" AFOREMENTIONED; THENCE N 62°02'01"E, 2682.38 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 16 AND THE TERMINUS OF SAID LINE.

TOGETHER WITH THOSE PORTIONS OF SECTIONS 13, 14 AND 15, TOWNSHIP 3 NORTH RANGE 24 EAST, WILLAMETTE MERIDIAN, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT POINT "E" AFOREMENTIONED; THENCE NORTH 62°02' 01" EAST, A DISTANCE OF 2682.38 FEET TO THE WEST LINE OF SECTION 15 AND THE TRUE POINT OF BEGINNING OF THIS LINE; THENCE CONTINUING NORTH 62° 02' 01" EAST, A DISTANCE OF 2879.65 FEET TO A POINT ON THE ARC OF A 1 MILE RADIUS CURVE TO THE LEFT, SAID POINT BEARING SOUTH 58° 24' 47" EAST FROM THE CENTER POINT WHICH LIES ON THE NORTH LINE OF SECTION 14, 1800 FEET EAST OF THE CORNER COMMON THE SECTIONS 10, 11, 14 AND 15; THENCE ALONG SAID CURVE, SOUTHEASTERLY, A DISTANCE OF 5382.97 FEET TO A POINT; THENCE NORTH 89° 44' 18" EAST A DISTANCE OF 3000.70 FEET, TO A POINT AT THE BEGINNING OF A ONE MILE RADIUS CURVE TO THE LEFT, SAID POINT BEARING SOUTH 00° 00' 00" EAST FROM THE CENTER POINT WHICH LIES ON THE NORTH LINE OF SECTION 14, 480 FEET WEST OF THE CORNER COMMON TO SECTIONS 11, 12, 12 AND 14; THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 8378.04 FEET, TO THE NORTH LINE OF SECTION 14; THENCE NORTH 89° 21' 47" EAST, A DISTANCE OF 508.31 FEET TO THE NORTHEAST CORNER OF SECTION 13 AND THE TERMINUS OF THIS LINE.

PARCEL CONTAINS 22,642 ACRES MORE OR LESS.

PARTITION PLAT 2002-6

A PORTION OF PARCEL 3, PARTITION PLAT 2001-06
LOCATED IN PORTIONS OF TOWNSHIPS 2 & 3 & 4 NORTH
RANGES 22, 23 & 24 EAST OF THE WILLAMETTE MERIDIAN
MORROW COUNTY AND GILLIAM COUNTY, OREGON

PARCEL 2

THAT PORTION OF TOWNSHIP 4 NORTH, RANGE 24 EAST OF THE WILLAMETTE MERIDIAN IN MORROW COUNTY, STATE OF OREGON, DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF SECTION 25 AND THE NORTH HALF OF SECTION 36.

ALL BEING SUBJECT TO ROAD AND RAILROAD RIGHTS OF WAY, EXISTING EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

PARCEL CONTAINS 643.8 ACRES MORE OR LESS.

PARCEL 3

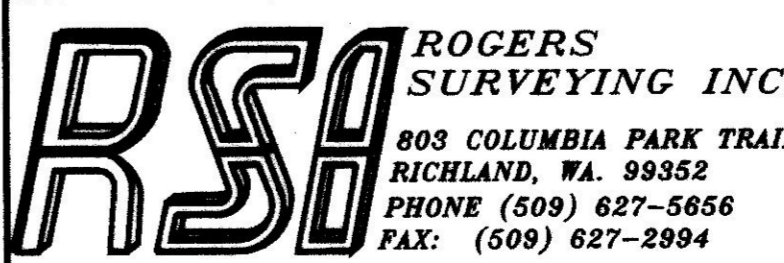
ALL THAT PORTION OF THE ENTIRE PROPERTY DESCRIBED ON THIS PARTITION PLAT NOT INCLUDED IN PARCELS 1 AND 2 OF THIS PARTITION PLAT.

RECEIVED BY

Morrow County Surveyor
Date 09/03/02
Rec'd By RCM
No. C-1349-M

EXACT DUPLICATE OF ORIGINAL AS RECORDED

08-27-02

	CLIENT	B.A.I.C., INC.	JOB	30801
	PROJECT	PARTITION PLAT THREE MILE CANYON FARMS		
DRN. BY	GBW	SCALE 1"= 4000'	F. B. NO. NONE	SHEET 4
APPROVED	GBW	DATE 06/07/02.	VERSION - ACAD14	OF 5
			FILE: 30801-PP	