

2001-0094 C

PROPERTY DESCRIPTION

PARCEL NO. 1

The following described real property in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon: Government Lots 5, 6, 7, and 8, Section 4; and Government Lot 8, Section 5;

EXCEPTING a parcel of land lying South of an existing fence line in Government Lots 6 & 7, Section 4, Township 30 South, Range 4 West, W.M., Douglas County, Oregon, more particularly described as follows:

Beginning at a point on the south line of said Government Lot 6, Section 4, from which point of beginning the West Quarter Section Corner of said Section 4 bears N 88° 31' 54" W a distance of 2,041.80 feet;

thence from point of beginning, following said existing fence line the following courses, or bearings and distances;

- N 72° 16' 26" E a distance of 125.26 feet;
N 62° 22' 20" E a distance of 84.12 feet;
N 40° 50' 16" E a distance of 130.00 feet;
N 61° 10' 40" E a distance of 115.06 feet;
S 88° 50' 22" E a distance of 169.89 feet;
S 73° 01' 02" E a distance of 181.07 feet;
S 74° 29' 25" E a distance of 209.18 feet;
S 77° 16' 18" E a distance of 303.31 feet;
N 75° 39' 09" E a distance of 181.39 feet;
S 64° 33' 36" E a distance of 326.29 feet to a point on the south line

of said Government Lot 7 of Section 4 (and from which point the southeast corner of said Government Lot 7 bears S 88° 31' 54" E a distance of 166.00 feet);

thence leaving said existing fence line and bearing N 88° 31' 54" W along the South line of said Government Lots 7 & 6 of Section 4 a distance of 1,691.00 feet to the point of beginning, containing 5.14 acres, more or less, and all being situated in Government Lots 6 & 7, Section 4, Township 30 South, Range 4 West, W.M., Douglas County, Oregon.

PARCEL NO. 2

Lot 15 of Section 5, in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon. EXCEPTING THEREFROM THE FOLLOWING: Beginning at the northwest corner of the Alex Dumond Donation Land Claim No. 46; running thence North to the north line of Lot 15; thence East to the northeast corner of said lot; thence South to the north line of Donation Land Claim No. 46; thence West to the place of beginning, all in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

ALSO beginning at the northeast corner of the Alexander Dumond Donation Land Claim No. 46, in Section 4, Township 30 South, Range 4 West, Willamette Meridian; thence West along the north line of said Donation Land Claim 56.50 chains to the northeast corner of the lands of Joe A. Snyder; thence South along the line between the lands of Snyder and Michaels, 57.57 chains to the south line of Donation Land Claim No. 46; thence East 56.50 chains the southeast corner of said Donation Land Claim; thence North 56.50 chains to the northeast corner and the place of beginning.

ALSO, all that part of the Joel Thom Donation land Claim lying on the north and east side of the center of the South Umpqua River, in Section 9, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

ALSO beginning at the northeast corner of the Alexander Dumond Donation Land Claim No. 46, Township 30 South, Range 4 West, Willamette Meridian; thence North a continuation of the east line of the said Claim No. 46, 3.98 chains to the north line of Lot No. 15, Section 4, above township and range; thence West along the north line of said Lot No. 15, 15.57 chains to the west line of said Lot No. 15; thence South along the west line of said Lot No. 15, 3.98 chains to the north line of above Claim No. 46, thence East 15.57 chains to the place of beginning, containing 6.19 acres, more or less.

ALSO Lots 10, 11, 12, 13, and 14, Section 4 and Lot 10 in Section 5, Township 30 South Range 4 West, Willamette Meridian, Douglas County, Oregon.

ALSO beginning at the northeast corner of the C.W. Beckworth Donation Land Claim No. 39, in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; running West 13.50 chains; thence North along the west line of Alexander Dumond Donation Land Claim No. 46, 45 chains; thence East along the north line of said Claim No. 46, 24.22 chains to the section line between Sections 4 and 5; thence South along said section line 56.25 chains to the south line of said Donation Land Claim No. 46; thence West 9.83 chains; thence North 11.25 chains to the place of beginning.

ALSO, beginning at the northeast corner of said C.W. Beckworth Donation Land Claim No. 39 in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence running West 27.25 chains; thence South 11.25 chains to the south line of said Donation Land Claim No. 39; thence East along said south line 27.25 chains to the most easterly southeast corner of said Donation Land Claim No. 39; thence North 11.25 chains along the east line of said claim to the place of beginning.

ALSO, the following described real property in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon: Government Lots 9 and 16, Section 5, ALSO part of Lot 15, Section 5, described as follows: Beginning at the northwest corner of the Alex Dumond Claim No. 46, Township 30 South, Range 4 West, Willamette Meridian, thence North to the north boundary of Lot 15; thence East along the north boundary of Lot 15 to the northeast corner; thence South to the north boundary of Claim No. 46; thence West along the north boundary of Claim No. 46 to the point of beginning, and TOGETHER WITH that portion of Government Lots 6 and 7, Section 4, Township 30 South Range 4 West, Willamette Meridian, lying South of an existing fence line in Government Lots 6 & 7, Section 4, Township 30 South, Range 4 West, W.M., Douglas County, Oregon, more particularly described as follows:

Beginning at a point on the south line of said Government Lot 6, Section 4, from which point of beginning the West Quarter Section Corner of said Section 4 bears N 88° 31' 54" W a distance of 2,041.80 feet;

thence from point of beginning, following said existing fence line the following courses, or bearings and distances;

- N 72° 16' 26" E a distance of 125.26 feet;
N 62° 22' 20" E a distance of 84.12 feet;
N 40° 50' 16" E a distance of 130.00 feet;
N 61° 10' 40" E a distance of 115.06 feet;
S 88° 50' 22" E a distance of 169.89 feet;
S 73° 01' 02" E a distance of 181.07 feet;
S 74° 29' 25" E a distance of 209.18 feet;
S 77° 16' 18" E a distance of 303.31 feet;
N 75° 39' 09" E a distance of 181.39 feet;
S 64° 33' 36" E a distance of 326.29 feet to a point on the south line

of said Government Lot 7 of Section 4 (and from which point the southeast corner of said Government Lot 7 bears S 88° 31' 54" E a distance of 166.00 feet);

thence leaving said existing fence line and bearing N 88° 31' 54" W along the South line of said Government Lots 7 & 6 of Section 4 a distance of 1,691.00 feet to the point of beginning, containing 5.14 acres, more or less, and all being situated in Government Lots 6 & 7, Section 4, Township 30 South, Range 4 West, W.M., Douglas County, Oregon.

EXCEPTING THEREFROM the following described real property in Section 9, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon: Beginning at a point which is 40 feet West of the most easterly east line of the Joel Thom Donation Land Claim No. 44 in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, being the northeast corner of the parcel conveyed to Ray Nielsen and wife by Recorder's No. 245829, Deed Records of Douglas County, Oregon, said point being sometimes described as being South 2794.1 feet, East 629.1 feet, North 88° East 264.3 feet and South 0° 18' East 433.2 feet from the north quarter corner of said Section 9; thence South 89° 22' West 160 feet; South 30° 33' West 159.2 feet to the north side of a roadway; North 61° 45' West 204.5 feet along said roadway; North 18° 20' East 491.3 feet; North 88° East 264.3 feet and South 0° 18' East 433.2 feet to the place beginning.

ALSO EXCEPTING: Beginning at a point which is 40.0 feet West of the most easterly east line of the Joel Thom Donation Land Claim No. 44, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, and 100.0 feet north of the low water mark on the north bank of the South Umpqua River, said point being South 2794.01 feet, East 629.1 feet, North 88° East 264.3 feet and South 0° 18' East 702.2 feet from the north quarter corner of Section 9, Township 30 South, Range 4 West, Willamette Meridian; thence North 0° 18' West on a line parallel to the said Donation Land Claim east line 269.0 feet; thence South 89° 22' West 160.0 feet; thence South 30° 33' West 159.2 feet to a point on the north line of a roadway; thence South 61° 45' East 274.7 feet along the said north line to the point of beginning.

PLANNING

COMP. PLAN: Agriculture, Farm Forest Transitional and Timberlands
ZONE: FC-3 Exclusive Farm Use - Cropland, 80 acre
FG Exclusive Farm Use - Grazing
FF Farm Forest
TR Timberland Resource
WATER: Developed Springs SEWER: Septic Systems
PLANNING DEPT. FILE NO: 01-128

APPROVALS:

Keith L. Cubic, Douglas County Planning Director, NOVEMBER 20, 2001
Randy Wren, Douglas County Surveyor, 11-21-01
Sandia K. Couese, Douglas County Tax Collector, 11-21-01
DOYLE SHAVER JR, Douglas County Clerk, 11-23-01

NARRATIVE

A boundary line survey of the land partition was not required of the large parcel sizes. However, a schematic map of the land partition is required and accomplished. It was necessary to survey the south boundary of Parcel No. 1 to meet owner's requirements, so both said Parcel No. 1's south boundary survey and schematic map are incorporated herein.

The 100 Year Floodplain and Floodway Boundary was witnessed by Tom Michaels during the Flood and placed hereon at his direction. I have reviewed said 100 Year Floodplain & Floodway Boundaries & agree with them. (B.A. Shaner, Oregon Professional Engineer, No. 4906.) Douglas County Surveyor Romey Ware has agreed that the elevation monuments on the South Umpqua River Bridge (see map) are sufficient for this Land Partition.

A survey of record at the Douglas County Surveyors Office was relied upon as follows:

Table with 4 columns: Ref. No. (R), Map File No., Surveyor, Date. Row 1: 1, U.S.B.L.M. Plat, Bryan S. Siebold, 1993-1995

This survey was done in April, 2000, using a Jena 0°00'01" theodolite and a Mac II electronic distance meter.

DECLARATION:

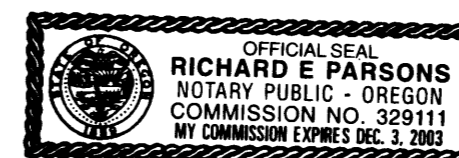
Know all people by these presents that William E Lewellen, Personal Representative of the Estate of Lawrence W. Michaels, Sr., which is the owner of the land represented hereon and more particularly described herein and has caused the same to be surveyed and platted into parcels together with easements as shown here.

Signature of William E. Lewellen, Personal Representative of the Estate of Lawrence W. Michaels, Sr.

State of Oregon )
County of Douglas )

ACKNOWLEDGMENT

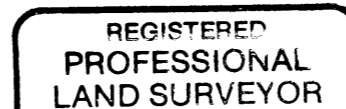
Know all people by these presents that on this 7 day of NOVEMBER, 2001, before me, a Notary Public in and for said State and County, personally appeared William E. Lewellen, who being duly sworn, did say that he is the personal representative of the Estate of Lawrence W. Michaels, Sr., which is the owner and that the estate executed the land partition freely and voluntarily.



Signature of Richard E. Parsons, Notary Public - Oregon

SURVEYOR'S CERTIFICATE:

I, Bruce A. Shaner, Being duly sworn, here depose and say that I have correctly surveyed and marked with proper monuments the boundary between Parcels 1 & 2.



Signature of Bruce A. Shaner, Bruce A. Shaner, RLS 430

STATE OF OREGON | 88
COUNTY OF DOUGLAS |
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

01 NOV 23 AM 8:40



DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICE OF RECORDS OF DOUGLAS COUNTY

Signature of Doyle Shaver Jr., DEPUTY

FEE PP

LAND PARTITION & PROPERTY LINE SURVEY
in Sections 4, 5, 8 & 9 and in
Donation Land Claims No. 39, 44 & 46,
T30S, R4W, W.M., Douglas County, Oregon

Partitioner: William E. Lewellen, personal representative
of the Estate of Lawrence W. Michaels, Sr.,
280 Allen Ave., Springfield, Oregon 97477

Legal Owner of Record: Devises under the Will of
Lawrence W. Michaels, Sr.

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

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