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FEB 10 1978

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

MINOR LAND PARTITION
T26S R6W W.M. SEC 23
PARTITIONER & LEGAL OWNER G. C. BLANCK

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159-23B

Parcel I

Beginning at the most Southerly corner of Lot 38 of "River Bend Acres Plat A" as filed and recorded in Vol. 9 Page 14 Plat Records of Douglas County Oregon; Thence N41°39'W 249.80 feet along the Southwesterly line of said Lot 38 and 39 to a 1" Iron Pipe at the Southwesterly Corner of Lot 39; Thence S89°31'W 18.98 feet along the south line of Lot 40 of said subdivision to a 5/8" Iron Rod; Thence S36°27'W 206.48 feet along the Southeasterly line of that property described by Inst. No. 65-10704 Deed Records of Douglas County Oregon to a 5/8" Iron Rod; Thence S49°44'E 200.00 feet along the Northeasterly line of that property described by Inst. No. 65-6627 Deed Records of Douglas County Oregon, to a 1/2" Iron Pipe; Thence N54°56'E 189.44 feet to the P.O.B. containing 1.08 acres ±. Together with a 30.00 foot easement the Right (Westerly) line of which is described as follows; Beginning at a point from which the most Southerly corner of the above described Parcel bears S54°56'W 30.00 feet; *thence S54°56'W 30° ft.;* ~~which is a 1/2" Iron Pipe;~~ Thence S42°10'W 56.90 feet along the Southeasterly line of that property described in Inst. No. 65-6627 to a 1" Iron Pipe; Thence S53°13'E 30.25 feet to a 1" Iron Pipe; Thence S52°51'E along the Right (Westerly) line of a 30.00 ft. wide Easement, described in Deed Record No. 277343, to the Northerly R/W line of River Bend Road. All being in Section 23 Township 26 South Range 6 West W.M.

Parcel II

Beginning at the most Southerly Corner of Lot 38 of "River Bend Acres Plat A" as filed and recorded in Vol. 9 Page 14 Plat Records of Douglas County Oregon; Thence S54°56'W 189.44 feet to a 1/2" Iron Pipe; Thence S42°10'W 56.90 feet along the Southeasterly line of that property described in Inst. No. 65-6627 Deed Records of Douglas County, Oregon; Thence S53°13'E 30.25 feet to a 1" Iron Pipe; Thence N 43°13'E 14.85 feet to a 1" Iron Pipe, which is on the Center Line of a 30.00 foot wide Easement as Described in Deed Records No. 277343; Thence S 52°51'E 276.02 feet along the Center Line of said Easement to a 1" Iron Pipe; Thence N50°34'E 184.30 feet along the Northerly line of Lot 35 of above mentioned Subdivision to a 5/8" Iron Rod; Thence N44°23'W 290.97 feet to the P.O.B. containing 1.42 acres ±. This parcel subject to and together with a 30.00 wide Easement the Right (Westerly) line of which is described as follows; Beginning at a point from which the most Westerly corner of the above described parcel bears S54°56' W

and S42°10'W 56.90 ft.; thence S54°56'W 30° ft.;
30.00 feet ~~to a 1/2" Iron Pipe; and S42°10'W 56.90 feet along the southeasterly~~
thence S42°10'W 56.90 ft.
~~line of that property described in Inst. No. 65-6627 to a 1" Iron Pipe; Thence~~
S53°13'E 30.25 feet to a 1" Iron Pipe; Thence S52°51'E along the Right
(Westerly) line of a 30.00 foot wide Easement described in Deed Records
No. 277343 to the Northerly R/W line of River Bend Road. All being in Section
23 Township 26 South Range 6 West W.M.

Parcel III

Beginning at the most Southerly corner of Lot 38 of "River Bend Acres Plat A" as filed and recorded in Vol. 9 Page 14 Plat Records Douglas County Oregon; Thence N50°32'E 208.20 feet along the Southeasterly line of Lot 38 to a 1" Iron Pipe; Thence S41°04'E 290.17 feet along The Southwesterly line of Lot 37 of said Subdivision to a 1" Iron Pipe at the most Southerly corner thereof; Thence along the Northerly line of Lot 35 S50°34'W 161.02 feet to a 5/8" Iron Rod; Thence S47°18'E 206.02 feet to a 5/8" Iron Rod on the Northerly R/W line of River Bend Road; Thence S66°57'W 32.91 feet along said R/W line to a 5/8" Iron Rod; Thence N47°18'W 196.66 feet to a 5/8" Iron Rod; Thence N44°23'W 290.97 feet to the P.O.B. containing 1.47 acres ±. All being in Section 23 Township 26 South Range 6 West W.M.

109d 76-01953
STATE OF OREGON }
COUNTY OF DOUGLAS } ss.
I, Doris L. Wadsworth, County Clerk and ex-officio
Recorder of Deeds for said County,
do hereby certify that the within instrument was
filed _____
and Recorded in Volume *2* *101P*
at Page *160* of *Minor land*
Records of Douglas County, Oregon.
DORIS L. WADSWORTH
Margaret Seal



Bruce L. Rogers



159-23B