

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

VOL 1 PAGE 2

27-6
NW of NE Sec 14
SW of NE
FVOL 1 PAGE 2

STEWART
PARK

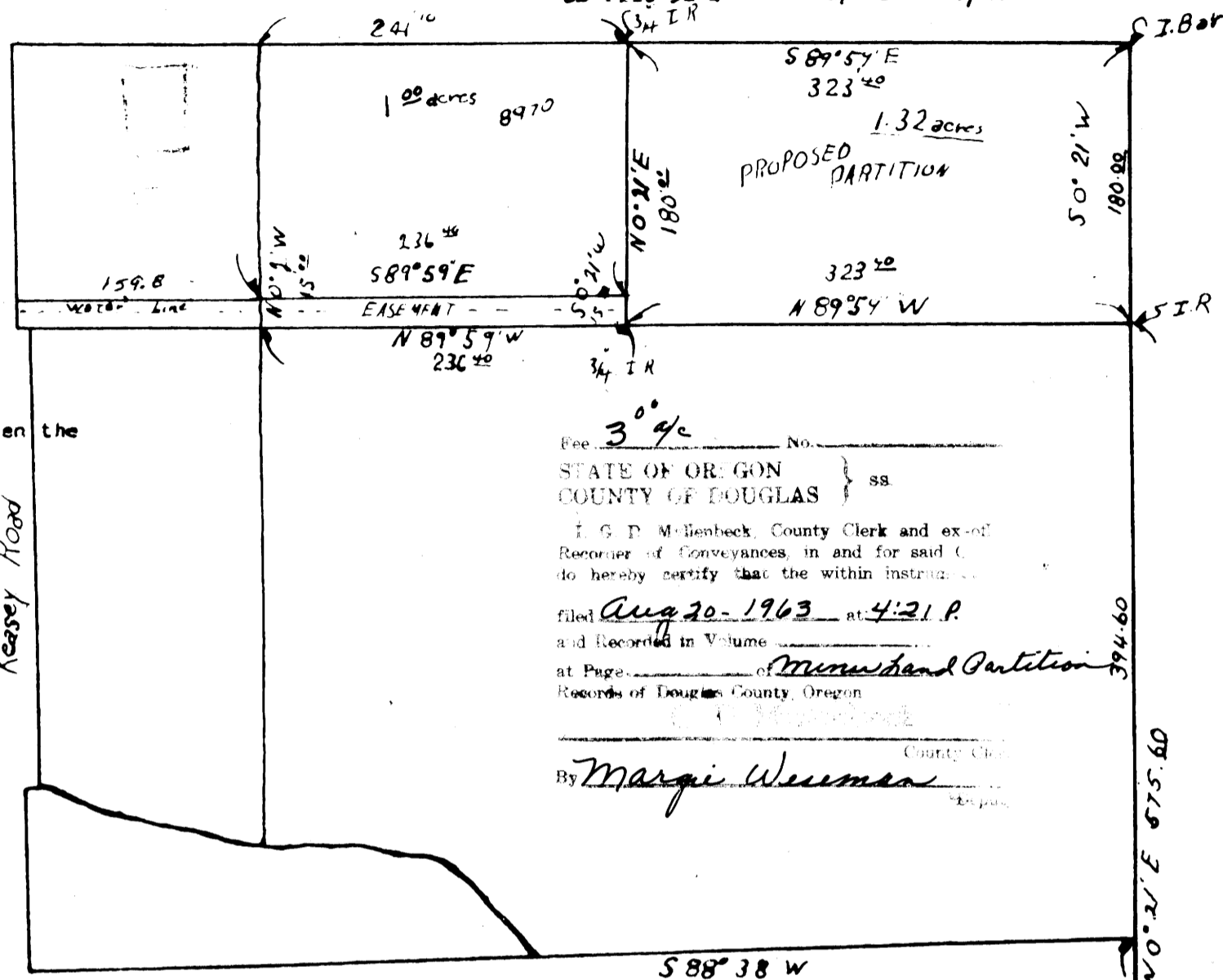
As surveyed by Percy C. Armstrong

Filed with the Douglas County Surveyor September 28, 1959

CS File 5149 Map File M45/49

Warranty Deed
Inst #267515
Vol 287 Page 435

Beginning at an iron rod on the boundary between the Donation Land Claim of John Lehnherr, DLC 52, and Isaac Jones DLC 65 from which the SW corner of the said Isaac Jones DLC 65 bears S 0° 21' West 575.6 feet; thence N 89° 59' West 719.4 feet to the iron bar on the E boundary of a public road; thence N 1° 12' West 180.0 feet along the East boundary of said public road to an iron bar, said bar being at the NW corner of the property of F.H. Appelhoff as described in the Douglas County Deed Records, Vol. 24, page 235; thence S 89° 59' East 724.3 feet to an iron bar on the boundary between the aforesaid Donation Land Claims Nos. 52 & 65; thence S 0° 21' West 180.0 feet to the place of beginning, containing 2.98 acres more or less in the John Lehnherr DLC, as described in Quitclaim Deed dated March 31, 1951, recorded in Vol. 193 Page 184 in the office of the County Clerk of Douglas County, Oregon, identified by Recorder's No. 122086, and as described in Trustee's Deed dated May 4, 1951, recorded in Vol. 193, Page 187, Deed Records of Douglas County, Oregon, identified by Recorder's No. 122087; EXCEPTING THEREFROM, HOWEVER, the following portion thereof: Beginning at a 3/4" iron rod which bears N 0° 21' E 575.6 feet from the SW Corner of the Isaac Jones DLC No. 65 Township 27 S, Range 6 West, Willamette Meridian, in Douglas County, Oregon, on the easterly boundary line of Keasey Road, thence from said beginning point E 159.8 feet along the Northerly boundary of that property described in Vol 201, Page 13 of the Douglas County, Oregon Deed Records, and parallel to and 20.0 feet from the southerly boundary of that property described in Vol. 250, Page 574, thence S 0° 02' E 180.0 feet, thence N 89° 59' W 159.6 feet to the Easterly boundary of Keasey Road, thence N 0° 05' W 180.0 feet along the easterly boundary line of Keasey Road to the place of beginning, containing 0.66 acre more or less. All in the John Lehnherr DLC No 52, Township 27 S, Range 6 West, Willamette Meridian, Douglas County, Oregon. Grantor does hereby also grant, bargain, sell and convey unto said grantee, her heirs and assigns, a non-exclusive roadway easement fifteen (15) feet in width following the southerly boundary line of the above described excepted approximate 0.66 acre parcel, subject to the following restrictions: Said roadway easement shall be used for ingress to and egress from the real property conveyed by this deed and for no other purpose and no person or party shall use or cross said easement area excepting in going to or from the real property conveyed by this deed for the sole purpose of using and occupying or visiting said real property. Further, the real property conveyed by this deed is subject to the following restriction: It shall not be used for any purpose other than for the use and occupancy of a one dwelling residence; however, said property conveyed by this deed may be divided into two or more parcels but each parcel shall be restricted to use and occupancy of a one dwelling residence and for no other purpose.



Fee No. _____
 STATE OF OREGON } ss
 COUNTY OF DOUGLAS }
 I, G. D. McEneaney, County Clerk and ex-officio Recorder of Conveyances, in and for said County do hereby certify that the within instrument was filed Aug 20 - 1963 at 4:21 P.
 and Recorded in Volume _____ at Page _____ of _____
 Records of Douglas County, Oregon
 By Margie Weisman County Clerk

PROPOSED PARTITION

Beginning at an iron rod on the boundary between the Donation Land Claim of John Lehnherr, DLC #52, and Isaac Jones DLC #65 from which the SW corner of the said Isaac Jones DLC #65 bears S 0° 21' West 575.6 feet; thence N 89° 59' W 323.4 feet to a 3/4" iron rod; thence N 0° 21' East 180.0 feet to a 3/4" iron rod; thence S 89° 59' East 323.4 feet to an iron bar on the boundary between the aforesaid Donation Land Claims Nos. 52 & 65; thence S 0° 21' West 180.0 feet to the place of beginning, containing 1.32 acres more or less in the John Lehnherr DLC as described in Quitclaim Deed dated March 31, 1951, recorded in Vol. 193, Page 184 in the office of the County Clerk of Douglas County, Oregon, identified by Recorder's No. 122086, and as described in Trustee's Deed dated May 4, 1951, recorded in Vol. 193, Page 187, Deed Records of Douglas County, Oregon, identified by Recorder's No. 122087.

Grantor does hereby also grant, bargain, sell and convey unto said grantees, their heirs and assigns, a non-exclusive roadway easement fifteen (15) feet in width following the southerly boundary line of grantors property as recorded in Vol. 287 page 435 of the Deed Records of Douglas County, Oregon, identified by Recorder's No. 267515. The easement being more particularly described as follows: Beginning on the SW corner of the above described approximate 1.32 acres parcel; thence N 89° 59' West 236.4 feet, joining a (15) fifteen foot non-exclusive easement as recorded in Vol. 287 Page 435 of the Deed Records of Douglas County, Oregon; thence N 0° 21' West 15 feet; thence S 89° 59' East 236.4 feet; thence S 0° 21' West fifteen (15) feet to the place of beginning. Said roadway easement shall be used for ingress to and egress from the real property conveyed by this deed and for no other purpose, and no person or party shall use or cross said easement area excepting in going to or from the real property conveyed by this deed for the sole purpose of using and occupying or visiting said real property. Further, the real property conveyed by this deed is subject to the following restrictions: It shall not be used for any purpose other than for use and occupancy of a one dwelling residence; however, said property conveyed by this deed may be divided into two or more parcels but each parcel shall be restricted to use and occupancy of a one dwelling residence and for no other purpose.

PROPOSED PARTITION
 N.W. ROSEBURG
 SHEET 1-1 SCALE 1"=100'
 DATE July 63
 OWNER - William D. Hill

PLANNING COMMISSION
 S. S. Sorman
 President
 Jewel Hill
 Secretary
 Date 8-7-63