



**edward w. riley**

**ARCHITECTS & ENGINEERS**

planning  
building design  
municipal engineering

*M 81-76*

AIRPORT TERMINAL BUILDING  
Post Office Box 630  
North Bend, Oregon 97459  
Telephone 503 - 756-6606

Virginia A Laugen  
Records Supervisor  
Douglas County Surveyors Office  
County of Douglas  
Roseburg, Oregon 97470

March 18, 1980  
**FILED**  
**RECEIVED** *JK*

MAR 19 1980  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

RE: Ray Britt

Dear Virginia:

In reply to your letter requesting more detail for the Ray Britt survey - NE $\frac{1}{4}$  Section 10, Township 22 South, Range 11 West of the Willamette Meridian.

We did a survey of the two parcels as a whole for Ove Gunnerson in June of 1978.

Information for this survey was based on a survey for H.E. Leach in Nov. 1958 (CS 42/409) and a survey for the Oregon State Board of Forestry in Feb. 1958 (CS 42/340).

The NE $\frac{1}{4}$  corner of Section 10 and the center 1/16 corner of the NE $\frac{1}{4}$  were located and used as the basis of bearing.

No road data was found for the County Road so we tied the existing centerline strip and computed curve data to fit the road. This same data was used for the Ray Britt survey in July 1979 when he wanted to divide the 10 acre parcel into two 5 acre parcels.

The total area for the Gunnerson survey was to be not under 10 acres.

Enclosed is the description we received when Ove Gunnerson sold the 10 acre parcel.

Yours truly,

*RCD Hanley*  
RCD HANLEY  
Eng. Tech.

Enclosure  
RH:sc

S. File No. 58/226 A

**COMMERCIAL TITLE CO.**

Box 1325, Roseburg, Oregon 97470  
Phone 672-5555

May 5, 1975

**PRELIMINARY REPORT ONLY**

No liability is assumed hereunder until full Policy Premium has been Paid.

Our No. 40,3 **FILED**

Your No.

**RECEIVED** *JH*

MAR 19 1980

**COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.**

Mr. Steve Miller  
Jayne & Miller  
P. O. Box 166  
Reedsport, Oregon 97467

Dear Mr. Miller:

We are prepared to issue Title Insurance (  ) Standard (  ) Alta amount \$30,000.00 - 0  
Title Insurance Company) in the above form insuring the title to the land hereinafter described. \$20,000.00 - M

Dated as of April 29, 1975, at 5:00 o'clock p.m.

COMMERCIAL TITLE CO.

LKW:ci

cc: Umpqua Savings & Loan  
Attn: Mary Robbins

By

*Leland K. Wimberly*  
Leland K. Wimberly, President

Vestee:

CLIFFORD LEACH and WILMA LEACH,  
husband and wife, as tenants by the entirety.

Description:

(See Exhibit "A" attached)

Subject to the usual printed exceptions and also the following exceptions, to-wit:

1. TAXES: 1974-75 taxes paid in the sum of \$313.16.  
(NOTE: Not segregated - Affects 36.27 acres.)
2. ROADS AND HIGHWAYS and the rights of the public therein.
3. EASEMENT granted to HENRY E. LEACH, et ux, as recorded in Volume 280, records of Douglas County, Oregon, Recorder's No. 255605.
4. EASEMENT for well, pump pipeline and service pole for water granted to DENNIS E. JACKSON, et ux, as recorded in Volume 347, records of Douglas County, Oregon, Recorder's No. 65-4234.

We have also made a judgment search against Ove K. Gunnarson and Inga-Lill Gunnarson and find none as of April 29, 1975, at 5:00 o'clock p.m., the date of this report.

S. File No. 58/226b

EXHIBIT "A"

All that part of the Southwest quarter of the Northeast quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$ ) of Section 10, Township 22 South, Range 11 West, W.M., which lies West of the westerly right of way line of Dean Creek County Road No. 64.

EXCEPTING THEREFROM that part sold to Henry E. Leach, et ux, by deed recorded in Book 280, records of Douglas County, Oregon, Recorder's No. 255605, more particularly described as follows, to-wit:

BEGINNING at the Northeast corner of the Southwest quarter of the Northeast quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$ ) of Section 10, Township 22 South, Range 11 West, W.M., Douglas County, Oregon; thence westerly along the North boundary line of the said Southwest quarter of the Northeast quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$ ) of Section 10, Township 22 South, Range 11 West, W.M. 688.97 feet; thence South a distance of 629.49 feet to the true point of beginning, which point bears South 629.49 feet and West 688.97 feet from the Northeast corner of the Southwest quarter of the Northeast quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$ ) of Section 10, Township 22 South, Range 11 West, W.M. and said true point of beginning is the Northeast corner of the herein described property; thence S. 3° 21' E. 181.7 feet; thence S. 80° 53' 30" W. 96.6 feet; thence N. 5° 15' W. 222.34 feet; thence S. 76° 46' E. 107.99 feet to the true point of beginning; all being in Section 10, Township 22 South, Range 11 West, W.M., Douglas County, Oregon.

FILED  
RECEIVED *JH*

MAR 19 1980

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.