

Major Partition Plat Number 20080004T

Situated in the Northwest Quarter of the Northeast Quarter of Section 22,
Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 200808661
Plat Cabinet Number C973+C974

BASIS OF BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

SCALE: 1" = 100'

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 64-78 Survey Number 15-84
Survey Number 31-95 Survey Number 153-78
Survey Number 020-94
Partition plat no. 1991-011
Partition plat no. 1992-001
Partition plat no. 1993-003

DEED REFERENCES

Volume 27, Page 298	Volume 30, Page 16
Volume 33, Page 481	Volume 38, Page 189
Volume 39, Page 252	Microfilm No. 55988
Microfilm No. 92976	Microfilm No. 93362
Microfilm No. 128698	Microfilm No. 138932
Microfilm No. 140131	Microfilm No. 143919
Survey Report Number 45753	
prepared by Abstract and Title Company	
Dated August 29, 2007	

NARRATIVE

This partition was done at the request of Toby and Susan Koehn. The exterior of Section 22 was established by the section break done by Survey number 031-1995. I used that survey along with the found monuments from Survey numbers 153-78 and 020-1994 to establish the exterior of the partition. For a detailed narrative of the sequence of deeds, see survey number 020-1994. I then created the two parcels at the direction of the owners. This partition creates a 30 ft. access and utility easement across Parcel 1 for the use of Parcel 2 of the partition, and also creates a 20 ft. easement along the East line of Parcel 2 for access and maintenance of an irrigation ditch to Parcel 1. Deed Volume 38 Page 139 (filed on August 9, 1902) reserves a right of way for a ditch along the South line of the tract, and a right of way for a pipe across the North end of the tract. No width or specific location is given. I show the ditch along the South line, but could find no evidence of a pipeline near the North end of the property. I find no unusual conditions with this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson

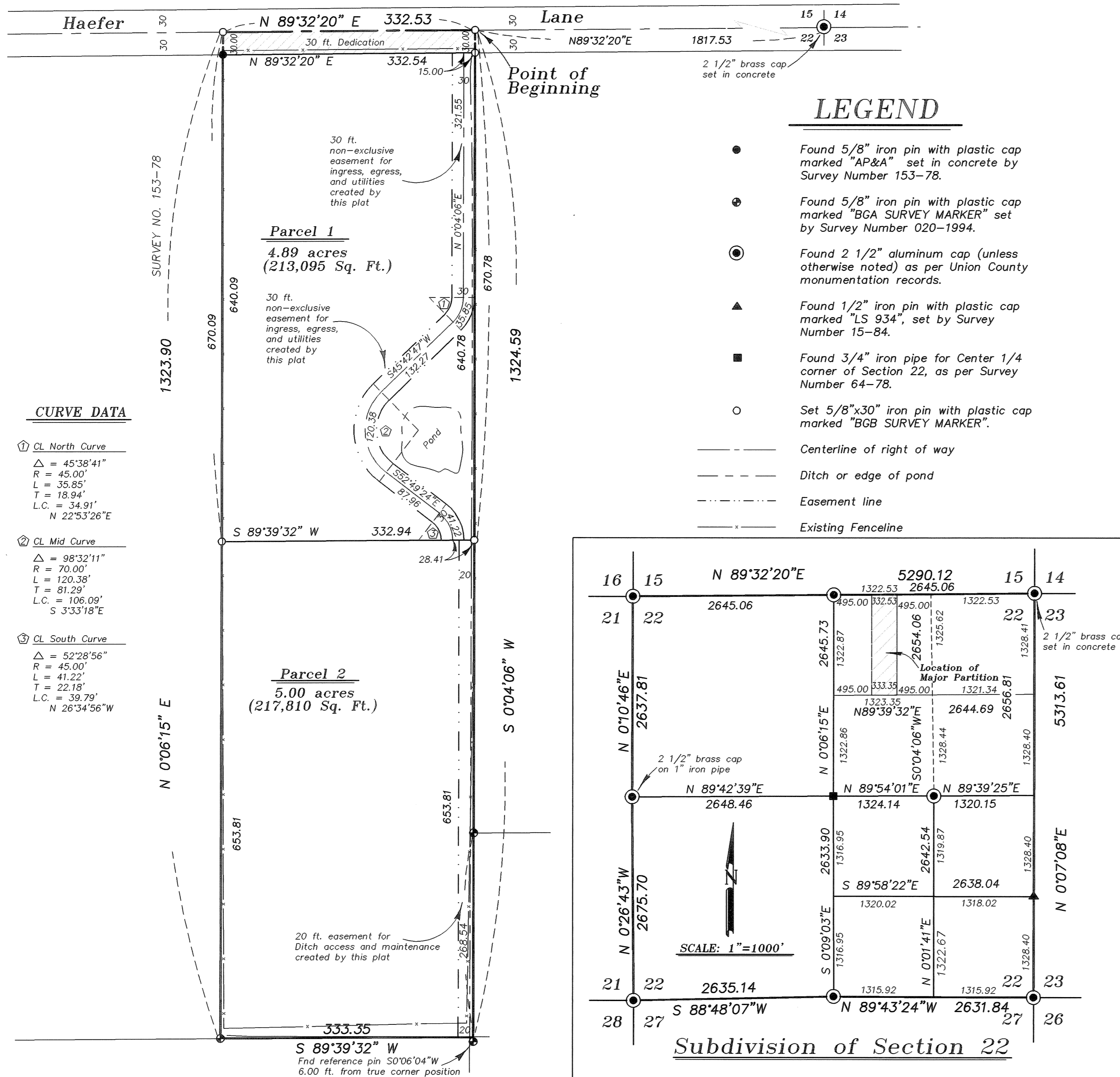
OREGON
JULY 17, 1988
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2008

SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20080004T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C973+C974 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Rick G. Robinson
Rick G. Robinson, OPLS 2219



Major Partition Plat Number 20080004T

Microfilm Number 20080866T
Plat Cabinet Number C973+C974

Situated in the Northwest Quarter of the Northeast Quarter of Section 22,
Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, situated in the Northwest quarter of the Northeast quarter of Section 22, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon, the exterior boundary of which being more particularly described as follows;

Beginning at a point on the North line of Section 22, said line also being the centerline of Haefer Lane, said point being South 89°32'20" West, a distance of 1817.53 feet from the Northeast corner of said Section 22;

Thence; South 0°04'06" West, a distance of 1324.59 feet;

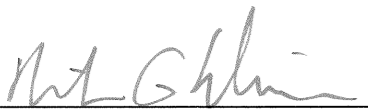
Thence; South 89°39'32" West, a distance of 333.35 feet;

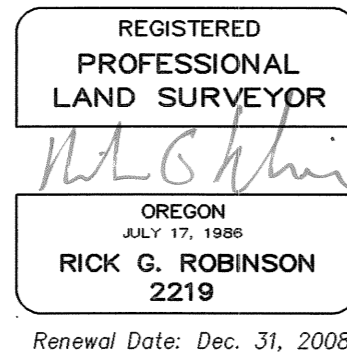
Thence; North 0°06'15" East, a distance of 1323.90 feet to the said North line of Section 22;

Thence; North 89°32'20" East, along said North line of said Section 22, a distance of 332.53 feet, to the point of beginning of this description.

Said tract containing 440,877 Sq. Ft. (10.12 Acres).


I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that all parcel corners and boundary corners are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.


Rick G. Robinson, OPLS 2219
Baggett, Griffith and Blackman, Inc.
2006 Adams Avenue
LaGrande, OR 97850



SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20080004T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C973-C974 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.


Rick G. Robinson, OPLS 2219

DECLARATION

Know all people by these presents that TOBY H. KOEHN and SUSAN G. KOEHN are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed plat, and do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to public use forever, that portion of Haefer Lane as shown on the annexed map, and do also hereby create the 30 ft. non-exclusive easement for ingress, egress and utilities across Parcel 1 for the use of Parcel 2, and the 20 ft. easement for access and maintenance of an irrigation ditch across the Easterly portion of Parcel 2, for the use of Parcel 1, all in accordance with O.R.S. Chapter 92.


TOBY H. KOEHN


SUSAN G. KOEHN

Know all people by these presents that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. is a mortgage holder on the land within this partition by virtue of that Deed of Trust filed as microfilm number 20063078, in the deed records of Union County, as nominee for lender, and does hereby consent to the partition, road dedication and easements shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

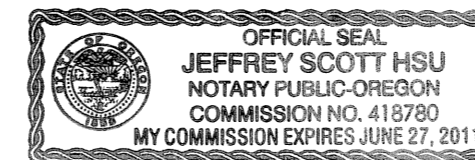

Lorna L. Slaughter, Vice President
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 14 day of SEPTEMBER, 2007, before me a Notary Public in and for said State and County, personally appeared TOBY H. KOEHN and SUSAN G. KOEHN who are known to me to be the identical persons named in the foregoing instrument, and who being duly sworn, did say that they executed the same freely and voluntarily.

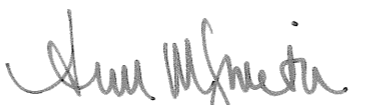

Notary Public for
the State of Oregon

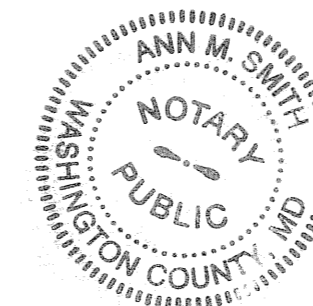


Notarial seal

State of Maryland SS
County of Washington

Know all these people by these presents, on this 20th day of September, 2007, before me a Notary Public in and for said County and State, personally appeared Lorna L. Slaughter, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., who acknowledged to me that she executed the same freely and voluntarily.


Notary Public for
the State of Maryland
Ann M. Smith




Notarial seal

APPROVALS

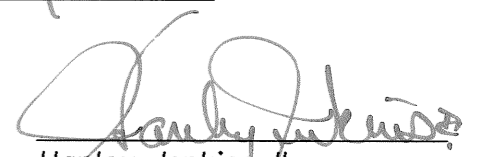
Union County Assessor / Tax Collector

I hereby certify that pursuant to O.R.S. 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the 2007-2008 tax roll which became a lien on the land within this partition, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by  Date: 11/28/07
Linda L. Hill, Union County Assessor/Tax Collector


Union County Planning Commission

Approved this 4th day of March, 2007.


Hanley Jenkins II
Union County Planning Director

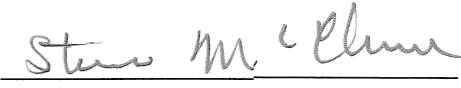
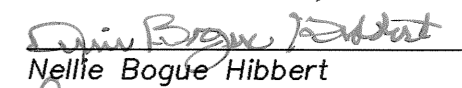
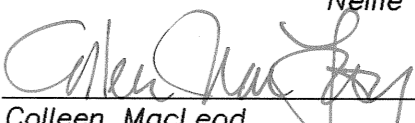
Union County Surveyor

Approved this 9 day of OCTOBER, 2007.

by Wallowa County Surveyor 
Richard A. Shaver

UNION COUNTY COMMISSION

Approved this 5th day of MARCH, 2007.

 Steve McClure
 Nellie Bogue Hibbert
 Colleen MacLeod

FILING STATEMENT

Union County Clerk

State of Oregon SS
County of Union

I do hereby certify that the attached partition plat was received for record on this 5th day of March, 2007, at 9:20 o'clock A.M., and recorded in Plat Cabinet No. C973+C974 Union County records. Microfilm Number 20080866T

Robin A. Church
Union County Clerk by 