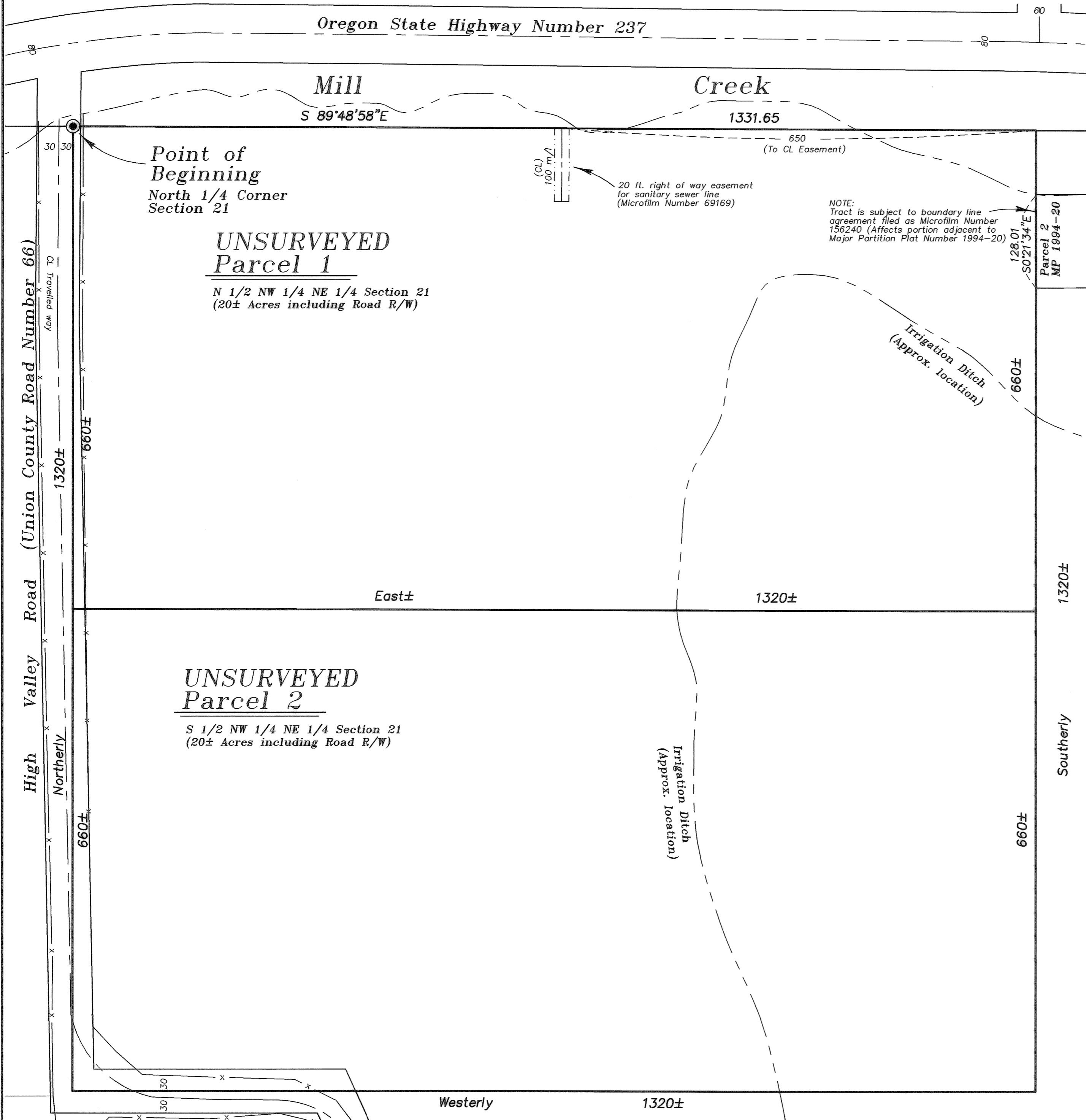


Minor Partition Plat No. 200600107

A Partition of the Northwest quarter of the Northeast quarter of Section 21, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon



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 051-1993
Survey Number 010-2001
Major Partition Plat Number 1994-20

DEED REFERENCES

Microfilm Number 69169
Microfilm Number 156240
Survey Report Number 44792 dated July 13, 2006, prepared by Abstract and Title Company

LEGEND

- 2 1/2" Aluminum monument set by survey number 010-2001
- Centerline
- - - Easement line
- x Fence Line
- Irrigation Ditch or Creek

NARRATIVE

This partition was done at the request of Charles Phinney, one of the owners of the land within this partition. This is an UNSURVEYED Partition. The purpose of this partition is to divide the existing ownership into two tracts. The total ownership is the Northwest quarter of the Northeast quarter of Section 21. This partition creates a dividing line between the parcels making Parcel 1 the North half of the Northwest quarter of the Northeast quarter and Parcel 2 being the South half of the Northwest quarter of the Northeast quarter of the Section. I show the bearing and distance of the North line of this partition as per Survey Number 051-1993. The East line of Parcel 1 is affected by the boundary line agreement filed as Microfilm Number 156240. That agreement was made to determine the West line of Parcel 2 of Major Partition Plat Number 1994-20. I used aerial photos to place the approximate positions of the creek, roads and irrigation ditch across the property.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson

OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2006

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. 200600107 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C823, C824 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Rick G. Robinson

Rick G. Robinson, OPLS 2219

Minor Partition Plat No. 20060010T

Microfilm Number 20063869T

Plat Cabinet Number C823, C824

A Partition of the Northwest quarter of the Northeast quarter of Section 21, 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 platted the land within this UNSURVEYED partition, being a partition of the Northwest quarter of the Northeast quarter of Section 21, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows;

Beginning at the North quarter corner of said Section 21,

Thence; South 89°48'58" East, along the North line of said Section, a distance of 1331.65 feet, to the Northeast corner of the Northwest quarter of the Northeast quarter of said Section 21,

Thence; Southerly, along the East line of the Northwest quarter of the Northeast quarter of said Section 21, a distance of 1320 feet, more or less, to the Southeast corner thereof,

Thence; Westerly, along the South line of the Northwest quarter of the Northeast quarter of said Section 21, a distance of 1320 feet, more or less, to the Southwest corner thereof,

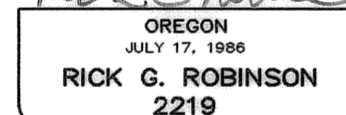
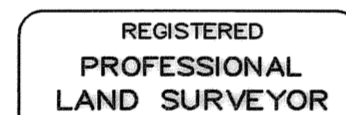
Thence; Northerly, along the West line of the Northwest quarter of the Northeast quarter of said Section 21, a distance of 1320 feet, more or less, to the Point of Beginning of this description.

The East line of the above described tract being amended and limited by Boundary line Agreement by and between William H. Phinney and Gladys V. Phinney, et al, dated October 4, 1994, recorded as Microfilm Number 156240 of the deed records of Union County.

Subject to the rights of the public in High Valley Road (Union County Road Number 66), over and across the Westerly and Southerly portions of the above described tract.

I further certify that I made this plat by order of and under the direction of the owners thereof, and that this is an UNSURVEYED partition, with no monuments set, in accordance with O.R.S. 92.055.

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



Renewal Date: Dec. 31, 2006

DECLARATION

Know all people by these presents that CHARLES L. PHINNEY and JO ANN PHINNEY, co-trustees of the Phinney Family Revocable Living Trust; WILLIAM F. PHINNEY, GLADYS L. EVANS and GLADYS V. PHINNEY, are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be platted as shown on the annexed plat, in accordance with the provisions of O.R.S. Chapter 92.

Charles L. Phinney
CHARLES L. PHINNEY, INDIVIDUALLY AND TRUSTEE
Phinney Family Revocable Living Trust

Jo Ann Phinney
JO ANN PHINNEY, INDIVIDUALLY AND TRUSTEE
Phinney Family Revocable Living Trust

William F. Phinney
WILLIAM F. PHINNEY

Gladys L. Evans
GLADYS L. EVANS

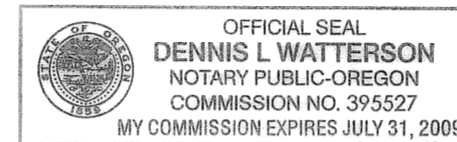
Gladys V. Phinney
GLADYS V. PHINNEY

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 27 day of JULY, 2006, before me a Notary Public in and for said County and State, personally appeared CHARLES L. PHINNEY and JO ANN PHINNEY, who are known to me to be the identical persons named in the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily, INDIVIDUALLY AND AS CO-TRUSTEES OF THE PHINNEY FAMILY REVOCABLE TRUST
LIVING

Dennis L. Watterson
Notary Public for the State of Oregon

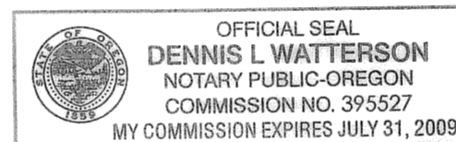


Notarial seal

State of Oregon SS
County of Union

Know all people by these presents, on this 27 day of JULY, 2006, before me a Notary Public in and for said County and State, personally appeared WILLIAM F. PHINNEY, who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

Dennis L. Watterson
Notary Public for the State of Oregon

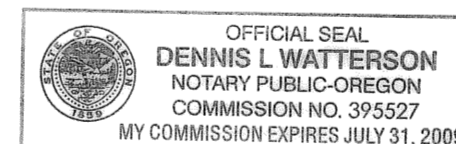


Notarial seal

State of Oregon SS
County of Union

Know all people by these presents, on this 27 day of JULY, 2006, before me a Notary Public in and for said County and State, personally appeared GLADYS L. EVANS, who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that she executed the same freely and voluntarily.

Dennis L. Watterson
Notary Public for the State of Oregon

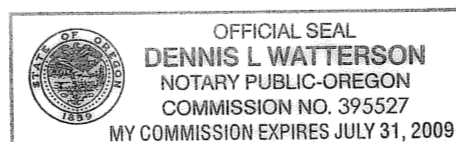


Notarial seal

State of Oregon SS
County of Union

Know all people by these presents, on this 27 day of JULY, 2006, before me a Notary Public in and for said County and State, personally appeared GLADYS V. PHINNEY, who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that she executed the same freely and voluntarily.

Dennis L. Watterson
Notary Public for the State of Oregon



Notarial seal

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 2006-2007 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 Linda L. Hill Date: 7/31/06
Linda L. Hill, Union County Assessor/Tax Collector

UNION COUNTY SURVEYOR

Approved this 26th day of July, 2006.

by Thomas J. Hanley
Thomas J. Hanley, Baker County Surveyor

CITY OF COVE

Approved this 2nd day of August, 2006.

Richard H. Thew
Richard H. Thew, Mayor

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. 20060010T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C823, C824 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Rick G. Robinson
Rick G. Robinson, OPLS 2219

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 the 27th day of Aug, 2006, at 4:54 o'clock P.M., and filed in Plat Cabinet No. C823, C824, Union County records.

Microfilm No. 20063869T.
Nellie Joque Herbert
Union County Clerk
by R. Nelson, Deputy