Bk. 5 - Pg 123

MINOR LAND PARTITION in Sec. 13, T. 30 S., R. 5 W., W.M.

for CONRAD KLOOSTER *owner & partitioner*
P.O. Box 2
Canyonville, Oregon

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

water supply well
sewage disposal subsurface septic
no. of parcels two (2)

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.

I, DORIS L. WADSWORTH, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY:

RCD SEP 11 PM 1 35

COUNTY CLERK
BY Mary L Beal Deputy
NO. FEE 3.00

DOUGLAS COUNTY OFFICIAL RECORDS

79-14500

PARCEL 1.

A PARCEL OF LAND IN SECTION 13, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, CONTAINING 3 ACRES MORE OR LESS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 227, SAID ROD BEING NORTH 89°-50'-50" WEST 1745.80 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE RUNNING NORTH 89°-50'-50" WEST 94.50 FEET TO A 1/2" IRON ROD; THENCE NORTH 89°-50'-50" WEST 120.00 FEET TO THE CENTER OF THE SOUTH UMPQUA RIVER; THENCE UPSTREAM NORTH 15°-12'-30" EAST 634.71 FEET ALONG THE CENTER OF SAID RIVER; THENCE SOUTH 73°-15'-30" EAST 126.23 FEET TO A 1/2" IRON ROD; THENCE SOUTH 73°-15'-30" EAST 99.87 FEET TO A 1/2" IRON ROD ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 227; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY APPROXIMATELY 575 FEET TO THE POINT OF BEGINNING. BEARINGS ARE ROTATED FROM PREVIOUS DEEDS TO TRUE BASIS.

PARCEL 2.

A PARCEL OF LAND IN SECTION 13, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, CONTAINING 3.5 ACRES MORE OR LESS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 227, SAID ROD ALSO BEING NORTH 81°-39'-20" WEST 1638.17 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE RUNNING NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE APPROXIMATELY 690 FEET TO THE SOUTHERLY LINE OF A PARCEL CONVEYED TO CLYDE W. AND MAXINE D. KINNEY IN INSTRUMENT NO. 70-14246, DOUGLAS COUNTY DEED RECORDS; THENCE SOUTH 61°-21'-30" EAST APPROXIMATELY 112 FEET TO A 1/2" IRON ROD AT THE SOUTHEASTERLY CORNER OF THE SAID KINNEY PARCEL; THENCE SOUTH 61°-21'-30" EAST 31.15 FEET TO A 1/2" IRON ROD; THENCE SOUTH 13°-37'-40" WEST 330.05 FEET TO A 1/2" IRON ROD; THENCE SOUTH 16°-52'-10" WEST 292.93 FEET TO A 1/2" IRON ROD; THENCE NORTH 76°-04'-00" WEST 271.50 FEET TO THE POINT OF BEGINNING. BEARINGS ARE ROTATED FROM PREVIOUS DEEDS TO TRUE BASIS.

SUBJECT TO AN ACCESS EASEMENT 25 FEET WIDE, THE NORTHERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" IRON ROD WHICH IS NORTH 57°-04'-45" WEST 1423.06 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 13, RUNNING THENCE NORTH 61°-21'-30" WEST 31.15 FEET TO A 1/2" IRON ROD AT THE SOUTHEASTERLY CORNER OF A PARCEL CONVEYED TO CLYDE W. AND MAXINE D. KINNEY IN INSTRUMENT NO. 70-14246, DOUGLAS COUNTY DEED RECORDS; THENCE NORTH 61°-21'-30" WEST ALONG THE SOUTHERLY LINE OF SAID KINNEY PROPERTY TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 227.

Approvals

Keith L. Cubic 9/4/79
Planning Commission

Francis L. Ingram 9-11-79
County Surveyor

UMPQUA SURVEYING COMPANY
MYRTLE CREEK

FILED ✓
RECEIVED JHH
SEP 11 1979
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

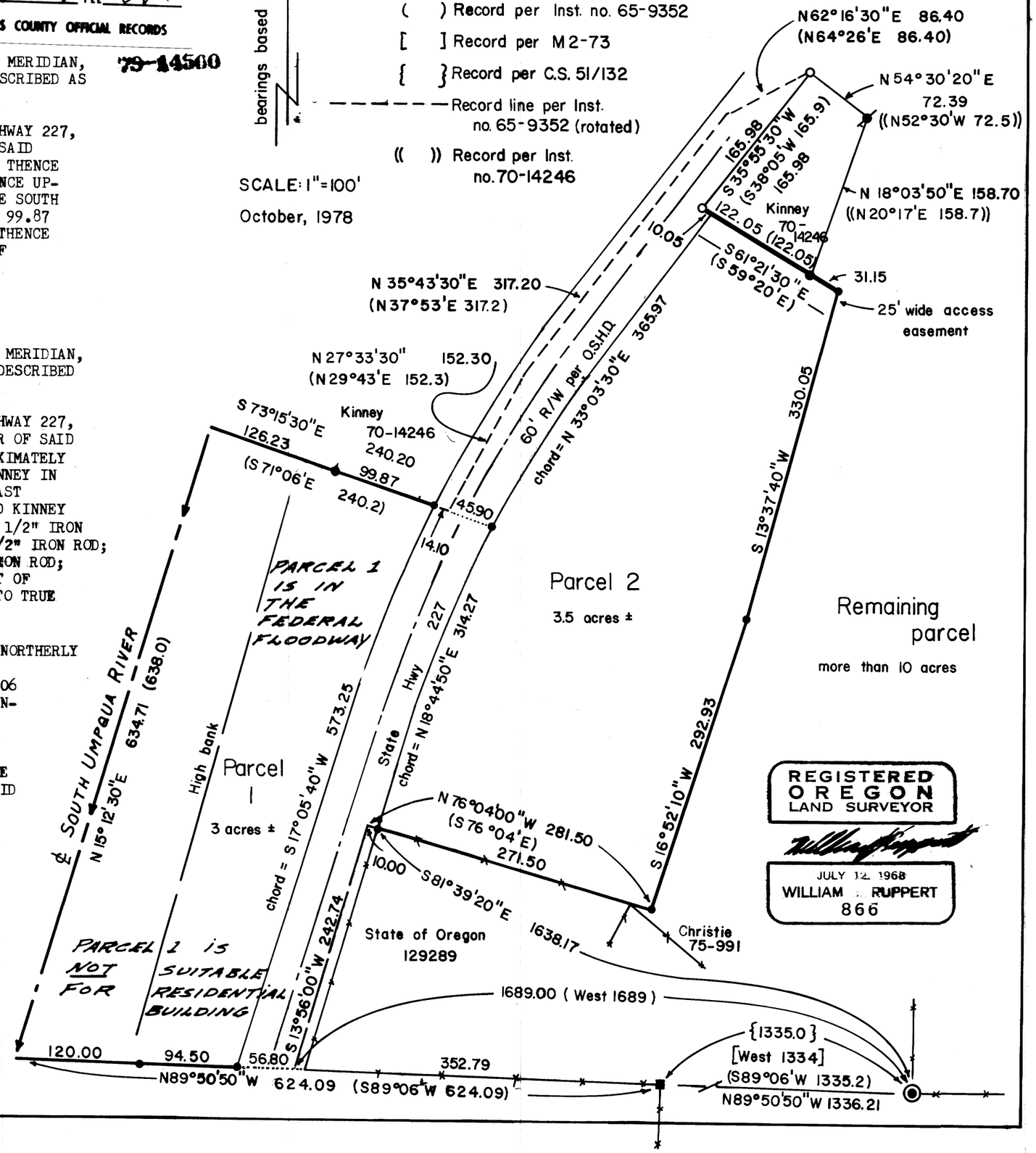
LEGEND:

- o Found 3/4" pipe per instr. no. 70-14246
- Found 1/2" rod
- ◉ Found 1" rod per renewal by J. Byron in 1962 (no. 169) also fd. 36" Oak B.T. stump, S 86°31'W 121.8
- ■ Found concrete fence corner post claimed to be at Interior corner D.L.C. 55 by adjacent owner David Christie.
- ● Set 1/2" rod
- ( ) Record per Inst. no. 65-9352
- [ ] Record per M 2-73
- { } Record per C.S. 51/132
- ——— Record line per Inst. no. 65-9352 (rotated)
- (( )) Record per Inst. no. 70-14246

bearings based upon solar observation

SCALE: 1"=100'

October, 1978



REGISTERED OREGON LAND SURVEYOR
JULY 12, 1968
WILLIAM J. RUPPERT
866

MAP FILE M-78-71

MAP FILE M-78-71