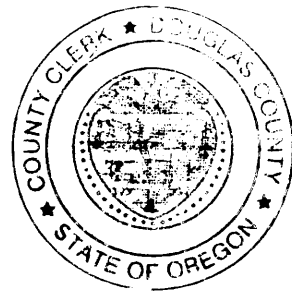


FILED THIS 30<sup>th</sup> DAY OF January, 2023 @ 9:21 A.M.

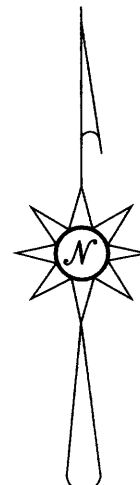
*Kathleen H. Sturman, Deputy*  
DOUGLAS COUNTY CLERK



ENCUMBRANCES PER PUBLIC RECORDS REPORT  
PREPARED BY WESTERN TITLE & ESCROW ON AUG. 15, 2022  
AS ORDER NO. WT0242358.

Douglas County Official Records 2023-000948  
Daniel J. Loomis, County Clerk

NO FEE  
00580382202300009480020029  
01/30/2023 09:21:30 AM  
PLAT-PAR Cnt=1 Stn=43 KGSTUTZM  
This is a no fee document



LINE INDEX:

- 1 N 42° 10' 47" E 38.40'
- 2 N 27° 45' 36" W 117.65'
- 3 N 7° 59' 13" W 26.00'
- 4 N 52° 00' 47" E 50.00'
- 5 N 0° 00' 00" E 26.42'

- 6 EASEMENT(S) FOR GRANT OF RIGHT OF WAY IN FAVOR OF THE CALIFORNIA OREGON POWER COMPANY FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES RECORDED JULY 6, 1926 AS RECORDERS NO. 61785 ( VOLUME 87, PAGE 208 ).
- 7 EASEMENT(S) FOR GRANT OF RIGHT OF WAY IN FAVOR OF THE CALIFORNIA OREGON POWER COMPANY FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES RECORDED MAY 27, 1940 AS RECORDED NO. 15449 ( VOLUME 101, PAGE 371-372 ).
- 8 EASEMENT(S) FOR GRANT OF RIGHT OF WAY IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR THE PURPOSE STATED IN DOCUMENT, RECORDED MARCH 6, 1947 AS RECORDED NO. 61748 ( VOLUME 136, PAGE 194 ).
- 9 EASEMENT(S) FOR GRANT OF RIGHT OF WAY IN FAVOR OF EL PASO NATURAL GAS COMPANY FOR THE PURPOSE STATED IN THE DOCUMENT, RECORDED AUGUST 12, 1963 AS RECORDED NO. 327023 ( VOLUME 326, PAGE 677 ).
- 10 PRIVATE WATER SUPPLY WELL EASEMENT - TWO PARTY USERS AGREEMENT RECORDED DECEMBER 4, 2019 AS RECORDED NO. 2019-018977.

MAP OF SURVEY

LAND PARTITION  
WITH  
ADJUSTMENT OF COMMON  
BOUNDARY LINE SURVEY

DOUGLAS COUNTY PLANNING DEPARTMENT FILE NUMBER 22-025

LOCATED IN THE:  
SOUTHWEST QUARTER OF SECTION 1,  
TOWNSHIP 29 SOUTH, RANGE 6 WEST,  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

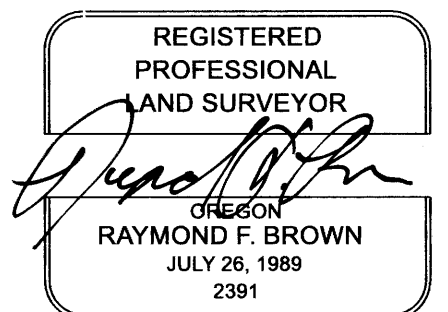
DEC., 2022  
SCALE: 1" = 100'

TOTAL NUMBER OF PARCELS: 2 ( TWO )  
WATER SUPPLY: WELLS  
SEWER DISPOSAL: SEPTIC  
ZONING: ( RR ) RURAL RESIDENTIAL  
COMP. PLAN DESIGNATION: RC2

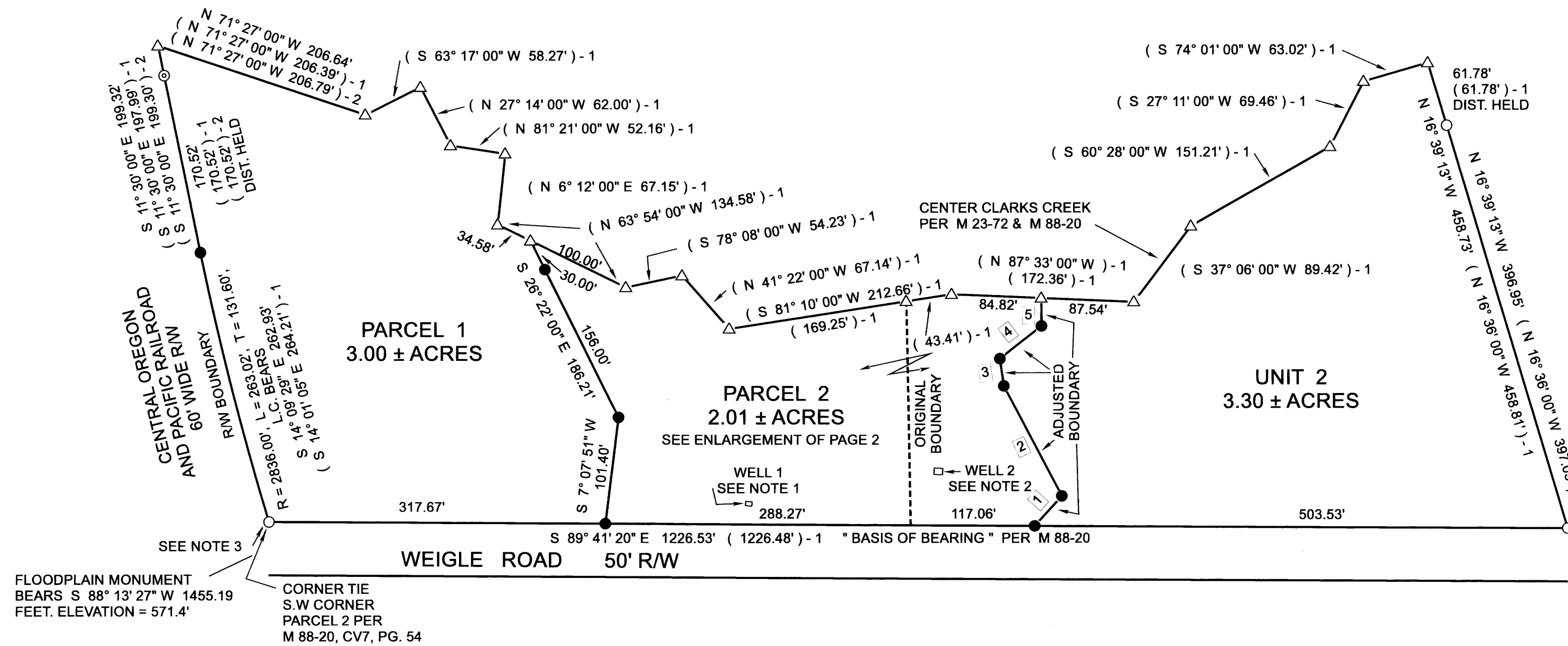
OWNER UNIT 1  
ESTATE OF SARAH ELLEN FISHER  
SANDRA KREMER PERSONAL REPRESENTATIVE  
P.O. BOX 713  
MYRTLE CREEK, OREGON 97457

OWNER UNIT 2  
SANDRA KREMER  
P.O. BOX 713  
MYRTLE CREEK, OREGON 97457

PREPARED BY:  
RAYMOND F. BROWN - P.L.S # 2391  
P.O. BOX 539  
CANYONVILLE, OREGON 97417  
PHONE: 541-839-6185



RENEWS 12/31/2023



LEGEND

- △ COMPUTED POINT
- FD. 5/8" IORN ROD AS PER M 88-20
- ⊙ FD. 3/4" IRON PIPE AS PER M 23-72
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391 "
- ( ) -1 RECORD AS PER M 88-20
- ( ) -2 RECORD AS PER M 23-72

NOTES:

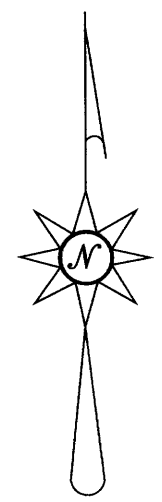
- 1 EXISTING WELL 1 AND THE CREATED 10 FOOT WIDE WATER LINE EASEMENT IS FOR THE BENEFICIAL USE OF PARCEL 1
- 2 EXISTING WELL 2 AND THE CREATED 10 FOOT WIDE WATER LINE EASEMENT IS FOR THE BENEFICIAL USE OF PARCEL 2 AND UNIT 2.
- 3 FROM FOUND MONUMENT, THE SOUTHWEST CORNER OF THE JAMES A. CLARK DONATION LAND CLAIM NUMBER 40 BEARS SOUTH 88° 13' 27" WEST 1455.19 FEET. CORNER MARKED WITH A BRASS CAP AND HAS A TOP ELEVATION OF 571.4 FEET PER ELEVATION CERTIFICATE PREPARED BY MARK HEIMBURGER, PLS # 2287, IN 2016 FOR PROPERTY OWNED BY KNIFE RIVER, ACCOUNT NUMBER R 66374.

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO ADJUST THE BOUNDARY BETWEEN PARCELS 1 AND 2 OF THAT MINOR LAND PARTITION DEFINED BY SURVEY MAP FILE NUMBER M 88-20, DOUGLAS COUNTY SURVEYORS OFFICE, THEN TO CREATE THE TWO PARCELS SHOWN FROM THE ADJUSTED UNIT 1. FIELD INVESTIGATION LOCATED THE SAID FOUND MONUMENTS AND CONDITIONS. EXTERIOR MONUMENTS FOUND OR SET PER SAID SURVEY MAP FILE NUMBER M 88-20 CONTROLLED THE SURVEY. THE CENTER OF CLARKS CREEK WAS CALCULATED USING CALLS PER SAID SURVEY M 88-20 AND FROM SURVEY MAP FILE NUMBER M 23-72. NEITHER SAID SURVEYS DEFINED THE RADIUS ALONG A PORTION OF THE WESTERLY BOUNDARY, ALONG THE RIGHT OF WAY OF CENTRAL OREGON AND PACIFIC RAILROAD AND WAS CALCULATED PER THIS SURVEY, WHICH FITS WELL.

2023-0003 A

2023-0003 A



LINE INDEX:

- 1 N 42° 10' 47" E 38.40'
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- 3 N 7° 59' 13" W 26.00'
- 4 N 52° 00' 47" E 50.00'
- 5 N 0° 00' 00" E 26.42'

LEGEND

- △ COMPUTED POINT
- FD. 5/8" IRON ROD PER M 88-20
- ⊙ FD. 3/4" IRON PIPE PER M 23-72
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391 "
- ( ) -1 RECORD AS PER M 88-20
- ( ) -2 RECORD AS PER M 23-72

MAP OF SURVEY

# LAND PARTITION WITH ADJUSTMENT OF COMMON BOUNDARY LINE SURVEY

DOUGLAS COUNTY PLANNING DEPARTMENT FILE NUMBER 22-025

LOCATED IN THE:  
SOUTHWEST QUARTER OF SECTION 1,  
TOWNSHIP 29 SOUTH, RANGE 6 WEST,  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

TOTAL NUMBER OF PARCELS: 2 ( TWO )  
WATER SUPPLY: WELLS  
SEWER DISPOSAL: SEPTIC  
ZONING: ( RR ) RURAL RESIDENTIAL  
COMP. PLAN DESIGNATION: RC2

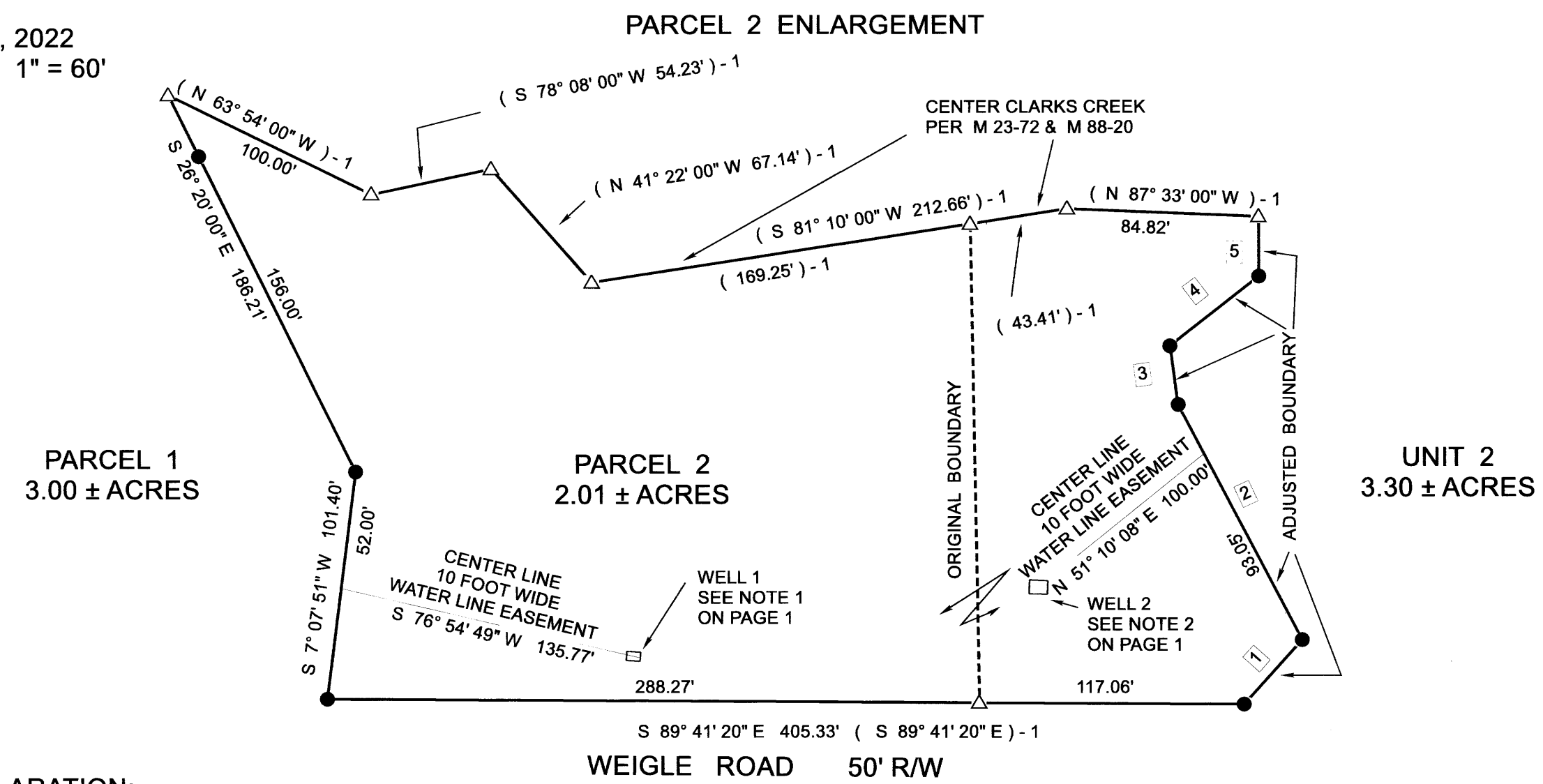
OWNER UNIT 1 AND PARCELS 1 AND 2  
ESTATE OF SARAH ELLEN FISHER  
SANDRA KREMER PERSONAL REPRESENTATIVE  
P.O. BOX 713  
MYRTLE CREEK, OREGON 97457

OWNER UNIT 2  
SANDRA KREMER  
P.O. BOX 713  
MYRTLE CREEK, OREGON 97457

PREPARED BY:  
RAYMOND F. BROWN - P.L.S # 2391  
P.O. BOX 539  
CANYONVILLE, OREGON 97417  
PHONE: 541-839-6185



DEC., 2022  
SCALE: 1" = 60'



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT I SANDRA KREMER, PERSONAL REPRESENTATIVE OF THE ESTATE OF SARAH ELLEN FISHER IS THE OWNER OF THE LANDS PRESENTED HEREON AND DID CAUSE THE LANDS TO BE PARTITIONED, PLATTED AND THE EASEMENTS SHOWN HEREON TO BE CREATED, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 97, OREGON REVISED STATUTES.

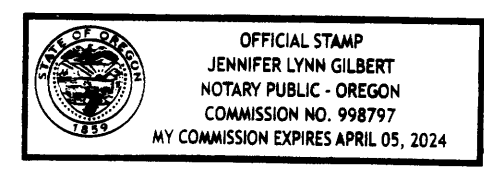
*Sandra Kremer*  
 SANDRA KREMER  
 PERSONAL REPRESENTATIVE  
 ESTATE OF SARAH FISHER  
 1-26-23  
 DATE

ACKNOWLEDGEMENT:

PERSONALLY APPEARED BEFORE ME SANDRA KREMER, PERSONAL REPRESENTATIVE OF THE ESTATE OF SARAH ELLEN FISHER AND ACKNOWLEDGED THE FOREGOING TO BE A VOLUNTARY AND FREE ACT.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS  
THE 26<sup>th</sup> DAY OF January, 2023.

*Jennifer Lynn Gilbert*  
 NOTARY PUBLIC (PRINT) (SIGN)  
 COMMISSION NUMBER 998797  
 MY COMMISSION EXPIRES April 05, 2024



APPROVALS:

*[Signature]*  
 DOUGLAS COUNTY PLANNING DEPARTMENT  
 DIRECTOR  
 1/26/2023  
 DATE

*[Signature]*  
 DOUGLAS COUNTY SURVEYOR  
 1-30-23  
 DATE

CERTIFICATION OF TAX PREPAYMENT:

I, HEREBY CERTIFY THAT ALL TAXES AND OTHER ASSESSMENTS OR OTHER CHARGES HAVE BEEN PAID.  
*[Signature]*  
 DOUGLAS COUNTY TAX COLLECTOR  
 1-30-23  
 DATE

RECORDING:

PROPERTY LINE ADJUSTMENT DEED  
RECORDED AS INSTRUMENT NUMBER 2022-018735,  
DOUGLAS COUNTY CLERK'S OFFICE

SURVEYOR'S CERTIFICATE:

I, RAYMOND F. BROWN HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED HEREON AND SAY THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE SAID LANDS

*[Signature]*  
 RAYMOND F. BROWN - P.L.S. # 2391  
 01/25/2023  
 DATE

LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED REAL PROPERTY IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 29 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

BEGINNING AT A 5/8 INCH IRON ROD THAT BEARS NORTH 88° 13' 27" EAST 1455.19 FEET FROM THE SOUTHWEST CORNER OF THE JAMES A. CLARK DONATION LAND CLAIM NUMBER 40, TOWNSHIP 29 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID 5/8 INCH IRON ROD IS ALSO LOCATED AT THE SOUTHWEST CORNER OF PARCEL 2 OF THAT MINOR LAND PARTITION DEFINED BY DOUGLAS COUNTY SURVEYOR'S OFFICE MAP FILE NUMBER M 88-20, DOUGLAS COUNTY, OREGON, AND ON THE NORTHERLY RIGHT OF WAY BOUNDARY OF WEIGLE ROAD (DOUGLAS COUNTY ROAD NUMBER 14A); THENCE ALONG SAID NORTHERLY RIGHT OF WAY BOUNDARY OF WEIGLE ROAD, SOUTH 89° 41' 20" EAST 723.00 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING, NORTH 42° 10' 47" EAST 38.40 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 27° 45' 36" WEST 117.65 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 7° 59' 13" WEST 26.00 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 52° 00' 47" EAST 50.00 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 0° 00' 00" EAST 26.42 FEET TO A POINT LOCATED IN THE CENTER OF CLARKS CREEK; THENCE ALONG SAID CENTER OF CLARKS CREEK THE FOLLOWING COURSES AND DISTANCES, NORTH 87° 33' 00" WEST 84.82 FEET, SOUTH 81° 10' 00" WEST 212.66 FEET, NORTH 41° 22' 00" WEST 67.14 FEET, SOUTH 78° 08' 00" WEST 54.23 FEET, NORTH 63° 54' 00" WEST 134.58 FEET, NORTH 6° 12' 00" EAST 67.15 FEET, NORTH 81° 21' 00" WEST 52.16 FEET, NORTH 27° 14' 00" WEST 62.00 FEET, SOUTH 63° 17' 00" WEST 58.27 FEET AND NORTH 71° 27' 00" WEST 206.64 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY BOUNDARY OF THE CENTRAL OREGON AND PACIFIC RAILROAD; THENCE LEAVING SAID CENTER OF CLARKS CREEK AND RUNNING ALONG THE SAID EASTERLY RIGHT OF WAY, SOUTH 11° 30' 00" EAST 28.80 FEET TO A 3/4 INCH IRON PIPE; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY, SOUTH 11° 30' 00" EAST 170.52 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY, ALONG THE ARC OF A 2836.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 14° 09' 29" EAST 262.93 FEET TO THE POINT OF BEGINNING.