

**LEGAL DESCRIPTION**

(PER PRELIMINARY TITLE REPORT ORDER NO. 89255 BY PIONEER TITLE COMPANY, PENDLETON OREGON, DATED NOVEMBER 25, 2011. 541-276-5114)

THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 35 EAST, OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON;

EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO NORBERT KUNZEL, ETUX, BY DEED RECORDED MARCH 24, 1972 IN BOOK 320, PAGE 41, DEED RECORDS;

ALSO EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO MICHAEL W. MONROE COMPANY ETAL, BY DEED RECORDED ON DECEMBER 23, 1975 IN BOOK 353, PAGE 332, DEED RECORDS;

ALSO EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO EUGENE I. LUISI LIVING TRUST AND DESCRIBED AS "TRACT 1" IN DEED RECORDED ON JANUARY 8, 1992 IN MICROFILM REEL 214, PAGE 1582, OFFICE OF UMATILLA COUNTY RECORDS;

ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD, LANE AND HIGHWAY RIGHTS-OF-WAYS.

**SUBJECT TO:**

(#) DENOTES ITEM NO. IN TITLE REPORT SCHEDULE)

② EASEMENT FOR ACCESS TO MAINTAIN OR REPAIR AN EXISTING PIPELINE AND JET PUMP, INCLUDING THE TERMS AND PROVISIONS THEREOF, DISCLOSED BY DEED, (AS SHOWN ON DRAWING)  
GRANTOR : FIRST NATIONAL BANK OF OREGON, TRUSTEE OF THE EDWARD F. ARNOLD TRUST  
GRANTEE : DANIEL G. MATTHLWS, ETAL  
RECORDED: FEBRUARY 22, 1971, BOOK 311, PAGE 292, DEED RECORDS.

③ EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, (UNABLE TO PLOT, BLANKET EASEMENT)  
GRANTEE : PACIFIC POWER & LIGHT COMPANY  
RECORDED: DECEMBER 15, 1971, BOOK 318, PAGE 241, DEED RECORDS.

④ EASEMENT FOR INGRESS AND EGRESS AS DISCLOSED IN DEED, (AS SHOWN ON DRAWING)  
GRANTOR : CHARLES F. GRIGG AND JUDITH GRIGG  
GRANTEE : GRIGG'S STATELINE BUILDING, INC.  
RECORDED: FEBRUARY 22, 1973, BOOK 326, PAGE 425, DEED RECORDS.

⑤ ACCESS RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, DISCLOSED IN AGREEMENT, (CENTERLINE STATION AND WIDTH SHOWN ON DRAWING)  
GRANTOR : CHARLES F. GRIGG, ETUX  
GRANTEE : STATE OF OREGON, BY AND THROUGH IT'S DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION  
RECORDED: SEPTEMBER 5, 1973, BOOK 331, PAGE 180, DEED RECORDS.

⑥ RIGHTS TO INSTALL AND MAINTAIN A SEPTIC TANK DRAINFIELD, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN DEED, (AS SHOWN ON DRAWING)  
GRANTOR : CHARLES F. GRIGG, ETUX  
GRANTEE : MICHAEL W. MONROE COMPANY, ETAL  
RECORDED: DECEMBER 23, 1975, BOOK 353, PAGE 332, DEED RECORDS.

⑦ CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN DEED, (IMPROVEMENT RESTRICTIONS, AS SHOWN ON DRAWING)  
GRANTOR : CHARLES F. GRIGG, ETUX  
GRANTEE : MICHAEL W. MONROE COMPANY, ETAL  
RECORDED: DECEMBER 23, 1975, BOOK 353, PAGE 332, DEED RECORDS.

⑧ EASEMENT, RIGHT-OF-WAY AND WATER SUPPLY AND MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, (AS SHOWN ON DRAWING)  
FIRST PARTY : GRIGG'S STATELINE BUILDING, INC.  
SECOND PARTY : MICHAEL W. MONROE COMPANY, ETAL  
RECORDED : DECEMBER 23, 1975, BOOK 353, PAGE 335, DEED RECORDS.

⑨ EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, (AS SHOWN ON DRAWING)  
GRANTEE : PACIFIC POWER & LIGHT COMPANY  
RECORDED: FEBRUARY 27, 1978, MICROFILM REEL 29, PAGE 1820, OFFICE OF UMATILLA COUNTY RECORDS.

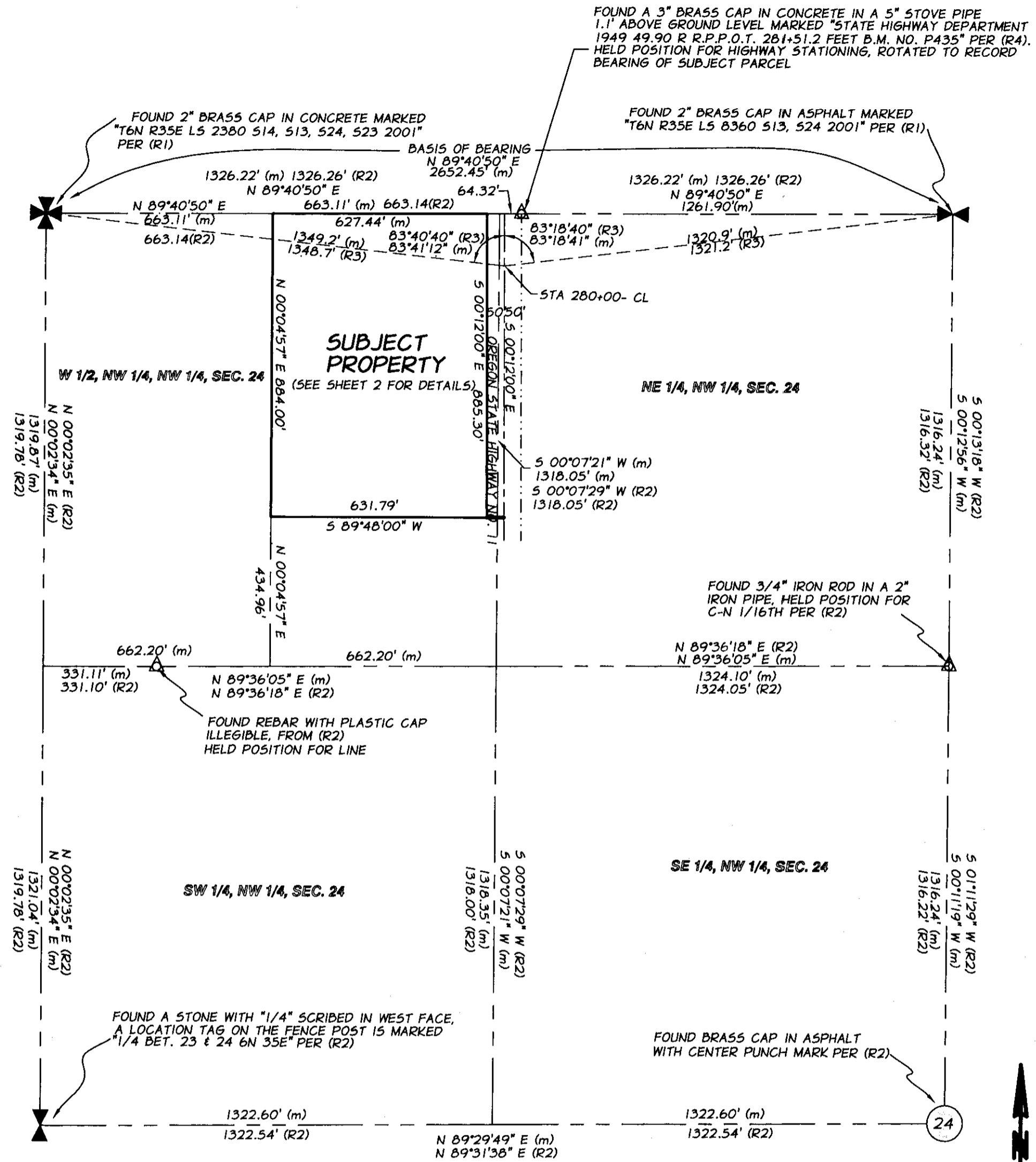
⑩ EASEMENT FOR A SEWAGE DISPOSAL SYSTEM, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN AGREEMENT. (AS SHOWN ON DRAWING)  
FIRST PARTY : JUDITH A. GRIGG  
SECOND PARTY : JUDITH A. GRIGG  
RECORDED : APRIL 28 1994, . MICROFILM REEL 252, PAGE 1546, OFFICE OF UMATILLA COUNTY RECORDS.

⑪ DEED OF TRUST, INCLUDING THE TERMS AND PROVISIONS THEREOF, GIVEN TO SECURE PERFORMANCE AS DISCLOSED IN AGREEMENT DATED DECEMBER 1, 1993, WITH INTEREST THEREON.  
GRANTOR : GRIGG STATELINE BUILDINGS, INCORPORATED  
TRUSTEE : JERRY BIRD, ESQ.  
BENEFICIARY : BARBARA TOUCHETTE  
DATED : DECEMBER 1, 1993  
RECORDED : DECEMBER 15, 1993, MICROFILM REEL 245, PAGE 1015, INSTRUMENT NO. 1993-189029, OFFICE OF UMATILLA COUNTY RECORDS.

ASSIGNMENT OF BENEFICIARY'S INTEREST,  
ASSIGNEE : TOUCHETTE FAMILY TRUST, DECEDENTS TRUST I  
RECORDED: FEBRUARY 6, 1995, MICROFILM REEL 266, PAGE 1024, INSTRUMENT NO. 1995-203160, OFFICE OF UMATILLA COUNTY RECORDS.

⑫ UNRECORDED LEASE, INCLUDING THE TERMS AND PROVISIONS THEREOF, DISCLOSED BY MEMORANDUM, (AS SHOWN ON DRAWING)  
LESSOR : JUDITH A. GRIGG  
LESSEE : WILCOX FURNITURE AND APPLIANCES, INC.  
DATED : MAY 10, 1989  
MODIFICATION: SEPTEMBER 17, 2002, INSTRUMENT NO. 2002-4200373 AND  
MODIFICATION: OCTOBER 8, 2007, INSTRUMENT NO. 2007-5260595, OFFICE OF UMATILLA COUNTY RECORDS.

⑬ LEASE, INCLUDING THE TERMS AND PROVISIONS THEREOF, DISCLOSED BY MEMORANDUM, (UNABLE TO PLOT ON DRAWING)  
LESSOR : JUDITH A. GRIGG  
LESSEE : WILCOX FURNITURE AND APPLIANCES, INC.  
DATED : OCTOBER 1, 1996  
RECORDED : MARCH 17, 1997, MICROFILM REEL 306, PAGE 1814, INSTRUMENT NO. 1997-229083,  
MODIFICATION: SEPTEMBER 17, 2002, INSTRUMENT NO. 2002-4200372 AND  
MODIFICATION: OCTOBER 8, 2007, INSTRUMENT NO. 2007-5260594, OFFICE OF UMATILLA COUNTY RECORDS.



NW 1/4, SEC. 24, T. 6 N., R. 35 E., W.M.

**REFERENCES**

SEE SHEET 2

**SURVEY NARRATIVE**

SEE SHEET 2

**LEGEND**

- ▲ INDICATES A FOUND MONUMENT AS DESCRIBED ON DRAWING
- SET 5/8" BY 30" REBAR WITH 1/2" ALUMINUM CAP STAMPED "APA OR 73254 WA 30425"
- (m) INDICATES MEASURED/CALCULATED DIMENSION
- INDICATES PARCEL BOUNDARY LINE
- - - INDICATES SECTION OR SUBDIVISIONAL LINE
- - - - - INDICATES HIGHWAY RIGHT OF WAY LINE
- - - - - INDICATES HIGHWAY CENTERLINE
- - - - - INDICATES HIGHWAY TIE LINE PER ROW MAP 9B-08-20
- - - - - INDICATES ADJACENT/INTERIOR BOUNDARY LINE

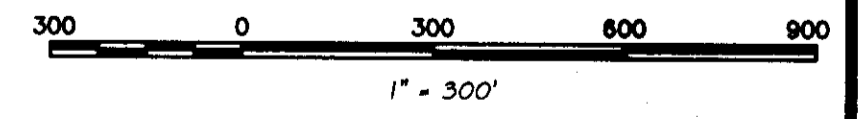
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON, JULY 15, 2003  
THOMAS E. BATTEY  
73254 LS

RENEWS 12/31/13  
DATED: 4/25/2012

NO.: 12-06-1-B  
Recd By: J. O. [Signature]  
Date: 5/7/2012  
Umatilla County Surveyor

RECEIVED BY



**MAP OF SURVEY RANCH & HOME STORE MILTON-FREEWATER NW 1/4, SEC. 24, T. 6 N., R. 35 E. W.M. UMATILLA COUNTY, OREGON**

RANCH & HOME, 85342 HIGHWAY 11, MILTON-FREEWATER, OREGON 97862

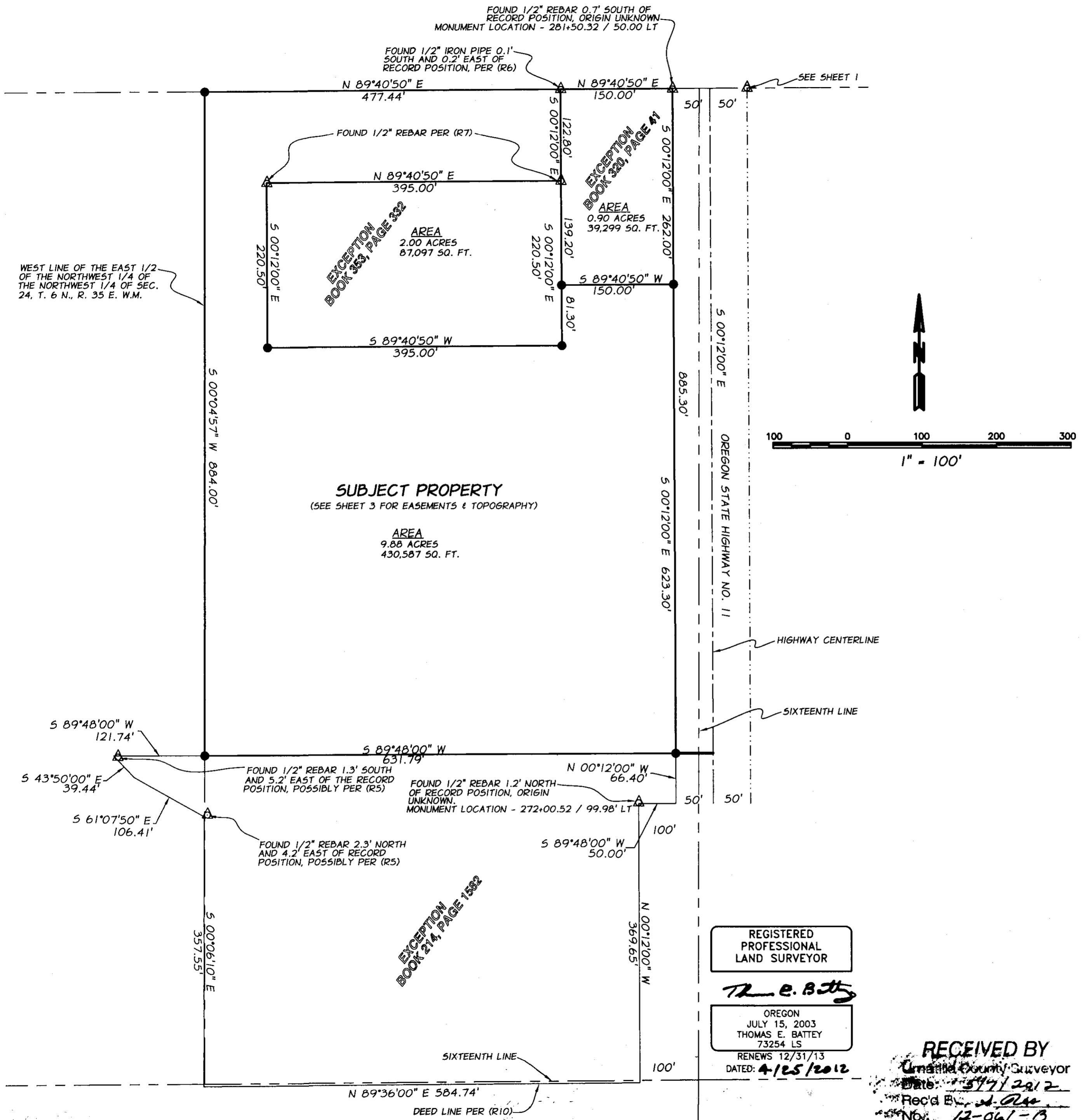
SCALE: 1"=300'

DATE: APR. 20, 2012

JOB NO. 7521-157

**Anderson Perry Associates, Inc.**  
ENGINEERING SURVEYING NATURAL RESOURCES  
1801 N. FIR STREET, LA GRANDE, OR., 97860

SHEET **1/3**



**SURVEY NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO COMPLETE A BOUNDARY SURVEY OF 3 PARCELS OF LAND FOR GEORGE DRESS, OWNER OF RANCH AND HOME. THE LEGAL DESCRIPTION WAS INCLUDED IN A PRELIMINARY TITLE REPORT PREPARED BY PIONEER TITLE AND IS REFERENCED HEREIN. RECORD BEARINGS AND DISTANCES WERE HELD FOR THE NORTH, EAST, AND SOUTH LINES AND FOR THE INTERIOR LINES OF THE DEED EXCEPTIONS PER (R8), (R9), AND (R10). THE WEST PROPERTY LINE WAS ESTABLISHED BY SUBDIVIDING THE NORTHWEST ONE-QUARTER BASED UPON FIELD MEASUREMENTS AND INFORMATION OBTAINED FROM MAP OF SURVEY 04-40-A BY VICTOR MCLIND. THE EAST LINE OF THE SUBJECT PROPERTY, PER (R8), (R9), AND (R10), WAS HELD AS THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 11A. THIS LINE WAS OFFSET 50 FEET TO THE EAST TO PRODUCE A CENTERLINE FOR SAID STATE HIGHWAY. THIS CENTERLINE LOCATION FIT WELL WITH THE ALIGNMENT AS SHOWN ON STATE HIGHWAY LOCATION MAP 9B-08-20. A STATE HIGHWAY MONUMENT ON THE EAST SIDE OF THE RIGHT-OF-WAY AT THE NORTH LINE OF THE SECTION WAS HELD FOR ESTABLISHING STATIONING. TIES FROM CENTERLINE STATION 280+00 TO THE SECTION CORNERS ALSO FIT WELL AS SHOWN ON PAGE 1 OF THE SURVEY. 2 OTHER MONUMENTS FOUND WERE AT 50.00 FEET LEFT AND 99.98 FEET LEFT OF CENTERLINE ALIGNMENT. THIS SURVEY WAS ACCOMPLISHED USING A TRIMBLE 5600 ROBOTIC TOTAL STATION WITH A STANDARD DEVIATION OF 0'00'03" IN ANGULAR ERROR AND 0.01ft + 3ppm IN DISTANCE MEASUREMENT AND TOPCON HIPER L1/L2 RTK GPS RECEIVERS WITH A STANDARD DEVIATION OF 0.1 cm + 1.0 ppm.

**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED UPON A MEASURED LINE BETWEEN MONUMENTS AT THE NORTHWEST CORNER AND THE NORTH ONE-QUARTER CORNER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 35 EAST, W.M. SAID BEARING BEING N 89° 40' 50" E, AS CALLED FOR ON (R2), (R6), (R7), (R8), (R9), (R10), (R11), AND (R12).

**SURVEY NOTES**

1. BEARINGS AND DISTANCES SHOWN ARE RECORD PER (R8), (R9) AND (R10) UNLESS OTHERWISE NOTED.
2. RECORD AND MEASURED DIMENSIONS ARE IDENTICAL UNLESS OTHERWISE NOTED.

**REFERENCES**

- (R1) - SURVEY 03-023-C
- (R2) - SURVEY 04-040-A
- (R3) - STATE HIGHWAY MAP 9B-08-20
- (R4) - PARTITION PLAT 2007-39
- (R5) - SURVEY J-36-B
- (R6) - SURVEY H-049-AXO
- (R7) - SURVEY J-122-A
- (R8) - WARRANTY DEED RECORDED MARCH 24, 1972 IN BOOK 320, PAGE 41, UMATILLA COUNTY DEED RECORDS
- (R9) - WARRANTY DEED RECORDED ON DECEMBER 23, 1975 IN BOOK 353, PAGE 332, UMATILLA COUNTY DEED RECORDS
- (R10) - STATUTORY BARGAIN AND SALE DEED RECORDED ON JANUARY 8, 1992 IN MICROFILM REEL 214, PAGE 1582, OFFICE OF UMATILLA COUNTY RECORDS;
- (R11) - SURVEY 03-108-A
- (R12) - SURVEY Q-830-A

**LEGEND**

- △ INDICATES A FOUND MONUMENT AS DESCRIBED ON DRAWING
- SET 5/8" BY 30" REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "APA OR 73254 WA 30425"
- INDICATES PARCEL BOUNDARY LINE.
- - - INDICATES SECTION OR SUBDIVISIONAL LINE
- · - · - INDICATES HIGHWAY RIGHT OF WAY LINE.
- - - - - INDICATES HIGHWAY CENTERLINE.
- · - - - INDICATES EASEMENT LINE.
- - - - - INDICATES ADJACENT/INTERIOR BOUNDARY LINE.

REGISTERED PROFESSIONAL LAND SURVEYOR

*Thomas E. Battey*  
 OREGON  
 JULY 15, 2003  
 THOMAS E. BATTEY  
 73254 LS

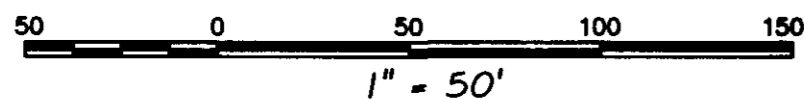
RENEWS 12/31/13  
 DATED: 4/25/2012

RECEIVED BY  
 Umatilla County Surveyor  
 Date: 5/7/2012  
 Rec'd By: J. [Signature]  
 No. 12-061-B

<b>MAP OF SURVEY          RANCH &amp; HOME STORE          MILTON-FREEWATER          NW 1/4, SEC. 24, T. 6 N., R. 35 E. W.M.          UMATILLA COUNTY, OREGON</b>		
RANCH & HOME, 85342 HIGHWAY 11, MILTON-FREEWATER, OREGON 97862		
SCALE: 1" = 100'		SHEET
DATE: APR. 20, 2012		2/3
JOB NO. 7521-157	ENGINEERING SURVEYING NATURAL RESOURCES 1901 N. FIR STREET, LA GRANDE, OR., 97850	

5 00°04'57" W 884.00'

# FOR EASEMENT NOTES SEE LEGAL DESCRIPTION ON SHEET 1



SEPTIC TANK

UTILITY VAULT

WATER TANK  
WOOD BUILDING  
10.00'

FIRE EASEMENT

5 89°40'50" W 16.00'

5 89°40'50" W 10.00'

5 00°12'00" E 220.50'

N 89°40'50" E 16.00'

N 00°12'00" W 122.80'

N 89°40'50" E 10.00'

351.23'

5 89°48'00" W 631.79'

1-STORY BUILDING

WELL

1-STORY BUILDING

1-STORY BUILDING

RANCH & HOME STORE  
1-STORY BUILDING

POWER LINE EASEMENT

N 89°40'50" E 395.00'

5 89°40'50" W 477.44'

355.00'

GRASS

N 08°03'27" W 347.35'

10.00'

ASPHALT

UTILITY VAULT

UTILITY BUILDING

N 00°00'00" E 10.00'

MAY 1989 LEASE AREA

N 89°48'00" E 325.00'

ASPHALT

5 00°12'00" E 52.00'

110.56'

N 00°12'00" W 13.30'

N 89°48'00" E 20.00'

5 00°12'00" E 172.00'

5 00°12'00" E 220.50'

STORM DRAIN DRYWELL

N 00°12'00" W 122.80'

INGRESS, EGRESS, UTILITY EASEMENT

170.00'

INGRESS, EGRESS EASEMENT

5 89°48'00" W 170.00'

5 89°48'00" W 170.00'

INGRESS, EGRESS EASEMENT

GRASS & TREES

IMPROVEMENT RESTRICTIONS AREA

BULL PEN

GRAVEL

5 89°40'50" W 150.00'

INGRESS, EGRESS, UTILITY EASEMENT

NO TOPOGRAPHIC FEATURES LOCATED ON THIS PARCEL

5 89°40'50" W 150.00'

272+65.71  
50.00' LEFT

272+95

52.00'

283.00'

274+62

35.00'

5 00°12'00" E 623.30'

276+25

50'

N 00°12'00" W 172.00'

277+50

35.00'

278+75

5 00°12'50" E 262.00'

**LEGEND**

- △ SEE POINT DESCRIPTIONS ON SHEET 2
- SET 5/8" BY 30" REBAR WITH 1/2" ALUMINUM CAP STAMPED "APA OR 73254 WA 30425"
- INDICATES PARCEL BOUNDARY LINE
- - - INDICATES SECTION OR SUBDIVISIONAL LINE
- · - · - INDICATES PARCEL LEASE LINE
- · - · - INDICATES EDGE OF ASPHALT
- · - · - INDICATES EASEMENT LINE
- · - · - INDICATES ADJACENT/INTERIOR BOUNDARY LINE
- · - · - INDICATES CHAINLINK FENCE
- · - · - INDICATES EDGE OF GRAVEL

**LEGEND (CONTINUED)**

- INDICATES UTILITY POLE
- INDICATES GUY WIRE ANCHOR
- INDICATES FIRE HYDRANT
- ⊗ INDICATES WATER METER
- INDICATES TELEPHONE RISER
- ⊠ INDICATES ELECTRICAL RISER
- ⊙ INDICATES ELECTRIC METER

OREGON STATE HIGHWAY NO. 11  
(SEE SHEET 2 FOR HIGHWAY STATIONING TIES)

REGISTERED PROFESSIONAL LAND SURVEYOR

*Thomas E. Battey*

OREGON  
JULY 15, 2003  
THOMAS E. BATTEY  
73254 LS  
RENEWS 12/31/13  
DATED: 4/25/2012

RECEIVED BY

Umatilla County Surveyor

Date: 5/7/2012

Rec'd By: *S. P...*

No.: 12-661-3

**MAP OF SURVEY**  
**RANCH & HOME STORE**  
**MILTON-FREEWATER**  
**NW 1/4, SEC. 24, T. 6 N., R. 35 E. W.M.**  
**UMATILLA COUNTY, OREGON**

RANCH & HOME, 85342 HIGHWAY 11, MILTON-FREEWATER, OREGON 97862

SCALE: 1" = 50'

DATE: APR. 20, 2012

JOB NO. 7521-157

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SHEET 3/3