

1993 - 0064

NARRATIVE:

MAP TO SHOW PARTITION OF PARCEL 2 PREVIOUSLY RECORDED LAND PARTITION BOOK 9, PAGE 115 (A & B) IN THE LAND PARTITION RECORDS OF DOUGLAS COUNTY, OREGON (M 102-62 A & B). BEARINGS AND DISTANCES ARE RECORDED PER MAP M 102-62 AND M 56-41. THE ADJACENT SURVEYS M 59-35 AND M 82-34 WERE ROTATED TO MATCH BEARINGS WITH SURVEY M 56-41, SINCE A DIFFERENT BASE BEARING WAS USED FOR THOSE SURVEYS. ORIGINAL DEED RECORDED IN INSTRUMENT NO. 252624, DEED RECORDS OF DOUGLAS COUNTY, OREGON.

OFFICE: ROMÉY WARE  
DRAFTING: BETH MORGAN

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 252624 AND INSTRUMENT NO. 81-04070 AS RECORDED IN DEED RECORDS OF DOUGLAS COUNTY, OREGON, LYING IN SECTION 31, TOWNSHIP 28 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN AND SECTION 6, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE SAID SECTION 31; THENCE ALONG THE SOUTH LINE OF SAID SECTION 31 N88°33'50"W - 990.70 FEET TO THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 75-7930 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 75-7930 N2°40'13"W - 470.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 75-7930 N88°33'50"W - 470.00 FEET TO THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 81-11259 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG SAID EASTERLY LINE N2°40'13"W - 66.01 FEET TO THE NORTH CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 81-11259 AS FOLLOWS: N68°26'25"W - 126.58 FEET, S30°07'20"W - 136.74 FEET, S73°36'38"W - 173.74 FEET, N89°40'50"W - 396.22 FEET, S65°16'18"W - 112.65 FEET, AND N88°47'28"W - 25.83 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 81-11259 S2°59'W - 197.92 FEET AND S12°06'21"W - 152.35 FEET TO THE ABOVE SAID SOUTH LINE OF SECTION 31; THENCE ALONG THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 81-04070 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON S38°41'W - 141.72 FEET AND S37°21'42"W - 250.95 FEET TO THE NORTH-SOUTH CENTERLINE OF THE ABOVE SAID SECTION 6; THENCE SOUTHERLY ALONG SAID NORTH-SOUTH CENTERLINE TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF RICHARDSON COUNTY ROAD NO. 182; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CLARKS BRANCH COUNTY ROAD NO. 105; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE EAST LINE OF THE ABOVE SAID SECTION 31; THENCE S1°58'58"W ALONG SAID EAST LINE 500 FEET, MORE OR LESS, TO THE EAST 1/4 CORNER OF SAID SECTION 31; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31 N88°15'19"W - 1329.79 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 31 S1°58'28"W - 1316.74 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 31 S88°24'34"E - 1330.00 FEET TO THE ABOVE SAID EAST LINE OF SECTION 31; THENCE ALONG SAID EAST LINE S1°58'58"W - 1313.16 FEET TO THE POINT OF BEGINNING.

EXCEPTING THOSE PROPERTIES DESCRIBED AS PARCEL 1 OF THAT LAND PARTITION RECORDED IN BOOK 9, PAGE 115 IN THE LAND PARTITION RECORDS OF DOUGLAS COUNTY, OREGON AND INSTRUMENT NO. 87-17724 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

ALSO EXCEPTING THAT 15 FOOT STRIP OF LAND BEING ADJACENT WITH AND CONTIGUOUS TO THE NORTHERLY RIGHT-OF-WAY LINE OF RICHARDSON COUNTY ROAD NO. 182 FROM ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF CLARKS BRANCH COUNTY ROAD NO. 105 EASTERLY TO ITS INTERSECTION WITH THE NORTH-SOUTH CENTERLINE OF THE ABOVE SAID SECTION 6.

SURVEYOR'S CERTIFICATE:

I, DONALD A. BENTZ, BEING DULY SWORN HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON.

DONALD A. BENTZ LS 839

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ART L. & NINA V. KLASSEN ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED INTO PARCELS AS SHOWN ON THIS MAP

Art L. Klassen  
ART L. KLASSEN  
Nina V. Klassen  
NINA V. KLASSEN

ACKNOWLEDGEMENT:

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 1 DAY OF Sept., 1993, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ART L. & NINA V. KLASSEN WHO BEING DULY SWORN DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FORGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Nancy A. Winshell

Nancy A. Winshell  
NOTARY PUBLIC - OREGON  
My Commission Expires 10/20/93

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

FILED THIS 20 DAY OF Sept., 1993

GAY Fields, Coal Engle, Deputy  
COUNTY CLERK



APPROVALS:

Keith L. Cubic 9/17/93  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Sandy E. Moman 9-20-93  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.  
I, GAY FIELDS, COUNTY CLERK AND RECORDER  
OF CONVEYANCES, DO HEREBY CERTIFY THAT  
THIS INSTRUMENT WAS RECORDED

93 SEP 20 PM 2:58

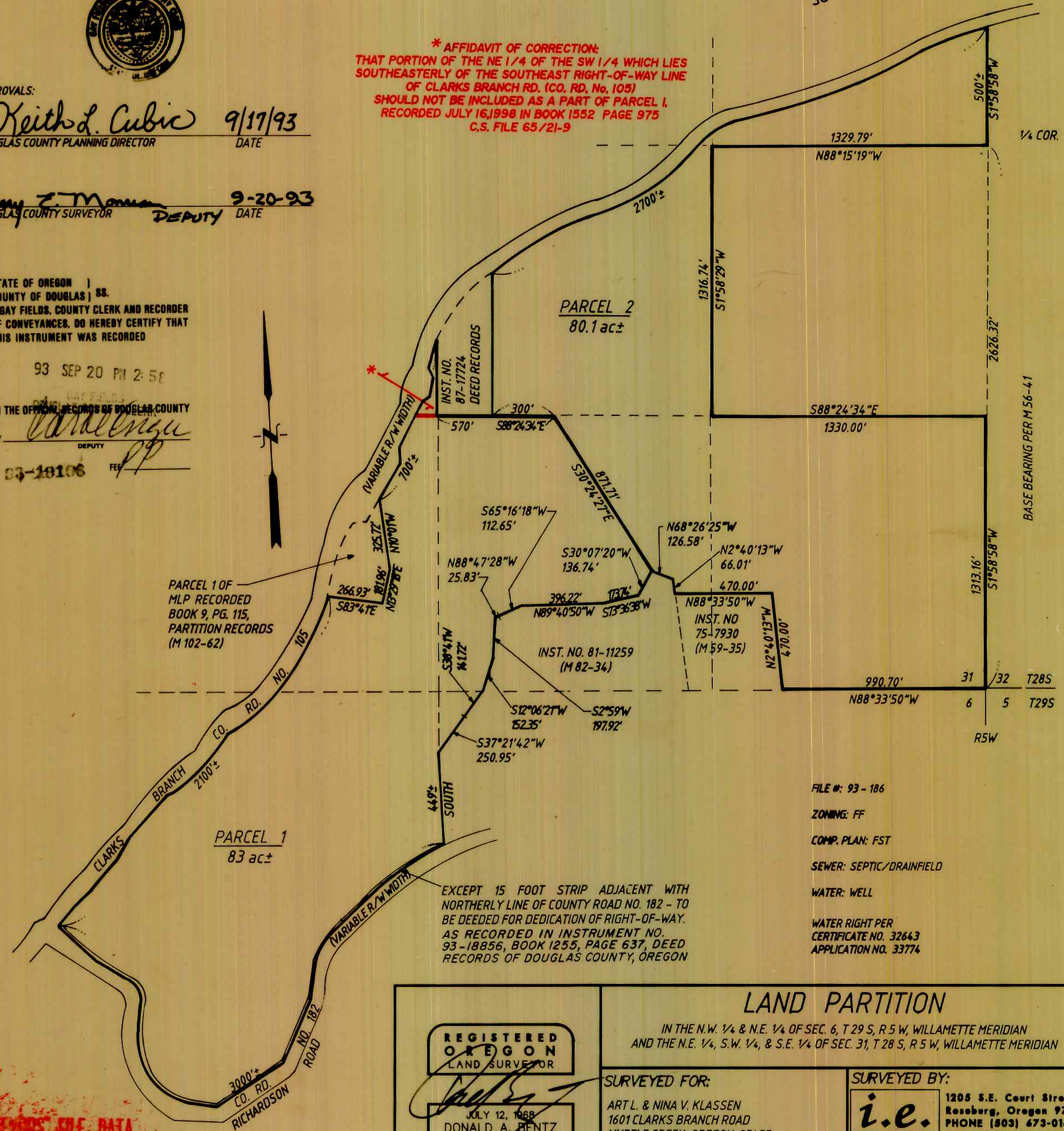
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY [Signature] DEPUTY  
83-18106 FEE

FILED

SEP 20 1993 JC

COUNTY SURVEYOR  
DOUGLAS COUNTY, OREGON  
JC

\* AFFIDAVIT OF CORRECTION:  
THAT PORTION OF THE NE 1/4 OF THE SW 1/4 WHICH LIES  
SOUTHEASTERLY OF THE SOUTHEAST RIGHT-OF-WAY LINE  
OF CLARKS BRANCH RD. (CO. RD. NO. 105)  
SHOULD NOT BE INCLUDED AS A PART OF PARCEL 1,  
RECORDED JULY 16, 1998 IN BOOK 1552 PAGE 975  
C.S. FILE 65/21-9



FILE #: 93 - 186

ZONING: FF

COMP. PLAN: FST

SEWER: SEPTIC/RAINFIELD

WATER: WELL

WATER RIGHT PER  
CERTIFICATE NO. 32643  
APPLICATION NO. 33774

REGISTERED  
OREGON  
LAND SURVEYOR

JULY 12, 1988  
DONALD A. BENTZ  
839

EXPIRES 12-31-93

LAND PARTITION

IN THE N.W. 1/4 & N.E. 1/4 OF SEC. 6, T 29 S, R 5 W, WILLAMETTE MERIDIAN  
AND THE N.E. 1/4, S.W. 1/4, & S.E. 1/4 OF SEC. 31, T 28 S, R 5 W, WILLAMETTE MERIDIAN

SURVEYED FOR:

ART L. & NINA V. KLASSEN  
1601 CLARKS BRANCH ROAD  
MYRTLE CREEK, OREGON 97457

SURVEYED BY:

i.e. ENGINEERING  
1205 S.E. Court Street  
Roseburg, Oregon 97470  
PHONE (503) 673-0166  
FAX (503) 440-9392

SCALE: 1" = 400'

DATE: AUG. 1993

PAGE: 1 OF 1

1993 - 0064