

PARCEL NO. 1 DESCRIPTION

Beginning at the Southeast corner of Lot 3, Section 30, T28S, R6W of the W.M. and running thence North 9.18 chains to the South boundary line of Joseph Gage DLC, being Claim #51 in the aforementioned Township and Range; thence West 4.08 chains to the Southwest corner of said Claim #51; thence North along West boundary of Claim #51, a distance of 27.75 chains; thence South 88° West 6.79 chains to stake from which a tree six inches in diameter bears North 4° West distance 41 links; thence South in diameter bears North 4° West distance 41 links; thence South 65° West 7.36 chains to stake from which fir tree 5 inches in diameter bears North 5° East distance 65 links; thence South 75° West 2.27 chains; thence South along West boundary of Lots 2 and 3 in aforementioned Section, Township and Range to the Southwest corner of said Lot 3; thence East to the place of beginning, Douglas County, Oregon.

EXCEPTING therefrom that part conveyed to Nathan Jones, et ux, by deed recorded in Book 707, Page 11, Recorder's No. 79-2147. ALSO EXCEPTING therefrom that part lying within the Roseburg-Coos Bay Highway. ALSO EXCEPTING that part described as Parcel No. 2 of this Land Partition (description below).

Said Parcel No. 1 includes an area of 49.7 acres, more or less.

PARCEL NO. 2 DESCRIPTION

Beginning at a point on the south right of way line of Oregon State Highway No. 42 from which the West 1/4 Section Corner of Section 30, T28S, R6W, W.M., Douglas County, Oregon bears S 61°15'06"W a distance of 1,674.49 feet;

thence N68°49'00"E along the south right of way line of said Oregon State Highway No. 42 a distance of 275.00 feet;

thence leaving said South right-of-way line of Oregon State Highway No. 42 and bearing S6°22'07"E a distance of 246.60 feet;

thence West a distance of 154.38 feet;

thence South a distance of 158.47 feet;

thence S85°29'16"W a distance of 136.60 feet to a point on the east line of the Anna M. Smith Revocable Trust property, as described by Instrument No. 94-20983, Deed Records of Douglas County, Oregon;

thence N1°14'00"E along said Smith Trust property line and along an existing fence line a distance of 315.00 feet to the point of beginning, containing 1.74 acres, more or less, and all being situated in Lot 2 of Section 30, T28S, R6W, W.M., Douglas County, Oregon.

Well & Waterline Easement for Parcel No. 2

Parcel No. 2, described above, has the non-exclusive right to use the well water for domestic use from the existing well located North a distance of 40.00 feet and S78°00'E a distance of 57.00 feet from the most southerly southeast corner of said Parcel No. 2. Also, Parcel No. 2, has a 10.00 foot wide access and pipeline easement to said well, the centerline of said easement described as follows:

the centerline of said easement begins at a point on the east line of said Parcel No. 2, from which point of beginning the most southerly southeast corner of said parcel No. 2 bears South a distance of 40.00 feet;

thence from point of beginning the well access and pipeline easement centerline bears S78°00'E a distance of 62.00 feet.

Access & Utility Easement

Above described Parcel No. 2 is subject to a 25.0 ft. wide easement for access & utilities to serve above described Parcel No. 1. The easement commences at the Oregon State Highway No. 42 and runs southerly to the south boundary of said Parcel No. 2; the easement lies adjacent to the west line of said Parcel No. 2 and easterly of said west line.

NARRATIVE

Parcel No. 2 of this land partition has been surveyed as a requirement of the Douglas County Planning Dept. Parcel No. 1 was not surveyed. There are no land surveys of record on the boundaries of Parcel No. 2 other than the Oregon State Highway Dept. right-of-way map of Highway No. 42, No. 3B-12-8, filed May 10, 1949, with the Douglas County Surveyor's Office.

This survey was done in July, 1997. Equipment used was a Jena 0°00'01" Theodolite and a MacII electronic distance meter.



FILED THIS 2nd DAY OF Feb, 1998, 12:04 O'CLOCK PM
DOUGLAS COUNTY CLERK by Carl Engel, Deputy

Surveyor's Certificate:
I, Bruce A. Shaner, being duly sworn, hereby depose and say that I have correctly surveyed and marked with proper monuments the land shown hereon, the boundaries of which are described hereon.

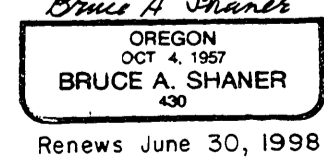
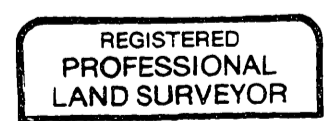
Bruce A. Shaner
Bruce A. Shaner, RLS 430

I hereby certify that all taxes and special assessments or other charges required by law have been paid.

Vickery Santeramo, Deputy 1-30-98
Douglas County Tax Collector

- WATER: Well & waterline easement
- SEWER: Sewage disposal system (on site)
- WATER RIGHTS: Water Right Certificate No. 72039 (pond) pertains to Parcel No. 2.
- COMP. PLAN: Agriculture
- ZONE: Exclusive farm use - grazing (FG)
- PLANNING DEPT. FILE NO: 97-133

APPROVALS:
Bob Williamson JRLKC 1-20-98
Douglas Co. Planning Dept. Date
Randy Wan 1-21-98
Douglas Co. Surveyor Date
98-02009



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

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Doyle Shaver Jr. DEPUTY
98-02009 FEE 27

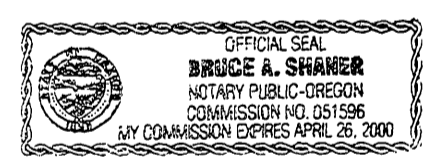
DECLARATION:

Know all people by these presents that the Claude W. Hollenbeck Estate, owner of the land represented hereon and more particularly described herein, by and thru Walter C. Hollenbeck, Personal Representative, has caused the same to be partitioned and surveyed into parcels as shown on the annexed map.

Walter C. Hollenbeck
Walter C. Hollenbeck,
Personal Representative

State of Oregon) SS
County of Douglas) ACKNOWLEDGEMENT

Know all people by these presents, that on this 29th day of July, 1997, before me, a Notary Public in and for said State and County, personally appeared Walter C. Hollenbeck, who being duly sworn, did said that he is the Personal Representative of the Claude W. Hollenbeck Estate and that he executed the Land Partition on behalf of said Estate freely and voluntarily.



Bruce A. Shaner

PLAT OF LAND PARTITION
in the W 1/2 of Section 30, T28S, R6W, W.M.,
Douglas County, Oregon

For: Claude W. Hollenbeck Estate
Walter C. Hollenbeck, Repr.
P.O. Box 31
Winston, Oregon 97496

By: Shaner Engineering, Inc.
P.O. Box 1430
Roseburg, Oregon 97470

July 28, 1997

98-02009