



Wasco County Planning Department
 "Service, Sustainability & Solutions"
 2705 East Second St. • The Dalles, OR 97058
 (541) 506-2560 • wcp@co.wasco.or.us
 www.co.wasco.or.us/planning

LAND USE APPLICATION

FILE NUMBER: PLAPAR-16-11-0008
 FEE: \$2050 check
6008

Date Received: 11/9/16 Planner Initials: DB Date Complete: _____ Planner Initials: _____

APPLICANT INFORMATION

Name: Ritchie Wallace
 Address: P.O. Box 524
 City/State/Zip: Dufur, Oregon 97021
 Phone: (541) 993-7000
 Email: wallacebrothers@hotmail.com

OWNER INFORMATION

Name: See Attached List
 Address: _____
 City/State/Zip: _____
 Phone: _____
 Email: _____

PROPERTY INFORMATION

| Township/Range/Section/Tax Lot(s) | Acct # | Acres | Zoning |
|-----------------------------------|--------|-------|--------|
| See Attached List | | | |
| | | | |
| | | | |
| | | | |

The subject properties are the core area of the Town of Boyd and the Miller Ranch Company
 Property address (or location): ownership lying between U.S. Highway 197 and Boyd Loop County Road.

Zoning Designation: A-1(160) EFU Environmental Protection District: EPD 1

Proposed Use: Agricultural and residential Permitted Subject to Section: Chapter 21

Water source: Private on-site wells Sewage disposal method: Private on-site disposal systems

Name of road providing access: U.S. Highway 197 and Boyd Loop County Road

Current use of property: Agricultural, vacant, residential Use of surrounding properties: Primarily ag, some residential
Both Miller Ranch Company and Wallace own nearby

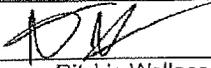
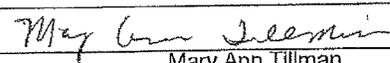
Do you own neighboring property? NO YES (description) properties.

DETAILED PROJECT DESCRIPTION (proposed use, structures, dimensions, etc.): This project combines multiple lots and vacated streets within the Plat of Boyd into larger parcels and conforms the property line between the Miller Ranch Company and the Plat of Boyd properties to a long standing fence line that has historically represented the use line between the adjoining ownerships. The net change to the Miller Ranch ownership is very minor. Following the replat and adjustment of the property to the long standing fence line, the Miller Ranch ownership decreases by approximately 6,000 square feet in an approximately 989 acre property. Lots 1-9 in the replat represent combining approximately 35 original Plat of Boyd 50 foot by 100 foot subdivision lots, along with adjoining vacated streets and alleys, into properties more able to comply with development standards. Lot 10 represents an adjustment to the existing long standing fence line and represents a slight increase in size to existing Tax Lot 1600.

Additional description/maps/pictures attached

LEGAL PARCEL STATUS SEE ATTACHED LIST.
 Partition, Subdivision, OR
 Most Recent Pre-9/4/1974 Deed #: _____ Date Filed: _____
 Current Deed #: _____ Date Filed: _____

The deed and a map showing the property described in the deed(s) must accompany this application.

SIGNATURES
 Applicant(s):  Date: 11/3/16
 Ritchie Wallace
 Date: _____
 Property Owner(s): _____ Date: _____
 Miller Ranch Company, Charley Miller, President
 Date: _____
 Date: 8 Nov 2016
 Kenneth Tillman
 Date: _____
 Date: 11/8/16
 Marv Ann Tillman
 Date: _____

PLEASE NOTE: Before this application will be processed, you must supply all requested information and forms, and address all listed or referenced criteria. Pursuant to ORS 215.428, this office will review the application for completeness and notify Applicant of any deficiencies within 30 days of submission. By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

ALL LAND USE APPLICATIONS MUST INCLUDE:

- Application Fee -- Cash or Check (credit cards now accepted with additional fee)
- Site Plan
- Elevation Drawing
- Fire Safety Self-Certification
- Other applicable information/application(s):
 - _____
 - _____
 - _____

APPLICATIONS FOR PROPERTIES IN THE NATIONAL SCENIC AREA MUST ALSO INCLUDE:

- Scenic Area Application/Expedited Review
- Color and Material Samples
- Landscaping Plan
- Grading Plan
- Other applicable information/application(s):
 - _____
 - _____

SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT

Legal Parcel

Deed/Land Use Action: _____

NO YES

Previous Map and Tax Lot: _____

Past Land Use Actions: If yes, list file #(s) _____

NO YES

Subject to previous conditions?

NO YES

Assessor Property Class: _____

Zoning: _____

Environmental Protection Districts – List applicable EPDs:

EPD # _____

EPD # _____

EPD # _____

EPD # _____

Water Resources

Are there bodies of water on property or adjacent properties?

NO YES

Describe: _____

Fish bearing (100/50 ft buffer) Non fish bearing (50 ft buffer) Not identified (25 ft buffer)

Irrigation ditch (50 ft buffer)

Access:

County or ODOT approach permit on file? NO YES, # _____

Address:

Address exists and has been verified to be correct?

NO YES

Address needs to be assigned after approval?

NO YES

Fire District: _____

Fees (List Review Type and Cost): _____

**LAND USE APPLICATION ATTACHMENT
WALLACE/TILLMAN/MILLER RANCH**

OWNER INFORMATION

Tax Lots 01S-14E-17B 100 and 800

Ritchie Wallace
P.O. Box 524
Dufur, Oregon 97021

Tax Lots 01S-14E-17B 600, 700, 900, and 1600

Kenneth and Mary Ann Tillman
93544 Highway 140 West
Lakeview, Oregon 97630
PH: (541) 947-4495

**Tax Lots 01S-14E-7 100; 01S-14E-17 300; 01S-14E-18 100;
04S-14E-19B 100; and 01S-13E-13 100**

Charley Miller, President
Miller Ranch Company
110 Northeast Greenwood Avenue
Bend, Oregon 97701
PH: (541) 382-2022
Email: charley@mlumber.com

PROPERTY INFORMATION

| Township/Range/Section/Tax Lot(s) | Acct # | Acres | Zoning |
|--|---------------|--------------|---------------|
| 01S-14E-17B 100 | 9978 | 0.92 | A-1(160) EFU |
| 01S-14E-17B 600 | 9982 | 1.13 | A-1(160) EFU |
| 01S-14E-17B 700 | 9983 | 1.46 | A-1(160) EFU |
| 01S-14E-17B 800 | 9984 | 1.44 | A-1(160) EFU |
| 01S-14E-17B 900 | 9985 | 0.32 | A-1(160) EFU |
| 01S-14E-17B 1600 | 9988 | 0.29 | A-1(160) EFU |
| 01S-14E-17 300 | 9961 | 169.58 | A-1(160) EFU |
| 01S-14E-18 100 | 9994 | 611.46 | A-1(160) EFU |
| 01S-14E-7 100 | 9976 | 206.40 | A-1(160) EFU |
| 01S-14E-19B 100 | 9995 | 142.51 | A-1(160) EFU |
| 01S-13E-13 100 | 9864 | 419.92 | A-1(160) EFU |

*Tax Lots 01S-14E-7 100; 01S-13E-13 100; and 01S-14E-18 100 are portions of the actual tax lot only. The tax lot areas do not align with the replat areas.

LEGAL PARCEL STATUS

Miller Ranch

Partition, Subdivision, or

Most Recent Pre-9/4/74 Deed: Minor Partition 87-0022 *Date Filed:* December 31, 1987

Current Deed: Book 138, Page 389 *Date Filed:* December 1, 1958

Wallace Ownership

Partition, Subdivision, or

Most Recent Pre-9/4/74 Deed: Plat of Boyd *Date Filed:* August 16, 1895

Current Deed: Document 2016-000017 *Date Filed:* January 4, 2016
Document 2005-004440 *Date Filed:* September 1, 2005

Tillman Ownership

Plat of Boyd

Partition, Subdivision, or

Most Recent Pre-9/4/74 Deed: Plat of Boyd *Date Filed:* August 16, 1895

Current Deed: Document 84-2383 *Date Filed:* June 7, 1984

Tax Lot 01S-14E-17B 1600

Partition, Subdivision, or

Most Recent Pre-9/4/74 Deed: Book 145, Page 369 *Date Filed:* February 28, 1962

Current Deed: Document 84-2383 *Date Filed:* June 7, 1984

PROPERTY LINE ADJUSTMENT / REPLAT

SIZE & WIDTH REQUIREMENTS

Zone: A-1 (160) EFU Minimum Property Size: 160 acres Width: Not specified Depth: Not specified

| | Parcel #1 | Parcel #2 | *Parcel #3 | *Parcel #4 |
|-----------------|-----------|-----------|------------|------------|
| Map & TL Number | SEE | ATTACHED | SHEET. | |
| Existing Size | | | | |
| Proposed Size | | | | |
| Existing Width | | | | |
| Proposed Width | | | | |
| Existing Depth | | | | |
| Proposed Depth | | | | |

Complies with required size, depth, and width? NO YES *Only a replat can involve more than two properties.

APPROVAL STANDARDS:

- Will the proposed property line adjustment (PLA)/replat (REP) result in a new tax lot? NO YES
 The proposed replat will result in the creation of new tax lot designations. However, the result of the replat will be a net reduction in number of existing legal lots of record.
- Will the proposal render any property unusable, or will the usefulness, utility or viability of the property be reduced from the designated purpose statement of the zoning district in which the property is located? NO YES
By combining multiple subdivision lots, blocks, and vacated streets from within the platted Town of Boyd, the replat will increase the usefulness, utility, viability of the properties, and compatibility with the zone.

- If the property presently conforms to the property size requirements of the zoning district, will it continue to conform after the PLA/REP? NO YES
- If the property presently does not conform to the property size requirements of the zoning district, will the PLA/REP result in greater nonconformity? NO YES. If YES, explain how approving the request serves the public interest:
By combining multiple subdivision lots, blocks, and vacated streets within the platted Town of Boyd and conforming the property lines to a long standing fence line, the properties achieve greater conformity.

(Attach documentation as needed)

5. Will the adjusted property lines cross zoning district boundaries? NO YES

If YES, will the PLA/REP increase the number of parcels or lots which could potentially be created based on the minimum parcel size of the applicable zoning district? NO YES

Describe any increase in the number of properties that potentially could be created:

6. Will the proposed PLA/REP cause existing development to violate the property development standards (setbacks, etc.) for the zone or force some other violation of this ordinance? NO YES

7. Will the proposed PLA/REP physically relocate any parcels to new locations beyond an existing common boundary line or require the creation of a private or public road? NO YES, explain:

PRELIMINARY PLAT REQUIREMENTS

1. Preliminary Plat Map: A preliminary plat map has been submitted which includes all applicable information listed below (per Section 21.100.A of the Ordinance).

Check all items that are indicated on your submitted site plan.

- Vicinity map of such scale to clearly locate the proposed partitioning in relation to adjacent subdivisions, partitions, roadways and other land parcels;
- North point, scale and date;
- A plan of the proposed partitioning, showing boundaries of the total contiguous ownership, boundaries of each proposed tract, the number assigned to each tract, acreage of each tract and location and name of existing and proposed roads;
- Private streets and all restrictions or reservations relating to private streets;
- Name and address of the landowners, the applicant and the surveyor, if any, employed to make necessary surveys and prepare the description of each tract involved;
- Proposed means and location of water supply and sewage disposal for each tract;
- Zoning classification of the land and Comprehensive Plan map designation;
- Predominant natural features, such as water courses and their flows, marshes, rock outcroppings, and areas subject to flooding, sliding or other natural hazards;
- Any existing permanent structures;
- Draft of proposed restrictions and covenants affecting the partitioned land;
- Legal description for each of the proposed tracts;
- If not sewered and located in an "F-1", "F-2", or "A-1" zone, a statement signed by an authorized representative of the Department of Environmental Quality, State of Oregon, or County Sanitarian regarding the suitability of each parcel to be partitioned for subsurface sewage disposal; or a signed statement shown on the face of the final partition plan that no investigation has been made of the suitability of any given parcel by an authorized

representative of the Department of Environmental Quality, and that no warranty is made that any parcel will be usable for subsurface sewage disposal;

- If not sewerred and located in an "AR", "RR", "F-F", "R-C", "R-I", or other non resource zone, a statement signed by an authorized representative of the Department of Environmental Quality approving each parcel to be partitioned for subsurface sewage disposal; or a statement signed by the County Sanitarian or an officer of a public sewer district or corporation warranting the availability of sewer hook-ups for each parcel to be partitioned.

Please Note! If properties are being replatted, the underlying parcel or subdivision lines will be vacated as a result of this process.

2. Basic Provisions and Design Standards

- a. Conformity with Zoning Chapter: Parcel/lot size, width, shape and orientation shall be appropriate for the location of the PLA/REP and for the types of use permitted within the zone. Parcel/Lot dimensions shall not include part of existing or proposed streets. All Parcels/Lots shall be buildable, except a public utility lot.

Setback requirements are further defined within Section 3.216, Property Development Standards, of the Wasco County LUDO

| | | | |
|------------|---------------------------------------|--------------|---|
| Front Yard | <u>25 feet from road right-of-way</u> | Side Yard | <u>N/A</u> |
| | | | <u>200 for perennial or annual crops</u> |
| Rear Yard | <u>N/A</u> | Agricultural | <u>100 for uncultivated or F1, F2 zones</u> |

If the PLA/REP is for residential use and at least one of the existing or proposed parcels/lots is vacant, an evaluation must be done for each proposed parcel/lot which shows based on the above setbacks, on site septic requirements, on site water requirements and the fire safety requirements referenced above, future residential development will be able to be accommodated without the need for a variance.

The PLA/REP is for residential use, at least of one of the existing or proposed Parcels/Lots is vacant and a residential evaluation has been done and is included with the application? NO YES

3. Redevelopment Plan:

Based on the current zoning, will any of the proposed parcels/lots be eligible for further division? NO YES

If YES public road right of way may be required to be dedicated which conforms to the number of future parcels/lots and extended to the boundary of the PLA/REP. Parcel/Lot dimensions shall not include part of existing or proposed streets.

- 4. Access Requirements: Each proposed parcels/lots shall be required to have access by way of a street, either private or public. Indicate how all of the proposed parcels/lots will have legal access.

- a. Direct Access: The unit of land has frontage along a public street or road. Will all or some of the proposed parcels/lots have direct physical access from a publicly dedicated street or road? NO YES

If YES, describe how each parcel/lot will access the adjacent public street or road:

All of the lots within this replat will front on public roads, being Boyd Loop County Road, U.S. Highway 197,
and platted streets within the Town of Boyd.

Improvements at the time of subsequent development must comply with County and/or ODOT road approach requirements and fire safety access requirements.

- b. Private Easement Road: In resource and non-resource zones, a unit of land may have access by way of a private easement road only if the road provides access for not more than three (3) units of land, serves not more than three (3) units of land, and that the easement is a minimum 30 feet in width. The unit of land abutting the publicly dedicated street or road shall be counted among the three (3) units of land only if it uses the same road

for access. If the private easement road accesses more than three (3) units of land it must become a private road if in a resource zone and a public road if in a non-resource zone.

Will all or some of the Parcels/Lots have access by way of a private easement road? NO YES

If yes indicate which Parcels/Lots will have access.

Improvements at the time of subsequent development must comply with County and/or ODOT road approach requirements and fire safety access requirements.

The 30 foot wide access easement is indicated on the preliminary plat? NO YES

c. Private Road: **In resource zones only**, a unit of land may have access by way of a private road only if:

- (1) Such private road provides access for not more than ten (10) units of land and serves not more than ten (10) units of land. The unit of land abutting the publicly dedicated street or road shall be counted among the (10) units of land only if it uses the same road for access.
- (2) The primary use of the road is to provide access for resource activities. If the primary use of the private road is residential a publicly dedicated road will be required upon the fourth (4th) unit of land using the road for access.
- (3) If the existing or proposed private road will provide access to more than ten (10) units of land it will be required to a publicly dedicated road.

Will all or some of the Parcels/Lots have access by way of an existing private road that will not provide access to more than ten (10) units of land used primarily for resource purposes? NO YES

If yes indicate the existing and proposed units of land that will have access and provide a legal right of access.

The PAR/REP will result in the requirement of a private road dedication and I have submitted an Access Road Easement application that will be reviewed by the Wasco County Planning Commission? NO YES

The preliminary plat includes the 30 foot wide private road dedication? NO YES

d. Publicly Dedicated Road: This is required if the partition results in the access easement or private road accessing more than three (3) units of land in a non-resource zone, more than four (4) units of land in a resource zone where the primary purpose of the private road is non-resource related, or more than ten (10) units of land in a resource zone.

The PAR/REP will result in the requirement of a publicly dedicated road and I have submitted an Access Road Easement application that will be reviewed by the Wasco County Planning Commission and the Wasco County Court? NO YES

The preliminary plat includes the required public road dedication? NO YES

5. Utility Lines: Easements for sewers, water mains, electrical lines, or other public utilities shall be dedicated whenever necessary. The easements shall be at least twelve (12) feet wide and centered on lot lines where possible, except for utility pole tieback easements which may be reduced to six feet in width.

Are utility easements required? NO YES. If YES, are they located on the preliminary plat map? NO YES

6. Water Courses: If a PAR/REP is traversed by a water course such as a drainage way, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of the water course, and such further width as will be adequate for the purpose. Streets or parkways parallel to major water courses may be required.

Are there any watercourses which traverse the PAR/REP? NO YES

If yes is a storm water easement or drainage right of way located on the preliminary plat map? NO YES

7. Environmental Hazards: If a PAR/REP contains known hazards resulting from potential for flooding, land movement, high water tables, erosion, or similar natural phenomena, the Approving Authority may require dedication of protective easements for uses that would minimize aggravation of the environmental hazard.

Does the proposed PAR/REP contain any known hazards such as floodplain or geological movement? NO YES

If yes indicate the hazard and describe any proposed dedications that would minimize aggravation of the hazard.

Starveout Creek and its associated flood plain pass through the Miller Ranch portion of the replat properties.

8. Survey: **Please note**, all PLA/REPs require a final plat map created by a professional surveyor licensed in the state of Oregon meeting all of the requirements of WCLUDO Section 21.100(B). However, if all property affected by the property line adjustment is greater or becomes greater than 10 acres, the requirement of a survey is waived.

Lots 1 - 10, being under 10 acres in size, will be fully surveyed. Lot 11 is over 10 acres and will be unsurveyed.

**PROPERTY LINE ADJUSTMENT/REPLAT APPLICATION ATTACHMENT
WALLACE/TILLMAN/MILLER RANCH**

SIZE & WIDTH REQUIREMENTS

| Lot # | Map & TL # | Existing Size | Proposed Size | Existing Width | Proposed Width | Existing Depth | Proposed Depth |
|-------|---|---------------|---------------|----------------|----------------|----------------|----------------|
| 1 | 01S-14E-17B 100 | N/A | 1.135 acres | N/A | 230 feet | N/A | 215 feet |
| 2 | 01S-14E-17B 600 (portion) | N/A | 0.568 acre | N/A | 115 feet | N/A | 215 feet |
| 3 | 01S-14E-17B 600 (portion) | N/A | 0.568 acre | N/A | 115 feet | N/A | 215 feet |
| 4 | 01S-14E-17B 700 (portion) | N/A | 0.647 acre | N/A | 115 feet | N/A | 245 feet |
| 5 | 01S-14E-17B 700 (portion) | N/A | 0.545 acre | N/A | 84-115 feet | N/A | 245 feet |
| 6 | 01S-14E-17B 800 (portion) | N/A | 0.698 acre | N/A | 145 feet | N/A | 200 feet |
| 7 | 01S-14E-17B 800 (portion) | N/A | 0.663 acre | N/A | 145 feet | N/A | 200 feet |
| 8 | 01S-14E-17B 900 (portion) | N/A | 0.352 acre | N/A | 118-184 feet | N/A | 100 feet |
| 9 | 01S-14E-17B 900 | N/A | 0.349 acre | N/A | 122-187 feet | N/A | 99-100 feet |
| 10 | 01S-14E-17B 600 | 0.301 acre | 0.307 acre | 50-142 feet | 50-142 feet | 170 feet | 170 feet |
| 11 | Comprised of multiple tax lots and portions thereof | 989 acres± | 989 acres± | 1-1/2 miles | 1-1/2 miles | 1 mile+ | 1 mile+ |



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FIRE SAFETY STANDARDS SELF CERTIFICATION FORM

This checklist certifies that Applicant/Owner has reviewed, understands, and commits to maintain compliance with Wasco County Fire Safety Standards. The information contained in this form shall be recorded with the Wasco County Clerk.

Fire standards are listed in their entirety, with illustrations, in **Chapter 10** of the Wasco County Land Use & Development Ordinance (WC LUDO) and **Chapter 11** of the Wasco County National Scenic Area Land Use & Development Ordinance (NSA LUDO). Please confirm compliance by marking the appropriate box and providing written comment if necessary. If compliance with applicable standards cannot be certified by Applicant, please contact the Planning Department to request a modification to Fire Safety Standards.

File Number: _____

This project combines multiple lots and vacated streets within the Plat of Boyd into larger parcels and conforms

PROJECT DESCRIPTION: the property line between the Miller Ranch Company and the Plat of Boyd properties to a long standing fence line that has historically represented the use line between the adjoining ownerships. The net change to the Miller Ranch ownership is very minor. Following the replat and adjustment of the property to the long standing fence line, the Miller Ranch ownership decreases by approximately 6,000 square feet in an approximately 989 acre property. Lots 1-9 in the replat represent combining approximately 35 original Plat of Boyd 50 foot by 100 foot subdivision lots, along with adjoining vacated streets and alleys, into properties more able to comply with development standards. Lot 10 represents an adjustment to the existing long standing fence line and represents a slight increase in size to existing Tax Lot 1600.

APPLICANT INFORMATION

Name: Ritchie Wallace
 Address: P.O. Box 524
 City/State/Zip: Dufur, Oregon 97021
 Phone: (541) 993-7000
 Email: wallacebrothers@hotmail.com

OWNER INFORMATION

Name: See Attached List
 Address: _____
 City/State/Zip: _____
 Phone: _____
 Email: _____

PROPERTY INFORMATION

| Township/Range/Section/Tax Lot(s) | Acct # | Acres | Zoning |
|-----------------------------------|--------|-------|--------|
| See Attached List | | | |
| | | | |
| | | | |
| | | | |

The subject properties are the core area of the Town of Boyd and the Miller Ranch
 Property address (or location): Company ownership lying between U.S. Highway 197 and Boyd Loop County Road.

B(1). Please verify the following for all decks:

Decks will be kept clear of fire wood, flammable building material, dry leaves and needles, and other flammable chemicals.

Yes – Comment No construction is planned as a part of this replat.

Decks less than three feet above ground will be screened with noncombustible corrosion resistant mesh screening material with openings ¼" or less in size.

Yes – Comment No construction is planned as a part of this replat.

When required by standard **10.110(B)(2)/11.110(B)(2)** decks will be built of fire resistant material.

Yes – Comment No construction is planned as a part of this replat.

All flammables will be removed from the area immediately surrounding the structure to be stored 20' from the structure or enclosed in a separate structure during fire season.

Yes – Comment No construction is planned as a part of this replat.

B(2). Please confirm that all openings into and under the exterior of the building including vents and louvers, will be screened with noncombustible corrosion resistant mesh screening material with openings of ¼" or less.

Yes – Comment No construction is planned as a part of this replat.

B(3). Please acknowledge that you will limb up all trees overhanging the building to 8' above the ground, as required by fire fuel break requirements, that vegetation will be trimmed back 10 feet away from any chimney or stove pipe, and that trees overhanging the building will be maintained free of all dead material.

Yes – Comment No construction is planned as a part of this replat.

B(4). Please verify that the utilities will:

Be kept clear along their route if your private utility service lines are not underground

Yes – Comment No construction is planned as a part of this replat.

Have a single point of access to the building if service is not provided underground.

Yes – Comment No construction is planned as a part of this replat.

Include a clearly marked main power disconnect switch at the pole or off grid power source for all electrical service to new buildings and structures. This has been located on the site plan.

Yes – Comment No construction is planned as a part of this replat.

G. Legible signs will be installed to identify parking limitations, fire lanes, on site water source, electrical service shut off, and any necessary posted weight limits. Signs will be maintained in accordance with requirements.

Yes – Comment Access standards can be met. No road or driveway improvements are planned as a part of this replat.

H. Roads leading to the property will allow emergency response at a reasonable rate of speed with little risk of damage to equipment or roads themselves;
U.S. Highway 197 and Boyd Loop County Road

Yes – Comment comply with emergency vehicle response standards. No, See Attached Fire Safety Plan

OR..... The following improvements to public and private roads have been determined to be necessary:

All necessary improvements will be made and maintained to ensure basic access to the property.

Yes – Comment Access standards can be met. No road or driveway improvements are planned as a part of this replat. No, See Attached Fire Safety Plan

ON-SITE WATER 10.150/11.150 – On site water requirements will be met in the following way:

NOTE: Select either A or B. Previous requirements to install NFPA sprinkler systems have been found to conflict with State Building Codes.

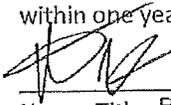
A. The proposed dwelling is 3,500 SF or smaller and will be located within a fire protection district.

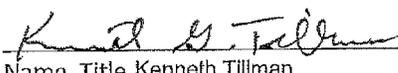
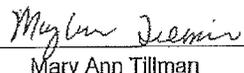
Yes – Comment No construction is planned as a part of this replat. No, See Attached Fire Safety Plan

N/A B. The proposed dwelling is 3,500 SF or smaller, will be located outside a fire protection district, and will provide at least 4,000 gallons of water on site for fire protection.

Yes – Comment _____ No, See Attached Fire Safety Plan

I/we acknowledge receipt of the full WC LUDO Chapter 10/NSA LUDO Chapter 11 – Fire Safety Standards text and illustrations applicable to the land use or building permit request at the time of application. I/we have reviewed and certify that the standards have been reviewed and understood. I/we further certify that all responses to the above questions and improvement designs and locations shown on the site plan are true and accurate, and that all planned future compliance will be achieved within one year and maintained in perpetuity.


Name, Title Ritchie Wallace Charley Miller, President Date


Name, Title Kenneth Tillman  Mary Ann Tillman 8 NOV 2014
Date

P:\ADMINISTRATIVE\FORMS\APPLICATION_FORMS_Planning\FireSafety_Self-Certification.doc Last Updated June 2013

**FIRE SAFETY STANDARDS APPLICATION ATTACHMENT
WALLACE/TILLMAN/MILLER RANCH**

OWNER INFORMATION

Tax Lots 01S-14E-17B 100 and 800

Ritchie Wallace
P.O. Box 524
Dufur, Oregon 97021

Tax Lots 01S-14E-17B 600, 700, 900, and 1600

Kenneth and Mary Ann Tillman
93544 Highway 140 West
Lakeview, Oregon 97630
PH: (541) 947-4495

**Tax Lots 01S-14E-7 100; 01S-14E-17 300; 01S-14E-18 100;
04S-14E-19B 100; and 01S-13E-13 100**

Charley Miller, President
Miller Ranch Company
110 Northeast Greenwood Avenue
Bend, Oregon 97701
PH: (541) 382-2022
Email: charley@mlumber.com

PROPERTY INFORMATION

| Township/Range/Section/Tax Lot(s) | Acct # | Acres | Zoning |
|--|---------------|--------------|---------------|
| 01S-14E-17B 100 | 9978 | 0.92 | A-1(160) EFU |
| 01S-14E-17B 600 | 9982 | 1.13 | A-1(160) EFU |
| 01S-14E-17B 700 | 9983 | 1.46 | A-1(160) EFU |
| 01S-14E-17B 800 | 9984 | 1.44 | A-1(160) EFU |
| 01S-14E-17B 900 | 9985 | 0.32 | A-1(160) EFU |
| 01S-14E-17B 1600 | 9988 | 0.29 | A-1(160) EFU |
| 01S-14E-17 300 | 9961 | 169.58 | A-1(160) EFU |
| 01S-14E-18 100 | 9994 | 611.46 | A-1(160) EFU |
| 01S-14E-7 100 | 9976 | 206.40 | A-1(160) EFU |
| 01S-14E-19B 100 | 9995 | 142.51 | A-1(160) EFU |
| 01S-13E-13 100 | 9864 | 419.92 | A-1(160) EFU |

*Tax Lots 01S-14E-7 100; 01S-13E-13 100; and 01S-14E-18 100 are portions of the actual tax lot only. The tax lot areas do not align with the replat areas.

FIRE SAFETY MITIGATION PLAN

PROPERTY

| <u>Tax Lots</u> | <u>Account #</u> |
|------------------|------------------|
| 01S-14E-17B 100 | 9978 |
| 01S-14E-17B 600 | 9982 |
| 01S-14E-17B 700 | 9983 |
| 01S-14E-17B 800 | 9984 |
| 01S-14E-17B 900 | 9985 |
| 01S-14E-17B 1600 | 9988 |
| 01S-14E-17 300 | 9961 |
| 01S-14E-18 100 | 9994 |
| 01S-14E-7 100 | 9976 |
| 01S-14E-19B 100 | 9995 |
| 01S-13E-13 100 | 9864 |

The subject properties lie in Section 13 of Township 1 South, Range 13 East; Sections 7, 17, 18, and 19 of Township 1 South, Range 14 East, Willamette Meridian; and in the platted Townsite of Boyd, Wasco County, Oregon.

LANDOWNERS AND MAILING ADDRESSES

Ritchie Wallace
P.O. Box 524
Dufur, Oregon 97021
PH: (541) 993-7000

Kenneth and Mary Ann Tillman
93544 Highway 140 West
Lakeview, Oregon 97630
PH: (541) 947-4495

Charley Miller, President
Miller Ranch Company
110 Northeast Greenwood Avenue
Bend, Oregon 97701
PH: (541) 382-2022

DEVELOPMENT REQUEST

The purpose of this request is to replat the above referenced property into eleven lots of a revised configuration. The line between the Miller Ranch Company and Wallace/Tillman properties will be adjusted to conform to an existing long standing fence line. The Wallace and Tillman

properties within the Plat of Boyd will be replatted into larger properties, all of which are combinations of the existing platted lots and vacated streets within the original Plat of Boyd.

SITE DESCRIPTION

The properties total approximately 995 acres with the vast majority of this being the Miller Ranch Company ownership. The Miller Ranch Company property is entirely agricultural use in nature consisting of orchards and dryland wheat farms. The property lies on multiple north-south running ridgelines. These ridges run downhill from a peak of approximately 1,600 foot elevation near the southwest corner of the property to approximately elevation 1,200 feet at the north end along U.S. Highway 197 and Boyd Loop County Road. The ridges are fairly wide and flat on the tops with slopes as low as 5%. The drainages between the various fingers of the ridges are steeper as they approach the drainage center. Slopes in the steeper areas approach 30%. As stated above, the approximately 990 acre property is almost exclusively in active farm use. Some steeper areas along the south and southeastern boundary are open rangeland. Vegetation is young to mature orchard trees, dryland wheat, and natural range grasses in the non-cultivated areas.

The Wallace and Tillman ownerships represent the smaller properties within the platted Town of Boyd. These lands total approximately 5 acres and will be represented by nine lots at the completion of the replat ranging in size from 1/3 acre to just over 1 acre in size. Several of the lots contain existing homes and accessory structures and several of the lots are vacant. Grades are gentle being in the 2% to 5% range. Vegetation on these lots is generally minimal and consisting of mowable grass with a few mature deciduous trees.

All of the subject properties have direct frontage on public rights-of-way. The Miller Ranch has multiple access points to U.S. Highway 197 and Boyd Loop County Road. The smaller Wallace and Tillman properties also access directly to Boyd Loop County Road or platted public roads within the Town of Boyd. Future driveways and existing roadways will meet fire safety standards for road width, turning radius, grade, and turnaround area. None of the driveway grades within the smaller properties are anticipated to exceed 10%.

FIRE PROTECTION SERVICE

The subject properties do not lie within a rural fire protection district. Initial coverage to fires on the subject properties will be by the Oregon Department of Forestry and landowners. The property to the north lies within the Columbia Rural Fire Protection District. It is likely, due to the closely adjoining nature, that this agency will respond to fires on the subject properties. The properties do not have an existing plan for on-site fire protection.

WATER SUPPLY

The Miller Ranch property has wells for irrigation water to their agricultural development. These wells are capable of providing water in the event of a fire emergency. The Wallace and Tillman properties will be or are served by private on-site wells.

CONSTRUCTION PLAN

There are no plans for immediate construction with this replat application.

FUEL BREAK AREAS

There are no fuel break areas proposed with this replat. If development is to occur on the properties, adequate area exists for fuel breaks to be developed on the individual parcels being created by this replat. No need is foreseen for fuel breaks on adjoining properties.

ROAD PLANS

No development of public or private roads is a part of this replat. At the time of development on the smaller lots, driveways will be constructed as needed off of Boyd Loop Road and the other platted roads within the Town of Boyd.

OTHER INFORMATION

No additional information is deemed necessary or adequate for review of the proposed replat. No variance of the fire standards is requested or deemed necessary for review of this development proposal.

WO#14887

quarter of the Northwest quarter of Section 23, Township 1 South, Range 13 East of the Willamette Meridian.

Including any and all water and water rights, and in particular those rights covered under Certificate of Water Right issued April 18, 1931, by the State Engineer of Oregon, described as Permit No. 4029 and recorded in the State Record of Water Right Certificates, Volume 3, Page 9039, also recorded in the Office of the County Clerk of Wasco County on April 21, 1931, in Book 2 of Water Rights, and known as Document #32481; that right covered by Certificate of Water Right issued by the State Engineer of Oregon under date of April 18, 1931, known as Permit #4029 under Reservoir Permit No. 448, recorded in the State Record of Water Rights Certificates, Volume 3, Page 9100, also recorded by the County Clerk of Wasco County on April 21, 1931, Book 20, Water Rights, as Document #32482.

The South half of the Northeast quarter, the Northeast quarter of the Northeast quarter of Section 29, Township 1 South, Range 13 East of the Willamette Meridian.

Beginning at the northwest corner of Section 17, Township 1 South, Range 14 East of the Willamette Meridian, thence South 69° 50' East 1322.7 feet; thence South 3° 00' West 770.4 feet; thence South 87° 00' East 470.0 feet; thence South 30° 00' West 310.0 feet; thence South 87° 00' East 50.0 feet; thence South 30° 00' West 415.0 feet; thence West 170.0 feet; thence South 285.0 feet; thence East 170.0 feet; thence South 3° 00' West 320 feet; thence South 89° 02' East 14.7 feet to the centerline of the Boyd Market Road; thence South 09° 58' West 258.3 feet to the point of curve of a 7° curve left; thence tracing the arc of said curve 238.7 feet consuming an angle of 16° 43' thence westerly 1908.0 feet along the south line of the northwest quarter of said section 17 to the southwest corner of said northwest quarter of Section 17; thence north along section line 2629.0 feet to the place of beginning. SAVE AND EXCEPT the right of way of the Boyd Market road along the east side and the north side of the above described property. All of this land is in the northwest quarter of Section 17, Township 1 South, Range 14 East of the Willamette Meridian.

Beginning at a point in the centerline of the Boyd Market Road which point is east 2453 feet and north 1322 feet from the southwest corner of Section 17, Township 1 South, Range 14 East of the Willamette Meridian; running thence along the centerline of the Boyd Market Road tracing the arc of a 6° curve to the right 238.7 feet; thence North 23° 14' West 1139.5 feet to the point of curve of a 7° curve right; thence tracing the arc of said curve 107.0 feet consuming an angle of 7° 29'; thence westerly 1908 feet along the north line of the southwest quarter of said Section 17 to the northwest corner of the southwest quarter of said Section 17; thence south on section line 1323 feet; thence easterly along the subdivision line 2453 feet to the place of beginning. SAVE AND EXCEPT the west 30 feet strip of the Boyd Market right of way. All of this land is in the North half of the Southwest quarter of Section 17, Township 1 South, Range 14 East of the Willamette Meridian.

The Northwest quarter of the northeast quarter of Section 20, in Township 1 South of Range 13 East of the Willamette Meridian.

Beginning at the quarter corner on the south boundary of Section 20, Township 1 South, Range 13 East of the Willamette Meridian, running thence north along the center line of said Section 20, a distance of 174.0 feet, more or less, to the south right of way of the county road, thence east along said right of way to a point 100 feet west of the said center line, thence south on a line parallel to and 100 feet distant west from said center line to the south boundary of said Section 20, thence south 45° east to a point which is 100 feet south of the point of beginning, thence north 100 feet to the point of beginning.

Beginning at the southwest corner of the northeast quarter of the northwest quarter of Section 30, Township 1 South, Range 13 East of the Willamette Meridian, thence north along the west line of the northeast quarter of the northwest quarter of said Section 30, 1165 feet to an alder tree on the north bank of Eightmile Creek, thence east 200 feet, thence southerly on a line parallel to and distant 200 feet east of the west boundary of said northeast quarter of the northwest quarter of said Section 30, thence south 45° east to the south boundary of said northeast quarter of the northwest quarter of said Section 30, thence westerly along said south boundary 200 feet to the point of beginning. SUBJECT TO the right of the owner of the adjoining property to maintain a necessary dam and bridge and ditch from said Eightmile Creek for the purpose of diverting adjudicated water from said Creek.

Lot 4 of the Southwest quarter (or the West half of the Southwest quarter) of Section 30, in Township 1 South, Range 13 East.

EXCEPTING THEREFROM:

Commencing at the northwest corner of Section 17, Township 1 South, Range 14 East of the Willamette Meridian, thence South 89° 50' East 1392.7 feet; thence South 3° 00' West 770.0 feet; thence South 87° 00' East 470.0 feet; thence South 40° 00' West 310.0 feet; thence South 87° 00' East 50.0 feet; thence South 39° 00' West 415.0 feet to the Northeast corner of that certain tract of land conveyed by C. H. Southern and Emma A. Southern, husband and wife, to Roy D. Butler and James A. Sallack, described in Volume 55, Page 101 of the Deed Records of Wasco County, Oregon, for the place of beginning of the tract of land hereby conveyed; running thence North 87° West 170 feet along the North boundary of said tract of land above referred to, to the Northwest corner thereof; thence North 3° East 230 feet; thence South 87° East 170 feet; thence South 3° West 230 feet to the true point of beginning.

SO EXCEPTING:

All of the land included in a certain deed, known as the Sobieski land and recorded in Volume 95, Page 144 of Wasco County Deed Records, which is a part of a line described as follows: Beginning at a point 444 feet north of the southwest corner of the northwest quarter of the northwest quarter of Section 28, Township 1 South, Range 13 East of the Willamette Meridian, running

Exc.

A tract of land in vacated Woods Street, Town of Boyd, lying in the Northwest 1/4 of Section 17, Township 1 South, Range 14 East, Willamette Meridian, Wasco County, Oregon, being more particularly described as follows.

Commencing at the Southwest corner of Block 4 of said Town of Boyd; thence North 87°00'00" West along the projection of the South line of said Block 4 a distance of 30.00 feet to the intersection with the centerline of said Woods Street; thence North 03°00'00" East 1.44 feet to the intersection with an existing fence line, and true point of beginning of this description; thence continuing along said centerline North 03°00'00" East 228.56 feet to the intersection with the centerline of Rice Street; thence North 87°00'00" West along the centerline of said Rice Street 17.15 feet to the intersection with an existing fence line; thence South 02°27'50" West along said fence line 228.53 feet; thence continuing along said fence line South 86°51'12" East 15.02 feet to the true point of beginning of this description.

Also

A tract of land in Block 4 and vacated Pratt Street, Town of Boyd lying in the Northwest 1/4 of Section 17, Township 1 South, Range 14 East, Willamette Meridian, Wasco County, Oregon, being more particularly described as follows.

Commencing at the Southwest corner of said Block 4; thence North 87°00'00" West along the extension of the South line of said Block 4 a distance of 30.00 feet to the centerline of Woods Street; thence North 03°00'00" East along said centerline 1.44 feet to the intersection with an existing fence line and true point of beginning of this description; thence along said fence line South 86°51'12" East to the centerline of Gilliam Street; thence leaving said fence South 03°00'00" West 60.74 feet to the South line of said Pratt Street; thence North 87°00'00" West along said South line 275.00 feet to the intersection with the centerline of said Woods Street; thence North 03°00'00" East along said centerline 61.44 feet to the true point of beginning of this description.

Excepting therefrom any portion of the above described tract lying within the alley of said Block 4.

Also excepting therefrom any portion of the above described tract lying within said Gilliam Street.

F.T.L.P.O.
1S 13E W.M.
W1/4NW1/4 SEC 13

DUFUR ORCHARD COMPANY'S SUBDIVISION

LOTS 630 THRU 736; LOTS 740 THRU 743 ; INCLUDING VACATED STREETS AND ALLEYS;

EXCEPT:

THERE FM THAT PART OF LOTS 730, 731, 734, 735, 736, 740, & 741 LY N OF A LINE DESC.
AS FOLLOWS;

BEG 143.0' FT S OF NE COR OF NW1/4SW1/4 OF SEC 13 1S 13E;
TH S53°08'W 1662.0' M/L TO W/L SD SEC 13;

EXCEPT:

THAT PART OF LOTS 724, 725, & 730 DESC. AS FOLLOWS;

BAAP 143.0' S OF NE COR OF SD NW1/4SW1/4 SEC 13 1S 13E;
TH N53°08'E 548.0' TO CO RD.;TH NWLY ALG CO RD APPROX. 696.0' TO E/L
TH NWLY ALG CO RD APPROX. 696.0' TO E/L W1/4NW1/4 SEC 13;
TH S 870.0' TO POB.

PARCEL RECORD - Cartographic Unit

Page

of

| | | | | | | | | | |
|-------------------------|----------|---------------------------------------|---------|-------------------------|------|------------------------|------|-------------------------------|------------------|
| Code Area | Township | Range | Section | 1/4 | 1/16 | Parcel Number | Type | Number | Special Interest |
| 29-3 | 15 | 14 | 7 | | | 100 | | | |
| Previous Account Number | | Map Number | | Tax Lot Number | | History of Parcel | | | |
| 9976 | | 29-3 | | 100 | | Formerly part of _____ | | | |
| Previous Tax Lot Number | | History of Parcel Prior to Re-mapping | | Previous Tax Lot Number | | Exceptions/Additions | | Date of Entry/ Acquisition | |
| 100 | | 9976 | | 100 | | | | 12-24-87 | |
| | | | | | | Deed Record | | Acres Remaining | |
| | | | | | | Volume | | Page | |
| | | | | | | 87 | | 85 | |
| | | | | | | 3916 | | 201.35 | |

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTY
MARCO COUNTY ASSESSOR'S OFFICE

445
 29-3
 29-3
 100

ACCOUNT NUMBER: 100
 TAX LOT NUMBER: 100
 MAP NUMBER: 29-3

FORMERLY PART OF T.L. NO. _____

DATE OF ENTRY ON THIS CARD: _____

DEED RECORD VOL. _____ PG. _____

ACRES REMAINING: _____

Dufur Orchard Company's Subdivision
 Lots 555 thru 557; 559 thru 564;
 566 thru 578; 594 thru 607; 624 thru 629 &
 that part of lot 623 ly in Sec 7.

Exc: Hy r/v 8.28
 Exc: Co Rd. 2.80
 Exc: TL No 300 1.65
 Exc: DV 125-533 1.65

138 399
 64
 1538

204.85

Also:
 Bg at the SE cor of the SW $\frac{1}{4}$ of
 Sec 7 N1S R14E;
 th N 33 rods;
 th W 10 rods;
 th S 31 rods;
 th in a SELY direction to the ROB
 & being a portion of lot 555 200

| REMARKS | AP | Corrective D | 12-17-76 | 69 | 1565 | 206.35 |
|-----------------|------|--------------|----------|----|------|--------|
| Exc: Co Rd. | .35 | Request | 11-21-69 | | | |
| Exc: Parcel 101 | 5.00 | B & S | 2-28-86 | 85 | 2913 | 201.35 |
| | | BS | 1-11-88 | 87 | 3916 | |
| | | BS | 1-11-88 | 87 | 3916 | |

F.T.L.P.O.

T.1S. R.14E. W.M.

Sec. 7:

Dufur Orchard Company's Subd.

Lots 555-557, 559-564, 566-578, 594-607, 624-629, and that por Lot 623 lying
in Sec. 7

Exc: A por of Lots 563, 564, and 566 Dufur Orchard Company's Subd being
bounded on E and S by Boyd Market Co. Rd and on NWly side by U.S. Hwy 197.

Exc: The Dalles-California Hwy. U.S. 197

Exc: Old The Dalles-California Hwy.

Exc: Boyd Loop Rd.

From Dufur Orchard Co-Owners Company, a corporation, to T. S. Slusher, R. S. Slusher and G. C. Slusher, recorded in Volume 68, Page 230 of the Deed Records of Wasco County, Oregon, described as follows:

Beginning at the 1/16 corner in the South boundary of Section 30 in Township South, Range 13 East of the Willamette Meridian; thence North 531 feet; thence East 808 feet; thence South 85° 57' East 141 feet; thence East 500 feet; thence North 54° 23' East 112.5 feet; thence South 82° 43' East 657.5 feet; thence South 32° 50' East 161 feet; thence South 84° 05' East 236 feet; thence North 53° 33' East 168 feet; thence South 51° 01' East 262 feet; thence South 72° 55' East 416 feet; thence North 19° 00' East 569 feet; thence South 75° 05' East 17 feet; thence South 22° 43' East 318 feet; thence South 85° 12' East 602 feet; thence North 1° 00' West 235 feet; thence South 89° 12' East 184 feet; thence South 67° 42' East 1 feet; thence North 88° 5' East 370 feet; thence South 52° 5' East 249 feet; thence North 88° 7' East 237 feet; thence South 50° 40' West 215 feet; thence South 45° East 32 feet; thence East on Section line 6582.6 feet to point of beginning.

Also Lots 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

| Lots | | | | | | | | | | | |
|------|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|
| 516 | 517 | 518 | 519 | 520 | 521 | 522 | 523 | 524 | 525 | 526 | 527 |
| 528 | 529 | 530 | 531 | 532 | 533 | 534 | 535 | 536 | 537 | 538 | 539 |
| 540 | 541 | 542 | 543 | 544 | 545 | 546 | 547 | 548 | 549 | 550 | 551 |
| 552 | 553 | 554 | 555 | 556 | 557 | 558 | 559 | 560 | 561 | 562 | 563 |
| 564 | 565 | 566 | 567 | 568 | 569 | 570 | 571 | 572 | 573 | 574 | 575 |
| 576 | 577 | 578 | 579 | 580 | 581 | 582 | 583 | 584 | 585 | 586 | 587 |
| 588 | 589 | 590 | 591 | 592 | 593 | 594 | 595 | 596 | 597 | 598 | 599 |
| 600 | 601 | 602 | 603 | 604 | 605 | 606 | 607 | 608 | 609 | 610 | 611 |
| 612 | 613 | 614 | 615 | 616 | 617 | 618 | 619 | 620 | 621 | 622 | 623 |
| 624 | 625 | 626 | 627 | 628 | 629 | 630 | 631 | 632 | 633 | 634 | 635 |
| 636 | 637 | 638 | 639 | 640 | 641 | 642 | 643 | 644 | 645 | 646 | 647 |
| 648 | 649 | 650 | 651 | 652 | 653 | 654 | 655 | 656 | 657 | 658 | 659 |
| 660 | 661 | 662 | 663 | 664 | 665 | 666 | 667 | 668 | 669 | 670 | 671 |
| 672 | 673 | 674 | 675 | 676 | 677 | 678 | 679 | 680 | 681 | 682 | 683 |
| 684 | 685 | 686 | 687 | 688 | 689 | 690 | 691 | 692 | 693 | 694 | 695 |
| 696 | 697 | 698 | 699 | 700 | 701 | 702 | 703 | 704 | 705 | 706 | 707 |
| 708 | 709 | 710 | 711 | 712 | 713 | 714 | 715 | 716 | 717 | 718 | 719 |
| 720 | 721 | 722 | 723 | 724 | 725 | 726 | 727 | 728 | 729 | 730 | 731 |
| 732 | 733 | 734 | 735 | 736 | 737 | 738 | 739 | 740 | 741 | 742 | 743 |
| 744 | 745 | 746 | 747 | 748 | 749 | 750 | 751 | 752 | 753 | 754 | 755 |
| 756 | 757 | 758 | 759 | 760 | 761 | 762 | 763 | 764 | 765 | 766 | 767 |
| 768 | 769 | 770 | 771 | 772 | 773 | 774 | 775 | 776 | 777 | 778 | 779 |
| 780 | 781 | 782 | 783 | 784 | 785 | 786 | 787 | 788 | 789 | 790 | 791 |
| 792 | 793 | 794 | 795 | 796 | 797 | 798 | 799 | 800 | 801 | 802 | 803 |
| 804 | 805 | 806 | 807 | 808 | 809 | 810 | 811 | 812 | 813 | 814 | 815 |
| 816 | 817 | 818 | 819 | 820 | 821 | 822 | 823 | 824 | 825 | 826 | 827 |
| 828 | 829 | 830 | 831 | 832 | 833 | 834 | 835 | 836 | 837 | 838 | 839 |
| 840 | 841 | 842 | 843 | 844 | 845 | 846 | 847 | 848 | 849 | 850 | 851 |
| 852 | 853 | 854 | 855 | 856 | 857 | 858 | 859 | 860 | 861 | 862 | 863 |
| 864 | 865 | 866 | 867 | 868 | 869 | 870 | 871 | 872 | 873 | 874 | 875 |
| 876 | 877 | 878 | 879 | 880 | 881 | 882 | 883 | 884 | 885 | 886 | 887 |
| 888 | 889 | 890 | 891 | 892 | 893 | 894 | 895 | 896 | 897 | 898 | 899 |
| 900 | 901 | 902 | 903 | 904 | 905 | 906 | 907 | 908 | 909 | 910 | 911 |
| 912 | 913 | 914 | 915 | 916 | 917 | 918 | 919 | 920 | 921 | 922 | 923 |
| 924 | 925 | 926 | 927 | 928 | 929 | 930 | 931 | 932 | 933 | 934 | 935 |
| 936 | 937 | 938 | 939 | 940 | 941 | 942 | 943 | 944 | 945 | 946 | 947 |
| 948 | 949 | 950 | 951 | 952 | 953 | 954 | 955 | 956 | 957 | 958 | 959 |
| 960 | 961 | 962 | 963 | 964 | 965 | 966 | 967 | 968 | 969 | 970 | 971 |
| 972 | 973 | 974 | 975 | 976 | 977 | 978 | 979 | 980 | 981 | 982 | 983 |
| 984 | 985 | 986 | 987 | 988 | 989 | 990 | 991 | 992 | 993 | 994 | 995 |
| 996 | 997 | 998 | 999 | 1000 | | | | | | | |

F.T.L.P.O.

Dufur Orchard Company's Subdivision Lots 491-629
Lots 491-554, Lot 558

Dufur Orchard Company's Subdivision Lots 891A-917
Lots 915-971, Lots 950A-950G, Lot 951A, Lots 955A-955F, Lots 958A-958F,
Lots 960A-960F

Exc: U.S. Hwy. 197

KNOW ALL MEN BY THESE PRESENTS: That HARRY A. MILLER, also known as H. A. Miller, and SARAH H. MILLER, husband and wife, Grantors, for a valuable consideration to them in hand paid by THE MILLER RANCH COMPANY, an Oregon corporation, Grantee, do hereby grant, bargain, sell and convey unto the said Grantee, its successors and assigns, all of the following real property, with the tenements, hereditaments and appurtenances thereunto belonging, situated in the County of Wasco and State of Oregon, and described as follows, to-wit:



Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 106-A, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 131-A, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 164, 165, 166, in DUFUR ORCHARD COMPANY'S SUBDIVISION.



ALSO, all that part of Lots 162, 163, 168 and 170 of DUFUR ORCHARD COMPANY'S SUBDIVISION not in that certain deed from Dufur Orchard Co-Owners Company, a corporation, to F. L. Vanderpool, recorded in Volume 68, Page 231 of the Deed Records of Wasco County, Oregon, and described as follows:



Beginning at the established center of Section 27, Township 1 South, Range 13 East of the Willamette Meridian, thence North 393 feet; thence North 85° 26' East 444.5 feet; thence North 189 feet; thence North 89° 06' East 229.5 feet; thence South 89° 30' East 521.3 feet; thence North 43° 15' East 350 feet; thence North 89° 20' East 380 feet; thence South 69° 16' East 418.8 feet; thence South 32° 12' East 230 feet; thence North 86° 55' East 296 feet; thence South 0° 42' East 549 feet to quarter section corner between Sections 26 and 27, in Township 1 South, Range 13 East of the Willamette Meridian; thence West 2643 feet to the point of beginning.



ALSO, Lots 167, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 189-A, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 250-A, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 299, 300, 300-A, 301, 301-A, 302, 302-A, 303, 304, 304-A, 305, 305-A, 306, 306-A, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 371, 372, 373, 374, 375, 376, 377, 378, 380, 381, 382, 383, 384, 385, 386, 389, 390, 391, 392, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 413-A, 414, 415, 416, 417, 418, and 421 of DUFUR ORCHARD COMPANY'S SUBDIVISION.



ALSO, all that part of Lots 387, 388, 393, 394, 395, 396, 397, 398, 419, 420, 422, 423, 424, 426, 429, 430, 431, 432, 433, 434 and 435 of DUFUR ORCHARD COMPANY'S SUBDIVISION not included in that certain deed



from Dufur Orchard Co-Owners Company, a corporation, to T. B. Slusher, R. S. Slusher and G. C. Slusher, recorded in Volume 68, Page 230 of the Deed Records of Wasco County, Oregon, described as follows:

Beginning at the 1/16 corner in the South boundary of Section 30 in Township 1 South, Range 13 East of the Willamette Meridian; thence North 631 feet; thence East 808 feet; thence South 85° 57' East 141 feet; thence East 600 feet; thence North 54° 25' East 112.5 feet; thence South 82° 45' East 657.5 feet; thence South 32° 50' East 161 feet; thence South 84° 05' East 236 feet; thence North 53° 35' East 168 feet; thence South 51° 0' East 282 feet; thence South 72° 55' East 416 feet; thence North 19° 00' East 569 feet; thence South 75° 05' East 767 feet; thence South 22° 43' East 318 feet; thence South 85° 12' East 602 feet; thence North 1° 00' West 235 feet; thence South 89° 10' East 184 feet; thence South 67° 42' East 352 feet; thence North 88° 15' East 570 feet; thence South 52° East 249 feet; thence North 83° 30' East 295 feet; thence South 5° 40' West 215 feet; thence South 45° East 32 feet; thence West on Section line 6582.6 feet to point of beginning.

ALSO, Lots 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, and 471, of DUFUR ORCHARD COMPANY'S SUBDIVISION.

ALSO, Lots 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 891-A, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 909, 908, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 950-A, 950-B, 950-C, 950-D, 950-E, 950-F, 950-G, 951, 951-A, 952, 953, 954, 955, 955-A, 955-B, 955-C, 955-D, 955-E, 955-F, 956, 957, 958, 958-A, 958-B, 958-C, 958-D, 958-E, 958-F, 959, 960, 960-A, 960-B, 960-C, 960-D, 960-E, 960-F, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970 and 971 of DUFUR ORCHARD COMPANY'S SUBDIVISION.

EXCEPTING from the foregoing: Beginning at the quarter Section corner between Sections 13 and 14, Township 1 South, Range 13 East,

thence South $0^{\circ} 50'$ East 7.05 chains; thence South $70^{\circ} 24'$ East 5.38 chains; thence South $37^{\circ} 10'$ East 10.99 chains; thence South $4^{\circ} 42'$ west 4.76 chains; thence south $46^{\circ} 00'$ West 2.09 chains; thence south $44^{\circ} 00'$ west 7.23 chains; thence south $60^{\circ} 00'$ west 0.74 chains, thence north $19^{\circ} 00'$ west 16.07 chains, thence south $71^{\circ} 20'$ west 5.58 chains; thence south $3^{\circ} 55'$ west 6.68 chains, thence south $4^{\circ} 30'$ west 1.72 chains, thence south $47^{\circ} 50'$ west 2.29 chains, thence north $50^{\circ} 05'$ west 2.42 chains, thence north $51^{\circ} 10'$ west 1.78 chains, thence north $52^{\circ} 35'$ west 6.29 chains, thence south $16^{\circ} 25'$ west 11.33 chains, thence north $88^{\circ} 30'$ west 2.74 chains, thence south $68^{\circ} 15'$ west 8.22 chains, thence north $68^{\circ} 25'$ west 3.03 chains; thence south $8^{\circ} 15'$ east 10.70 chains, thence south $67^{\circ} 00'$ west 3.60 chains, thence south $60^{\circ} 50'$ west 7.72 chains, thence south $62^{\circ} 24'$ west 7.49 chains, thence south $83^{\circ} 25'$ west 12.24 chains, thence north 11.73 chains, thence south $89^{\circ} 20'$ east 9.88 chains, thence north $34^{\circ} 35'$ west 0.99 chains, thence south $89^{\circ} 55'$ east 2.67 chains, thence north $62^{\circ} 25'$ east 3.27 chains, thence north $15^{\circ} 03'$ east 1.36 chains, thence north $36^{\circ} 55'$ west 4.70 chains, thence north $21^{\circ} 50'$ west 5.39 chains, thence north $15^{\circ} 48'$ west 5.42 chains, thence north $1^{\circ} 07'$ west 12.11 chains, thence north 27° east 7.23 chains, thence north $45^{\circ} 50'$ east 7.25 chains; thence east 43.60 chains to point of beginning. ALSO SAVING AND EXCEPTING the following described portion of the land hereinbefore described to-wit: Beginning at the northwest corner of northeast quarter of southwest quarter, Section 14, Township 1 South, Range 13 East, thence North $89^{\circ} 29'$ east 16.89 chains, thence south $45^{\circ} 50'$ west 7.25 chains, thence south $27^{\circ} 00'$ west 7.23 chains, thence south $1^{\circ} 07'$ east 12.11 chains; thence south $15^{\circ} 48'$ east 5.42 chains, thence south $21^{\circ} 50'$ east 5.39 chains, thence south $36^{\circ} 55'$ east 4.70 chains, thence south $15^{\circ} 03'$ west 1.36 chains, thence south $62^{\circ} 25'$ west 3.27 chains, thence north $89^{\circ} 55'$ west 2.67 chains, thence north $35^{\circ} 30'$ west 8.98 chains, thence south $83^{\circ} 35'$ west 3.82 chains, thence north 33.36 chains to point of beginning.

All that land included in a certain deed as recorded in Volume 67, page 185, of Wasco County Deed Records, which lies SOUTH of a line described as follows: Beginning at a point which lies 444 feet North of the southwest corner of the Northeast quarter of the Northwest quarter of Section 23, Township 1 South, Range 13 East of Willamette Meridian; running thence North $83^{\circ} 02'$ East a distance of 957 feet; thence North $53^{\circ} 08'$ East 5437 feet to a point which lies 143 feet south of the northeast corner of the Northwest quarter of the Southwest quarter of Section 13, Township 1 South, Range 13 East of Willamette Meridian.

ALSO, the Southwest quarter of the Northwest quarter and all the unplatted part of the Southeast quarter of the Northwest quarter, and of the Northwest quarter of the Southwest quarter of Section 29, Township 1 South, Range 13 East of the Willamette Meridian.

ALSO, the South half of the Northeast quarter, the Southeast quarter of the Northwest quarter, and all the unplatted part of the North half of the Southeast quarter, and of the Northeast quarter of the Southwest quarter of Section 30, in Township 1 South, Range 13 East of the Willamette Meridian.

ALSO, all of the unplatted part of the West half of the Southeast quarter of Section 21, and also all of the unplatted part of the Southwest quarter of the Northeast quarter, and of the Southeast

quarter of the Northwest quarter of Section 23, Township 1 South, Range 13 East of the Willamette Meridian.

Including any and all water and water rights, and in particular those rights covered under Certificate of Water Right issued April 18, 1931, by the State Engineer of Oregon, described as Permit No. 4029 and recorded in the State Record of Water Right Certificates, Volume 8, Page 9039, also recorded in the Office of the County Clerk of Wasco County on April 21, 1931, in Book 2 of Water Rights, and known as Document #32481; that right covered by Certificate of Water Right issued by the State Engineer of Oregon under date of April 18, 1931, known as Permit #4029 under Reservoir Permit No. 448, recorded in the State Record of Water Rights Certificates, Volume 8, Page 9100, also recorded by the County Clerk of Wasco County on April 21, 1931, Book 20, Water Rights, as Document #32482.

The South half of the Northeast quarter, the Northeast quarter of the Northeast quarter of Section 29, Township 1 South, Range 13 East of the Willamette Meridian.

SECTION
17
LANDS
TAX LOT
DIS-14E-17
300

Beginning at the northwest corner of Section 17, Township 1 South, Range 14 East of the Willamette Meridian, thence South 89° 50' East 1392.7 feet; thence South 3° 00' West 770.4 feet; thence South 87° 00' East 470.0 feet; thence South 3° 00' West 310.0 feet; thence South 87° 00' East 50.0 feet; thence South 3° 00' West 415.0 feet; thence west 170.0 feet; thence south 285.0 feet; thence east 170.0 feet; thence South 3° 00' West 320 feet; thence South 89° 02' East 44.7 feet to the centerline of the Boyd Market Road; thence South 0° 58' West 258.3 feet to the point of curve of a 7° curve left; thence tracing the arc of said curve 238.7 feet consuming an angle of 16° 43'; thence westerly 1908.0 feet along the south line of the northwest quarter of said section 17 to the southwest corner of said northwest quarter of Section 17; thence north along section line 2629.0 feet to the place of beginning. SAVE AND EXCEPT the right of way of the Boyd Market road along the east side and the north side of the above described property. All of this land is in the northwest quarter of Section 17, Township 1 South, Range 14 East of the Willamette Meridian.

Beginning at a point in the centerline of the Boyd Market Road which point is east 2453 feet and north 1322 feet from the southwest corner of Section 17, Township 1 South, Range 14 East of the Willamette Meridian; running thence along the centerline of the Boyd Market Road tracing the arc of a 6° curve to the right 233.7 feet; thence North 23° 14' West 1139.5 feet to the point of curve of a 7° curve right; thence tracing the arc of said curve 107.0 feet consuming an angle of 7° 29'; thence westerly 1908 feet along the north line of the southwest quarter of said Section 17 to the northwest corner of the southwest quarter of said Section 17; thence south on section line 1323 feet; thence easterly along the subdivision line 2453 feet to the place of beginning. SAVE AND EXCEPT the west 30 feet strip of the Boyd Market right of way. All of this land is in the North half of the Southwest quarter of Section 17, Township 1 South, Range 14 East of the Willamette Meridian.

The Southwest quarter of Section 21, all in Township 1 South, Range 13 East of the Willamette Meridian.

The Northwest quarter of the northeast quarter of Section 29, in Township 1 South of Range 13 East of the Willamette Meridian.

Beginning at the quarter corner on the south boundary of Section 20, Township 1 South, Range 13 East of the Willamette Meridian, running thence north along the center line of said Section 20, a distance of 1746 feet, more or less, to the south right of way of the county road, thence west along said right of way to a point 100 feet west of the said center line, thence south on a line parallel to and 100 feet distant westerly from said center line to the south boundary of said Section 20; thence south 45° east to a point which is 100 feet south of the point of beginning, thence north 100 feet to the point of beginning.

Beginning at the southwest corner of the northeast quarter of the northwest quarter of Section 30, Township 1 South, Range 13 East of the Willamette Meridian, thence north along the west line of the northeast quarter of the northwest quarter of said Section 30, 1165 feet to an alder tree on the north bank of Eightmile Creek, thence east 200 feet, thence southerly on a line parallel to and distant 200 feet east of the west boundary of said northeast quarter of the northwest quarter to the south boundary of said northeast quarter of the northwest quarter of said Section, thence westerly along said south boundary 200 feet to the point of beginning. SUBJECT TO the right of the owner of the adjoining property to maintain a necessary dam and irrigation ditch from said Eightmile Creek for the purpose of diverting adjudicated water from said Creek.

Lot 2 of the Southwest quarter (or the West half of the Southwest quarter) of Section 30, in Township 1 South, Range 13 East, Willamette Meridian.

EXCEPTING THEREFROM:

Commencing at the northwest corner of Section 17, Township 1 South, Range 14 East of the Willamette Meridian, thence South $89^{\circ} 50'$ East 1392.7 feet; thence South $3^{\circ} 00'$ West 770.4 feet; thence South $87^{\circ} 00'$ East 470.0 feet; thence South $3^{\circ} 00'$ West 310.0 feet; thence South $87^{\circ} 00'$ East 50.0 feet; thence South $3^{\circ} 00'$ West 415.0 feet to the Northeast corner of that certain tract of land conveyed by C. H. Southern and Emma A. Southern, husband and wife, to Roy D. Butler and James A. Selleck, described in Volume 55, Page 101 of the Deed Records of Wasco County, Oregon, for the place of beginning of the tract of land hereby conveyed; running thence North 87° West 170 feet along the North boundary of said tract of land above referred to, to the Northwest corner thereof; thence North 3° East 230 feet; thence South 87° East 170 feet; thence South 3° West 230 feet to the true point of beginning.

ALSO EXCEPTING:

All of the land included in a certain tract, known as the Sobieski land and recorded in Volume 95, Page 144 of Wasco County Deed Records, which lies North of a line described as follows: Beginning at a point 444 feet north of the southwest corner of the northeast quarter of the northwest quarter of Section 23, Township 1 South, Range 13 East of the Willamette Meridian, running

TAX LOT
015-14E-17B
1500
NOT A
PART

thence North 83° 02' East a distance of 957 feet; thence North 53° 08' East 5437 feet to a point which lies 143 feet south of the northeast corner of the northwest quarter of the southwest quarter of Section 13, Township 1 South, Range 13 East of the Willamette Meridian.

ALSO beginning at a point which lies 143 feet south of the northeast corner of the northwest quarter of the southwest quarter of Section 13, Township 1 South, Range 13 E.W.M. running thence North 53° 08' East a distance of 548 feet to the county road; thence northwesterly along said county road, approximately 696 feet to the east line of the west one-half of the northwest quarter of Section 13, Township 1 South, Range 13 E.W.M.; thence south 870 feet to point of beginning.

Together with all water, water rights and rights in or to water appurtenant or in any way belonging to any of the real property conveyed by this deed;

Together with all right, title and interest in and to all of the streets and alleys shown upon the various plats of the Dufur Orchard Company's Subdivision, which have been vacated;

Together with any other real property within Wasco County, Oregon, owned by or in which Grantors may have an interest which may not have been specifically hereinabove described, it being the intent of Grantors to convey to Grantee all of their interests which they, or either of them, may have in or to any real property within Wasco County, Oregon.

TO HAVE AND TO HOLD the above described and granted premises unto the said Grantee, its successors and assigns, forever.

WITNESS our hands and seals this 15th day of December, 1958.

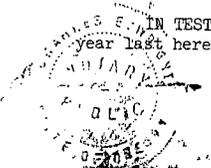
Fancy G. Milson (SEAL)

Sarah H. Miller (SEAL)

STATE OF OREGON }
COUNTY OF MULTNOMAH } SS

On this 15th day of December, 1958, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named HARRY A. MILLER, also known as H. A. Miller, and SARAH H. MILLER, who are known to me to be the identical individuals described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last hereinabove written.



Charles Z. Whight
Notary Public for Oregon
My commission expires MAY 24, 1960

4053 DEED TO HARRY A. MILLER, ET UX THE MILLER RANCH COMPANY

FILED COUNTY CLERK'S OFFICE 1958 DEC 9 AM 8 54

STATE OF OREGON }
County of Wasco } ss
I, D. V. BOLTON, County Clerk and ex officio Recorder of Conveyances, in and for said county, do hereby certify that the within instrument of writing was received for record and recorded in the record of DEEDS of said county at

In Book _____
D. V. BOLTON
COUNTY CLERK

On Page _____

Witness my hand and seal of office affixed at _____
The Office of _____
D. V. Bolton, County Clerk

By _____
Return to _____
Street _____

EXHIBIT "A"

All of Blocks 2 ~~_____~~; Lots 1, 2 and ~~_____~~ feet of
~~_____~~ Town of Boyd, ~~_____~~ at the
southeast corner of Lot 1, Block 2, BOYD; thence south
90 feet; thence west 50 feet; thence North 35 feet
thence west 57.5 feet; thence north 25 feet; thence East
107.5 feet to the point of beginning; ALSO a tract in
Section 17 T14N R14E East Willamette Meridian described as
follows: Beginning at a point North 87° 00' West 80.0
feet and North 3° 00' East 142.5 feet from Southwest
corner of Lot 4 Block 10 TOWN OF BOYD; Thence North
87° 00' West 170.0 feet; thence North 3° 00' East 142.5
feet; thence South 87° 00' East 50.0 feet; thence south
3° 00' West 92.5 feet; thence South 87° 00' East 120.00
feet; thence South 87° 00' West 120.00 feet to the
beginning; all in the County of Wasco and State of Oregon.

SUBJECT TO: The rights of the Public in and to the por-
tions thereof included within the boundaries of roads
and highways.

842383 (2)

Microfilm No. COMPARA

INDEXED

SEP 12 10 53 AM '88

DEPT. OF CLERK
COUNTY OF WASCO
STATE OF OREGON, } ss
County of Wasco, }

I certify that this document was received and
recorded in the

_____ records.
Sue A. Proffitt, County Clerk

by JP Deputy

Return to Kenneth Tubman
442 Boylston
Princeton, MA 01754

EXHIBIT "A"

All of Blocks ~~3; 1000~~, Town of Boyd, ALSO beginning at the southeast corner of Lot 4, Block 3, BOYD; thence south 60 feet; thence west 50 feet; thence North 35 feet; then west 57.5 feet; thence north 25 feet; thence East 107.5 feet to the point of beginning; ~~also~~ ~~beginning at a point North 87° 00' West 170.0 feet and North 3° 00' East 142.5 feet from southwest corner of Lot 4 Block 3, TOWN OF BOYD; Thence North 87° 00' West 170.0 feet; thence North 3° 00' East 142.5 feet; thence South 87° 00' East 50.0 feet; thence south 3° 00' West 92.5 feet; thence South 87° 00' West 120.00 feet; thence South 3° 00' East 50.0 feet to point of beginning;~~ all in the County of Wasco and State of Oregon.

SUBJECT TO: The rights of the Public in and to the portions thereof included within the boundaries of roads and highways.

842383 (2)

Microfilm No. _____

~~INDEXED~~ ~~COMPARED~~

FILED _____
H. D. DIES JR

SEP 12 10 53 AM '8.

CLERK OF COUNTY CLERK
COUNTY OF WASCO,
STATE OF OREGON, } ss
County of Wasco, }

I certify that this document was received and recorded in the _____ records.

Sue A. Proffitt, County Clerk
by JP Deputy

Return to Kenneth Tubman
842 BOYD
Theseville, OR
97754

EXHIBIT "A"

~~A tract of land, to-wit: Lots 1, 2 and North 80 feet of
 Lot 3, Block 14, Town of Boyd, ~~beginning at the~~
~~southeast corner of Lot 4, Block 12, TOWN OF BOYD, thence south~~
~~60 feet; thence west 50 feet; thence North 35 feet;~~
~~then west 57.5 feet; thence north 25 feet; thence East~~
~~107.5 feet to the point of beginning; ALSO a tract in~~
~~Section 17 1S 14 East Willamette Meridian described as~~
~~follows: Beginning at a point North 87° 00' West 80.0~~
~~feet and North 38° 00' East 17.5 feet from Southwest~~
~~corner of Lot 1 Block 10 TOWN OF BOYD; Thence North~~
~~87° 00' West 170.0 feet; thence North 3° 00' East 142.5~~
~~feet; thence South 87° 00' East 50.0 feet; thence south~~
~~3° 00' West 92.5 feet; thence South 87° 00' East 120.00~~
~~feet to the point of beginning; all in the County of Wasco and State of Oregon.~~~~

SUBJECT TO: The rights of the Public in and to the por-
 tions thereof included within the boundaries of roads
 and highways.

842383 (2)

Microfilm No. 842383 (2)
INDEXED
 FILED
 H. D. DUFFS JR.

SEP 17 10 53 AM '81

CLERK OF COUNTY CLERK
 COUNTY OF WASCO
 STATE OF OREGON, } ss
 County of Wasco, }

I certify that this document was received and
 recorded in the

records.
 Sue A. Proffitt, County Clerk
 by JPB Deputy
 Return to Kenneth Tubman
Box 168
Prineville, OR
97154

EXHIBIT "A"

~~of Blocks 2 and 3; Lots 1, 2 and North 80 feet of Lot 3, Block 1, Town of Boyd, ALSO Beginning at the southeast corner of Lot 4, Block 3, BOYD; thence south 60 feet; thence west 50 feet; thence North 35 feet; thence East 57 feet; thence North 25 feet; thence East 25 feet to the point of beginning; ALSO a tract in Section 17 1S 14 East Willamette Meridian described as follows: Beginning at a point North 87° 00' West 80.0 feet and North 3° 00' East 142.5 feet from Southwest corner of Lot 4 Block 10 TOWN OF BOYD; Thence North 87° 00' West 170.0 feet; thence North 3° 00' East 142.5 feet; thence South 87° 00' East 50.0 feet; thence south 3° 00' West 92.5 feet; thence South 87° 00' East 120.00 feet; thence South 3° 00' West 50.0 feet to Point of beginning; all in the County of Wasco and State of Oregon.~~

SUBJECT TO: The rights of the Public in and to the portions thereof included within the boundaries of roads and highways.

842383 (2)
 Microfilm No. _____
 INDEXED _____ COMPARE _____
 FILED _____
 H' DUES 'R
 SEP 17 10 53 AM '8
 COUNTY _____
 STATE OF OREGON, } ss
 County of Wasco, }
 I certify that this document was received and recorded in the _____ records.
 Sue A. Proffitt, County Clerk
 by SP Deputy
 Return to Kenneth Tubman
442 BOX 668
Prineville, OR
97754

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Kenneth F. Miller, a widower
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kenneth Tillman
and Mary Ann Tillman, husband and wife, hereinafter called

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Wasco and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A"

This deed is given in fulfilment of that certain contract between the above parties, dated and recorded October 16, 1975.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT those created or suffered by the grantees herein since date of the above contract

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 23,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 7th day of June, 1984; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Kenneth F. Miller

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Wasco, 1984
June 7

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared the above named Kenneth F. Miller

Personally appeared _____ and _____, who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: *E. L. Miller*
Notary Public for Oregon
My commission expires: 1/3/87

Before me: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Ken Tillman
Route 2 Box 668
Prineville, OR 97754
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.
Witness my hand and seal of County affixed.
NAME TITLE
By _____ Deputy
842683

842683

EXHIBIT "A"

All of Blocks 2 and 3; Lots 1, 2 and North 80 feet of Lot 3, Block 14, Town of Boyd, ALSO beginning at the southeast corner of Lot 4, Block 3, BOYD; thence south 60 feet; thence west 50 feet; thence North 35 feet; then west 57.5 feet; thence north 25 feet; thence East 107.5 feet to the point of beginning; ALSO a tract in Section 17 1S 14 East Willamette Meridian described as follows: Beginning at a point North 87° 00' West 80.0 feet and North 3° 00' East 142.5 feet from Southwest corner of Lot 4 Block 10 TOWN OF BOYD; Thence North 87° 00' West 170.0 feet; thence North 3° 00' East 142.5 feet; thence South 87° 00' East 50.0 feet; thence south 3° 00' West 92.5 feet; thence South 87° 00' East 120.0 feet; thence South 3° 00' West 50.0 feet to Point of beginning; all in the County of Wasco and State of Oregon.

SUBJECT TO: The rights of the Public in and to the portions thereof included within the boundaries of roads and highways.

842383 (2)

Microfilm No.

INDEXED

COMPARED

FILED IN...
DATES PR

SEP 12 10 53 AM '88

CLERK OF COUNTY

STATE OF OREGON,
County of Wasco,

I certify that this document was received and recorded in the

Sue A. Proffitt, County Clerk

by JP Deputy

Return to Kenneth Johnson
Rt 2 Box 668
Prineville, OR
97754

STATE OF OREGON

Faint, illegible text in the bottom left corner, possibly a return address or administrative note.

KNOW ALL MEN BY THESE PRESENTS, That we, WILLIAM L. BOLTON and
WILMA M. BOLTON, husband and wife,
grantor^s,
in consideration of TEN and 00/100 Dollars,
to us paid by KENNETH F. MILLER and LAURA M. MILLER,
husband and wife,
grantee^s,
do hereby grant, bargain, sell and convey unto the said grantee^s, their heirs and assigns, all the
following real property, with the tenements, hereditaments and appurtenances, situated in the County of
Wasco and State of Oregon, bounded and described as follows, to-wit:

The West 50 feet and the South 50 feet of the following:

The North one-half of the following described Tract of land,
to-wit:- Beginning at a point 80 feet West and 3° North of the
Southwest corner of Lot 4 of Block Ten (10) of the Town of
Boyd, as the same appears of record in the office of the County
Clerk for Wasco County, Oregon, thence running North 3° East
285 feet; thence West 3° North 170 feet; thence South 3° West
285 feet; thence East 3° South 170 feet to the place of beginning.

To Have and to Hold, the above described and granted premises unto the said grantee^s, their
heirs and assigns forever.

Witness our hand^s and seal^s this 6th day of February, 1962.

William L. Bolton (SEAL)

Wilma M. Bolton (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON,

County of Wasco

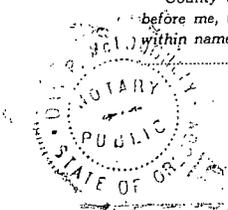
ss. On this 6th day of February, 1962,

before me, the undersigned, a Notary Public in and for said County and State, personally appeared the
within named WILLIAM L. BOLTON and WILMA M. BOLTON, husband and wife,
who are

known to me to be the identical individual^s, described in and who executed the within
instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official
seal the day and year last above written.

Notary Public of Oregon
My commission expires August 1, 1964



Bargain and Sale
DEED

WILLIAM L. BOLTON and
WILMA M. BOLTON

TO

KENNETH F. MILLER and
LAURA M. MILLER

AFTER RECORDING RETURN TO

Mr. Kenneth F. Miller

Boyd, Oregon

723
Docket No.

STATE OF OREGON, } ss
County of Wasco, }
I, MAX BIDDERM, County Clerk and ex
officio Recorder of Conveyances, in and for
said county, do hereby certify that the with-
in instrument of writing was received for
record and recorded in the records of
DEEDS of said county at
1962 FEB 28 AM 11 47

In Book 146 On Page

Witness my hand and seal of office affixed at
the Dalles

MAX BIDDERM, County Clerk

D. CARSWELL, Deputy

Return to Kenneth F. Miller

Street

City Boyd, Oregon

F.T.L.P.O.

Boyd
All of Blk 1

PARCEL RECORD - Cartographic Unit

| | | | | | | | | |
|---------------------------------------|----------|-------|---------|-----|-----|-------------------------|------|--------|
| Code Area | Township | Range | Section | 1/4 | 1/8 | Parcel Number | Type | Number |
| 29-3 | 15 | 14 | 17 | B | | 800 | | |
| Map Number | | | | | | Special Interest | | |
| History of Parcel Prior to Re-mapping | | | | | | Formerly part of _____ | | |
| Previous Account Number | 9984 | | | | | Previous Tax Lot Number | 700 | |

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTY
WASCO COUNTY ASSESSOR'S OFFICE

| | | | | | |
|---------------------------------|-------|---------|-----|-----|---------------|
| TWP. | RANGE | SECTION | 1/4 | 1/8 | PARCEL NUMBER |
| 15 | 14 | 17 | B | | 700 |
| ACCOUNT NUMBER | | | | | |
| 29-3 | | | | | |
| FORMERLY PART OF T.L. NO. _____ | | | | | |

Town of Boyd
 All of Blk 4
 Also:
 That part of vacated Woods St E W and adjacent to Blk 4
 Also: that part of vacated Pratt St 1/2 S and adj
 accruing thereto

| ADDITIONAL DESCRIPTION AND DATE OF ENTRY OR THIS PARCEL | DEED RECORD VOL. | DEED RECORD PAGE | ACRES REMAINING |
|---|------------------|------------------|-----------------|
| Also: vac woods st 5 f Adj to | 5-16-04 | 37 | 550 |
| Also: vac woods st 5 f Adj to | 6-13-08 | I | 269 |
| Also: vac woods st 5 f Adj to | 12-8-38 | M | 190 |
| Also: W 1/2 Vac. Gulliam St, Adjacent | 7/23/99 | Order 6191 | 99 |
| Also: vac. Alley in Blk 4 | | | |
| Also: L 1/4 From Parcel 15117 300 + 0.16 | 11/25/01 | BS 8001 | 49 29 |
| Exc: L 1/4 to Parcel 15117 300-0.58 | 11/25/01 | 2001 | 49 30 |
| SEE PAGE 2 OF Desc. of Abo + Exc | | | |
| | 9-1-05 | WB 2005-004440 | |

S. P. Baker and wife to James A. Nicholson

Filed for record May 16th 1904 at 2 P.M.

Know all men by these presents, That S. P. Baker, and Olive Baker, husband and wife of Boyd County of Wasco State of Oregon, in consideration of Three hundred and fifty (\$350.00) Dollars, to us in hand paid by James A. Nicholson, of Boyd County of Wasco State of Oregon, have bargained and sold and by these presents do grant, bargain, sell and convey unto said James A. Nicholson, his heirs and assigns, all the following bounded and described real property, situated in the COUNTY OF Wasco and State of Oregon: to wit: Lots One (1) Two (2), Three (3) Four (4) Five (5), Six (6) seven (7) and eight (8) in Block Four (4) in the Town of Boyd, as the same appears upon the plat of the same recorded in the office of the County Clerk of Wasco County, Oregon.

Together with, a ll and singular, the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, and also all our estate, right, title and interest in and to the same, including dower and claim of dower.

To have and to Hold the above described and granted premises unto the said James A. Nicholson, his heirs and assigns forever. And we S. P. Baker and Olive Baker, the grantors above named do covenant to and with James A. Nicholson, the above named grantee his heirs and assigns, that the above granted premises are free from all incumbrances save and except a certain mortgage thereon for the sum of \$150. in favor of Harry Clough and Arnie E. Clough, executors of the estate of C. W. Eise, which said mortgage the grantee herein assumes as a part of the purchase price hereof and that we will and our heirs, executors and administrators, shall warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever save and except as to said mortgage.

In witness whereof, the grantors above named hereunto set our hands and seals this 16th day of May A. D. 1904.

Signed, sealed and delivered in the presence of us as witnesses S. P. Baker (seal)
Fred W. Wilson Olive Baker (seal)

A. C. Baker

State of Oregon)
County of Wasco) ss

This certifies, That on this 16th day of May A. D. 1904, before me, the undersigned a Notary Public in and for said County and State, personally appeared the within named S. P. Baker and Olive Baker, husband and wife who are well known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that

Also:

A tract of land in vacated Woods Street, Town of Boyd, lying in the Northwest 1/4 of Section 17, Township 1 South, Range 17 East, Willamette Meridian, Wasco County, Oregon, being more particularly described as follows.

Commencing at the Southwest corner of Block 4 of said Town of Boyd; thence North 87°00'00" West along the projection of the South line of said Block 4 a distance of 30.00 feet to the intersection with the centerline of said Woods Street; thence North 03°00'00" East 1.44 feet to the intersection with an existing fence line, and true point of beginning of this description; thence continuing along said centerline North 03°00'00" East 228.56 feet to the intersection with the centerline of Rice Street; thence North 87°00'00" West along the centerline of said Rice Street 17.15 feet to the intersection with an existing fence line; thence South 02°27'50" West along said fence line 228.53 feet; thence continuing along said fence line South 86°51'12" East 15.02 feet to the true point of beginning of this description.

Exc

A tract of land in Block 4 and vacated Pratt Street, Town of Boyd lying in the Northwest 1/4 of Section 17, Township 1 South, Range 14 East, Willamette Meridian, Wasco County, Oregon, being more particularly described as follows.

Commencing at the Southwest corner of said Block 4; thence North 87°00'00" West along the extension of the South line of said Block 4 a distance of 30.00 feet to the centerline of Woods Street; thence North 03°00'00" East along said centerline 1.44 feet to the intersection with an existing fence line and true point of beginning of this description; thence along said fence line South 86°51'12" East to the centerline of Gilliam Street; thence leaving said fence South 03°00'00" West 60.74 feet to the South line of said Pratt Street; thence North 87°00'00" West along said South line 275.00 feet to the intersection with the centerline of said Woods Street; thence North 03°00'00" East along said centerline 61.44 feet to the true point of beginning of this description.

Excepting therefrom any portion of the above described tract lying within the alley of said Block 4.

Also excepting therefrom any portion of the above described tract lying within said Gilliam Street.

Wasco County Official Records 2005-004440
DEED-D
Cnt=1 Stn=1 WASCO COUNTY 08/05/2005 03:40 PM
\$10.00 \$11.00 \$10.00 \$31.00



I, Karen LeBreton Coats, County Clerk for Wasco County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.



After recording return to: (Name, Address, Zip)
RITCHIE WALLACE
P.O. BOX 524
DUFUR, OR 97021

Until requested otherwise, send all tax statements to:
(Name, Address, Zip)
RITCHIE WALLACE
P.O. BOX 524
DUFUR, OR 97021

SPACE ABOVE RESERVED FOR RECORDER'S USE

**WARRANTY DEED
(Individual Grantor)**

DARLIEN FRANCE, Grantor, conveys and warrants to RITCHIE A. WALLACE, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Wasco County, State of Oregon, described as follows, to-wit:

See Exhibit 'A' attached hereto and by this reference incorporated herein

The property is free from encumbrances, except (if none, so state): EXCEPT THOSE OF RECORD, IF ANY

The true consideration for this conveyance is \$75,000.00. (Here comply with requirements of ORS 93.030.)

Dated: AUGUST 3, 2005

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITES AGAINST FARMING OR FOREST PRACTICES IN ORS 30.930.

Darlien F France
DARLIEN FRANCE

STATE OF OREGON }
 }
County of Wasco }

The foregoing instrument was acknowledged before me on this 3rd day of AUGUST, 2005 by DARLIEN FRANCE.



Melanie L Wing
Notary Public in and for the State of Oregon
My commission expires: February 2, 2009

WASCO TITLE #14-44455

EXHIBIT "A"

Parcel 1: NOT A PART

Lots 1, 2, 3 and 4, Block 5, TOWN OF BOYD, TOGETHER WITH the South one-half of vacated Burford Street adjacent to the North of said Lot 1, County of Wasco and State of Oregon.

→ Parcel 2:

All of Block 4, TOWN OF BOYD, TOGETHER WITH the East one-half of vacated Gilliam Street, TOGETHER WITH that portion of vacated Woods Street that inured to said Block 4 by Vacation Order dated December 8, 1938, TOGETHER WITH a tract of land in vacated Woods Street, TOWN OF BOYD, lying in the Northwest quarter of Section 17, Township 1 South, Range 17 East, Willamette Meridian, Wasco County, Oregon, being more particularly described as follows:

Commencing at the Southwest corner of Block 4 of said TOWN OF BOYD; thence North $87^{\circ} 00' 00''$ West along the projection of the South line of said Block 4 a distance of 30.00 feet to the intersection with the centerline of said Woods Street; thence North $03^{\circ} 00' 00''$ East 1.44 feet to the intersection with an existing fence line, and true point of beginning of this description; thence continuing along said centerline North $03^{\circ} 00' 00''$ East 228.56 feet to the intersection with the centerline of Rice Street; thence North $87^{\circ} 00' 00''$ West along the centerline of said Rice Street 17.15 feet to the intersection with an existing fence line; thence South $02^{\circ} 27' 50''$ West along said fence line 228.53 feet; thence continuing along said fence line South $86^{\circ} 51' 12''$ East 15.02 feet to the true point of beginning of this description.



00073493201600000170030031

I, Lisa Gamber, County Clerk for Wasco County,
Oregon, certify that the instrument identified
herein was recorded in the Clerk records.



WASCO TITLE 14-50236

Grantor

Betty Lou Frakes
66556 Boyd Loop Road
Dufur, Oregon 97021

Grantee

Ritchie Wallace
P.O. Box 524
Dufur, Oregon 97021

Consideration: \$50,000.00

After recording, return to:

Peachey & Myers, P.C.
P.O. Box 2190
The Dalles, Oregon 97058

Until requested otherwise, send all tax statements to:

Ritchie Wallace
P.O. Box 524
Dufur, Oregon 97021

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Betty Lou Frakes, an individual, hereinafter called grantor, for the consideration hereinafter stated, to Ritchie Wallace, an individual, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Wasco County, State of Oregon, described as follows, to-wit:

All of Block 1, TOWN OF BOYD, TOGETHER WITH that portion of vacated Burford Street adjacent which inured thereto by Vacation Order filed June 10, 1999, all in the County of Wasco and State of Oregon.

Exceptions Attached As Exhibit "A".

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$50,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on ^{B.L.F.}~~October~~ ^{December 31st}, 2015; any signature on behalf of a business or other entity is made with the authority of that entity.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR THE PARCEL. TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Betty L. Frakes
Betty Lou Frakes, Grantor

STATE OF OREGON)
) ss.
County of Wasco)

This instrument was acknowledged before me on ^{December}~~October~~ ^{31st}, 2015, by Betty Lou Frakes.

Susan Bergren
Notary Public for Oregon
My commission expires 8-18-19

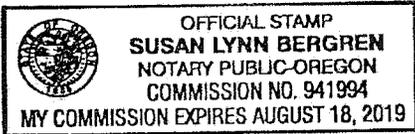


EXHIBIT "A"

SUBJECT TO:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or other facts which a correct survey would disclose.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.



Wasco County Planning Department
 "Service, Sustainability & Solutions"
 2705 East Second St. • The Dalles, OR 97058
 (541) 506-2560 • wcplanning@co.wasco.or.us
 www.co.wasco.or.us/planning

LAND USE APPLICATION

FILE NUMBER: PLAPAR-16-11-0008
FEE: \$2050 check
6008

Date Received: 11/9/16 **Planner Initials:** DB **Date Complete:** _____ **Planner Initials:** _____

| APPLICANT INFORMATION | OWNER INFORMATION |
|---|---------------------------------------|
| Name: <u>Ritchie Wallace</u> | Name: <u>See Attached List</u> |
| Address: <u>P.O. Box 524</u> | Address: _____ |
| City/State/Zip: <u>Dufur, Oregon 97021</u> | City/State/Zip: _____ |
| Phone: <u>(541) 993-7000</u> | Phone: _____ |
| Email: <u>wallacebrothers@hotmail.com</u> | Email: _____ |

PROPERTY INFORMATION

| Township/Range/Section/Tax Lot(s) | Acct # | Acres | Zoning |
|-----------------------------------|--------|-------|--------|
| See Attached List | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Property address (or location): The subject properties are the core area of the Town of Boyd and the Miller Ranch Company ownership lying between U.S. Highway 197 and Boyd Loop County Road.

Zoning Designation: A-1(160) EFU **Environmental Protection District:** EPD 1

Proposed Use: Agricultural and residential **Permitted Subject to Section:** Chapter 21

Water source: Private on-site wells **Sewage disposal method:** Private on-site disposal systems

Name of road providing access: U.S. Highway 197 and Boyd Loop County Road

Current use of property: Agricultural, vacant, residential **Use of surrounding properties:** Primarily ag, some residential
Both Miller Ranch Company and Wallace own nearby

Do you own neighboring property? NO YES (description) properties.

DETAILED PROJECT DESCRIPTION (proposed use, structures, dimensions, etc.): This project combines multiple lots and vacated streets within the Plat of Boyd into larger parcels and conforms the property line between the Miller Ranch Company and the Plat of Boyd properties to a long standing fence line that has historically represented the use line between the adjoining ownerships. The net change to the Miller Ranch ownership is very minor. Following the replat and adjustment of the property to the long standing fence line, the Miller Ranch ownership decreases by approximately 6,000 square feet in an approximately 989 acre property. Lots 1-9 in the replat represent combining approximately 35 original Plat of Boyd 50 foot by 100 foot subdivision lots, along with adjoining vacated streets and alleys, into properties more able to comply with development standards. Lot 10 represents an adjustment to the existing long standing fence line and represents a slight increase in size to existing Tax Lot 1600.

Additional description/maps/pictures attached

LEGAL PARCEL STATUS SEE ATTACHED LIST.

Partition, Subdivision, OR

Most Recent Pre-9/4/1974 Deed #: _____ Date Filed: _____

Current Deed #: _____ Date Filed: _____

The deed and a map showing the property described in the deed(s) must accompany this application.

SIGNATURES

Applicant(s): *Ritchie Wallace* Date: 11/3/16

Ritchie Wallace

Property Owner(s): _____ Date: _____

Miller Ranch Company, Charley Miller, President

Kenneth Tillman Date: 8 Nov 2016

Kenneth Tillman

Mary Ann Tillman Date: 11/8/16

Mary Ann Tillman

PLEASE NOTE: Before this application will be processed, you must supply all requested information and forms, and address all listed or referenced criteria. Pursuant to ORS 215.428, this office will review the application for completeness and notify Applicant of any deficiencies within 30 days of submission. By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

ALL LAND USE APPLICATIONS MUST INCLUDE:

- Application Fee – Cash or Check (credit cards now accepted with additional fee)
- Site Plan
- Elevation Drawing
- Fire Safety Self-Certification
- Other applicable information/application(s):
 - _____
 - _____
 - _____

APPLICATIONS FOR PROPERTIES IN THE NATIONAL SCENIC AREA MUST ALSO INCLUDE:

- Scenic Area Application/Expedited Review
- Color and Material Samples
- Landscaping Plan
- Grading Plan
- Other applicable information/application(s):
 - _____
 - _____

SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT

Legal Parcel

Deed/Land Use Action: _____

NO YES

Previous Map and Tax Lot: _____

Past Land Use Actions: If yes, list file #(s) _____

NO YES

Subject to previous conditions?

NO YES

Assessor Property Class: _____

Zoning: _____

Environmental Protection Districts – List applicable EPDs:

EPD # _____

EPD # _____

EPD # _____

EPD # _____

Water Resources

Are there bodies of water on property or adjacent properties?

NO YES

Describe: _____

Fish bearing (100/50 ft buffer) Non fish bearing (50 ft buffer) Not identified (25 ft buffer)

Irrigation ditch (50 ft buffer)

Access:

County or ODOT approach permit on file? NO YES, # _____

Address:

Address exists and has been verified to be correct?

NO YES

Address needs to be assigned after approval?

NO YES

Fire District: _____

Fees (List Review Type and Cost): _____

**LAND USE APPLICATION ATTACHMENT
WALLACE/TILLMAN/MILLER RANCH**

OWNER INFORMATION

Tax Lots 01S-14E-17B 100 and 800

Ritchie Wallace
P.O. Box 524
Dufur, Oregon 97021

Tax Lots 01S-14E-17B 600, 700, 900, and 1600

Kenneth and Mary Ann Tillman
93544 Highway 140 West
Lakeview, Oregon 97630
PH: (541) 947-4495

**Tax Lots 01S-14E-7 100; 01S-14E-17 300; 01S-14E-18 100;
04S-14E-19B 100; and 01S-13E-13 100**

Charley Miller, President
Miller Ranch Company
110 Northeast Greenwood Avenue
Bend, Oregon 97701
PH: (541) 382-2022
Email: charley@mlumber.com

PROPERTY INFORMATION

| Township/Range/Section/Tax Lot(s) | Acct # | Acres | Zoning |
|--|---------------|--------------|---------------|
| 01S-14E-17B 100 | 9978 | 0.92 | A-1(160) EFU |
| 01S-14E-17B 600 | 9982 | 1.13 | A-1(160) EFU |
| 01S-14E-17B 700 | 9983 | 1.46 | A-1(160) EFU |
| 01S-14E-17B 800 | 9984 | 1.44 | A-1(160) EFU |
| 01S-14E-17B 900 | 9985 | 0.32 | A-1(160) EFU |
| 01S-14E-17B 1600 | 9988 | 0.29 | A-1(160) EFU |
| 01S-14E-17 300 | 9961 | 169.58 | A-1(160) EFU |
| 01S-14E-18 100 | 9994 | 611.46 | A-1(160) EFU |
| 01S-14E-7 100 | 9976 | 206.40 | A-1(160) EFU |
| 01S-14E-19B 100 | 9995 | 142.51 | A-1(160) EFU |
| 01S-13E-13 100 | 9864 | 419.92 | A-1(160) EFU |

*Tax Lots 01S-14E-7 100; 01S-13E-13 100; and 01S-14E-18 100 are portions of the actual tax lot only. The tax lot areas do not align with the replat areas.

LEGAL PARCEL STATUS

Miller Ranch

Partition, Subdivision, or

Most Recent Pre-9/4/74 Deed: Minor Partition 87-0022 *Date Filed:* December 31, 1987

Current Deed: Book 138, Page 389 *Date Filed:* December 1, 1958

Wallace Ownership

Partition, Subdivision, or

Most Recent Pre-9/4/74 Deed: Plat of Boyd *Date Filed:* August 16, 1895

Current Deed: Document 2016-000017 *Date Filed:* January 4, 2016
Document 2005-004440 September 1, 2005

Tillman Ownership

Plat of Boyd

Partition, Subdivision, or

Most Recent Pre-9/4/74 Deed: Plat of Boyd *Date Filed:* August 16, 1895

Current Deed: Document 84-2383 *Date Filed:* June 7, 1984

Tax Lot 01S-14E-17B 1600

Partition, Subdivision, or

Most Recent Pre-9/4/74 Deed: Book 145, Page 369 *Date Filed:* February 28, 1962

Current Deed: Document 84-2383 *Date Filed:* June 7, 1984

PROPERTY LINE ADJUSTMENT / REPLAT

SIZE & WIDTH REQUIREMENTS

Zone: A-1 (160) EFU Minimum Property Size: 160 acres Width: Not specified Depth: Not specified

| | Parcel #1 | Parcel #2 | *Parcel #3 | *Parcel #4 |
|-----------------|-----------|-----------|------------|------------|
| Map & TL Number | SEE | ATTACHED | SHEET. | |
| Existing Size | | | | |
| Proposed Size | | | | |
| Existing Width | | | | |
| Proposed Width | | | | |
| Existing Depth | | | | |
| Proposed Depth | | | | |

Complies with required size, depth, and width? NO YES *Only a replat can involve more than two properties.

APPROVAL STANDARDS:

- Will the proposed property line adjustment (PLA)/replat (REP) result in a new tax lot? NO YES
 The proposed replat will result in the creation of new tax lot designations. However, the result of the replat will be a net reduction in number of existing legal lots of record.
- Will the proposal render any property unusable, or will the usefulness, utility or viability of the property be reduced from the designated purpose statement of the zoning district in which the property is located? NO YES
By combining multiple subdivision lots, blocks, and vacated streets from within the platted Town of Boyd, the replat will increase the usefulness, utility, viability of the properties, and compatibility with the zone.

- If the property presently conforms to the property size requirements of the zoning district, will it continue to conform after the PLA/REP? NO YES
- If the property presently does not conform to the property size requirements of the zoning district, will the PLA/REP result in greater nonconformity? NO YES. If YES, explain how approving the request serves the public interest:
By combining multiple subdivision lots, blocks, and vacated streets within the platted Town of Boyd and conforming the property lines to a long standing fence line, the properties achieve greater conformity.

(Attach documentation as needed)

5. Will the adjusted property lines cross zoning district boundaries? NO YES

If YES, will the PLA/REP increase the number of parcels or lots which could potentially be created based on the minimum parcel size of the applicable zoning district? NO YES

Describe any increase in the number of properties that potentially could be created:

6. Will the proposed PLA/REP cause existing development to violate the property development standards (setbacks, etc.) for the zone or force some other violation of this ordinance? NO YES

7. Will the proposed PLA/REP physically relocate any parcels to new locations beyond an existing common boundary line or require the creation of a private or public road? NO YES, explain:

PRELIMINARY PLAT REQUIREMENTS

1. Preliminary Plat Map: A preliminary plat map has been submitted which includes all applicable information listed below (per Section 21.100.A of the Ordinance).

Check all items that are indicated on your submitted site plan.

- Vicinity map of such scale to clearly locate the proposed partitioning in relation to adjacent subdivisions, partitions, roadways and other land parcels;
- North point, scale and date;
- A plan of the proposed partitioning, showing boundaries of the total contiguous ownership, boundaries of each proposed tract, the number assigned to each tract, acreage of each tract and location and name of existing and proposed roads;
- Private streets and all restrictions or reservations relating to private streets;
- Name and address of the landowners, the applicant and the surveyor, if any, employed to make necessary surveys and prepare the description of each tract involved;
- Proposed means and location of water supply and sewage disposal for each tract;
- Zoning classification of the land and Comprehensive Plan map designation;
- Predominant natural features, such as water courses and their flows, marshes, rock outcroppings, and areas subject to flooding, sliding or other natural hazards;
- Any existing permanent structures;
- Draft of proposed restrictions and covenants affecting the partitioned land;
- Legal description for each of the proposed tracts;
- If not sewered and located in an "F-1", "F-2", or "A-1" zone, a statement signed by an authorized representative of the Department of Environmental Quality, State of Oregon, or County Sanitarian regarding the suitability of each parcel to be partitioned for subsurface sewage disposal; or a signed statement shown on the face of the final partition plan that no investigation has been made of the suitability of any given parcel by an authorized

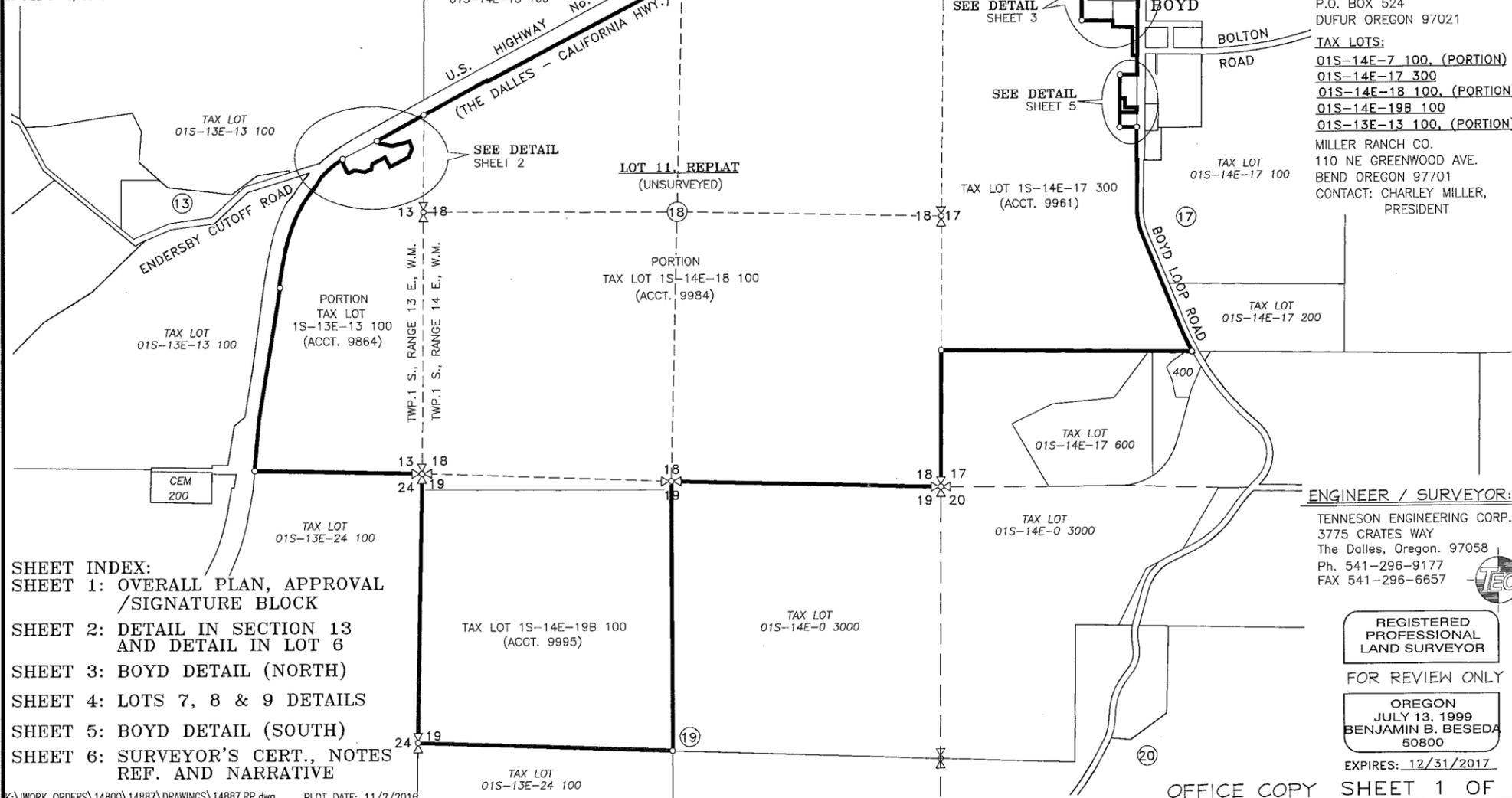
PRELIMINARY PARTITION PLAT

A REPLAT OF TAX LOTS 01S-14E-17B 100, 600, 700, 800, 900 AND 1600, 01S-14E-17 300, 01S-14E-7 100, 1S-14E-18 100, 01S-14E-19B 100 AND 01S-13E-13 100, IN TRACT II, MIP-87-111 AND IN BLOCKS 1, 2, 3, 4 & 14, TOWN OF BOYD AND IN SECTION 13, TOWNSHIP 1 S., RANGE 13 E., W.M. AND IN SECTIONS 7, 17, 18 & 19, TWP.1 S., RANGE 14 E., W.M.

WASCO COUNTY, OREGON
NOVEMBER 2, 2016

| REPLAT | TAX LOT/MAP | ACCT. No. | ORIGINAL | REPLAT |
|---------|-----------------|-----------|-----------|-----------|
| LOT #1 | 1S-14E-17B 100 | 9978 | N/A** | 1.135 AC. |
| LOT #2 | 1S-14E-17B 600 | 9982 | N/A** | 0.568 AC. |
| LOT #3 | 1S-14E-17B 600 | 9982 | N/A** | 0.568 AC. |
| LOT #4 | 1S-14E-17B 700 | 9983 | N/A** | 0.647 AC. |
| LOT #5 | 1S-14E-17B 700 | 9983 | N/A** | 0.545 AC. |
| LOT #6 | 1S-14E-17B 800 | 9984 | N/A** | 0.698 AC. |
| LOT #7 | 1S-14E-17B 800 | 9984 | N/A** | 0.663 AC. |
| LOT #8 | 1S-14E-17B 900 | 9985 | N/A** | 0.352 AC. |
| LOT #9 | 1S-14E-17B 900 | 9985 | N/A** | 0.349 AC. |
| LOT #10 | 1S-14E-17B 1600 | 9988 | 0.301 AC. | 0.307 AC. |
| LOT #11 | (SEE * & ***) | --- | 989 AC.± | 989 AC.± |

TOTAL = 995 AC.±
 *01S-14E-7 100, 01S-14E-17 300, 1S-14E-18 100, 01S-14E-19B 100 AND 01S-13E-13 100
 **ORIGINAL LOT SIZE NOT APPLICABLE TO LOTS 1-9. THESE LOTS ARE COMBINATIONS OF MULTIPLE LOTS AND VACATED STREETS IN THE PLAT OF BOYD.
 ***THE NET EFFECT TO THE MILLER RANCH CO. OWNERSHIP IS A DECREASE IN SIZE BY 5,953 S.F.



- SHEET INDEX:**
 SHEET 1: OVERALL PLAN, APPROVAL /SIGNATURE BLOCK
 SHEET 2: DETAIL IN SECTION 13 AND DETAIL IN LOT 6
 SHEET 3: BOYD DETAIL (NORTH)
 SHEET 4: LOTS 7, 8 & 9 DETAILS
 SHEET 5: BOYD DETAIL (SOUTH)
 SHEET 6: SURVEYOR'S CERT., NOTES REF. AND NARRATIVE

WASCO COUNTY SURVEYOR'S OFFICE
 Survey No. _____
 Filed _____
 By _____

RECORDING INFORMATION

Document Number _____
 Plat Number _____
 Slide Number _____

DECLARATION:
 We, the owners of the land shown herein, hereby declare that this Replat of land is a legal Replat and has been made with our free consent and in accordance with our desires and the provisions of ORS Chapter 92.

OWNERS:
TAX LOTS 01S-14E-17B 600, 700, 800, 900 & 1600:
 KENNETH & MARY ANN TILLMAN
 93544 HIGHWAY 140 WEST LAKEVIEW, OREGON 97630

Kenneth Tillman _____ Date _____
 Mary Ann Tillman _____ Date _____
 Ritchie Wallace _____ Date _____

TAX LOTS 01S-14E-17B 100 AND 800:
 RITCHIE WALLACE
 P.O. BOX 524
 DUFUR OREGON 97021

ACKNOWLEDGEMENT
 This Instrument was acknowledged before me on the _____ day of _____ 2016 by
 Kenneth and Mary Ann Tillman and Ritchie Wallace

TAX LOTS:
 01S-14E-7 100, (PORTION)
 01S-14E-17 300
 01S-14E-18 100, (PORTION)
 01S-14E-19B 100
 01S-13E-13 100, (PORTION)
 MILLER RANCH CO.
 110 NE GREENWOOD AVE.
 BEND OREGON 97701
 CONTACT: CHARLEY MILLER, PRESIDENT

Notary signature _____
 NOTARY PUBLIC - OREGON
 COMMISSION No. _____
 MY COMMISSION EXPIRES _____
 Miller Ranch Co. by _____ Date _____
 Charley Miller, President
 This Instrument was acknowledged before me on the _____ day of _____ 2016 by
 Miller Ranch Co. (Charley Miller)

ENGINEER / SURVEYOR:
 TENNESON ENGINEERING CORP.
 3775 CRATES WAY
 The Dalles, Oregon. 97058
 Ph. 541-296-9177
 FAX 541-296-6657

Notary signature _____
 NOTARY PUBLIC - OREGON
 COMMISSION No. _____
 MY COMMISSION EXPIRES _____
 I hereby certify this Replat was examined and approved as of this _____ day of _____ 2016

 Wasco County Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

FOR REVIEW ONLY

OREGON
 JULY 13, 1999
 BENJAMIN B. BESEDA
 50800

EXPIRES: 12/31/2017

I hereby certify this Replat was examined and approved as of this _____ day of _____ 2016

 Planning Director
 PLAPAR-16-0-____

I hereby certify this Replat was examined and approved as of this _____ day of _____ 2016

 Wasco County Assessor

 Wasco County Tax Collector

PRELIMINARY PARTITION PLAT

A REPLAT OF TAX LOTS 01S-14E-17B 100, 600, 700, 800, 900 AND 1600, 01S-14E-17 300, 01S-14E-7 100, 1S-14E-18 100, 01S-14E-19B 100 AND 01S-13E-13 100, IN TRACT II, MIP-87-111 AND IN BLOCKS 1, 2, 3, 4 & 14, TOWN OF BOYD AND IN SECTION 13, TOWNSHIP 1 S., RANGE 13 E., W.M. AND IN SECTIONS 7, 17, 18 & 19, TWP.1 S., RANGE 14 E., W.M.
 WASCO COUNTY, OREGON
 NOVEMBER 2, 2016

WASCO COUNTY
 SURVEYOR'S OFFICE

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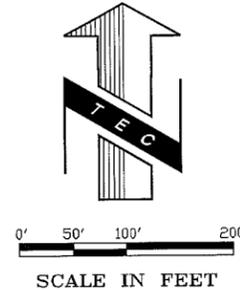
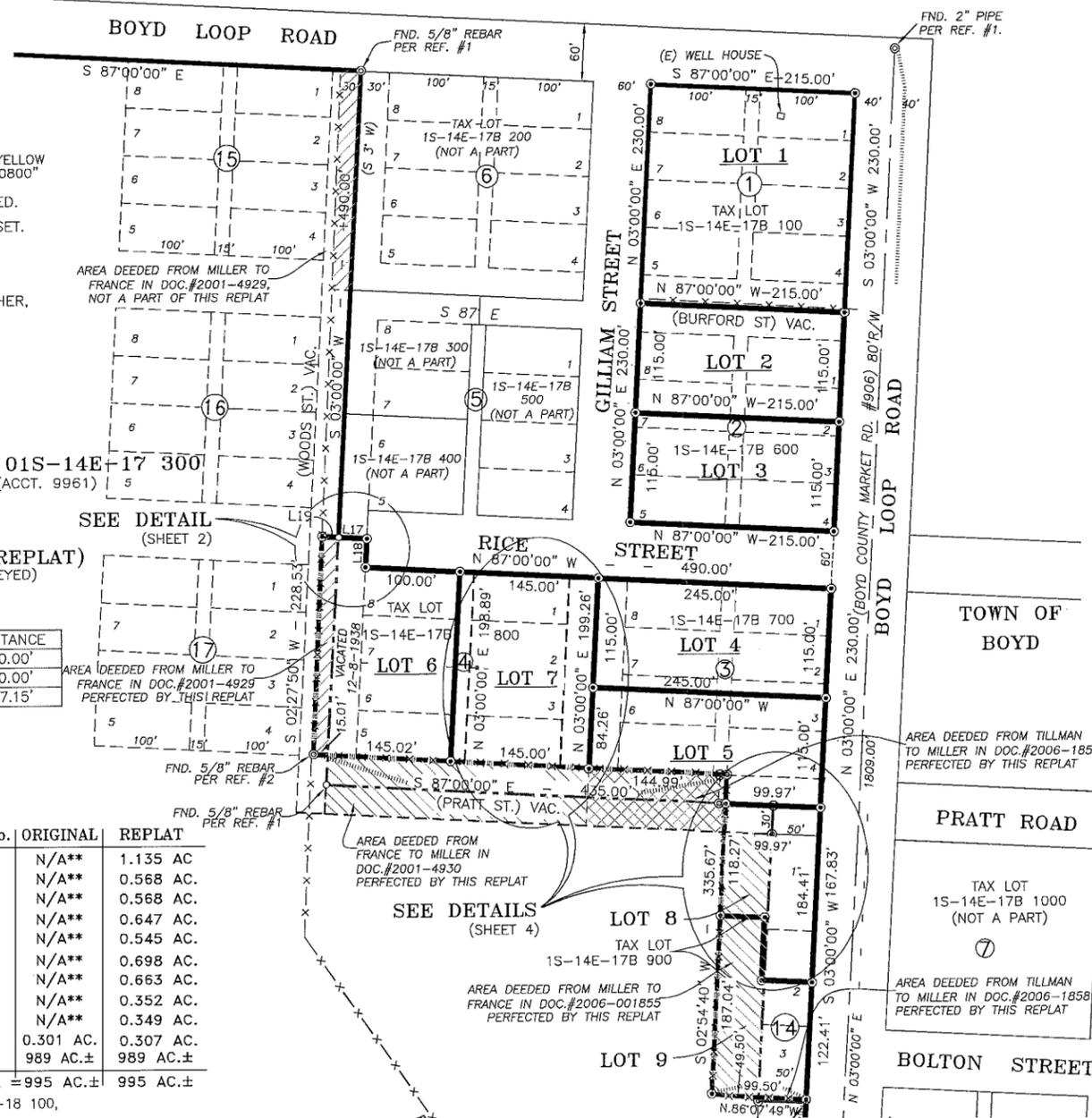
LEGEND:

- ⊙ SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, "B BESEDA PLS 50800"
- ⊙ FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- ◻ SET HUB & TACK.
- SET P.K. NAIL OR AS NOTED.
- ◆ SET BRASS SCREW AND WASHER, INSCRIBED "LS 50800"
- X- EXISTING FENCE LINE.

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L17 | S 87°00'00" E | 30.00' |
| L18 | S 03°00'00" W | 30.00' |
| L19 | S 87°00'00" E | 17.15' |

| REPLAT | TAX LOT/MAP | ACCT. No. | ORIGINAL | REPLAT |
|---------|-----------------|-----------|-----------|-----------|
| LOT #1 | 1S-14E-17B 100 | 9978 | N/A** | 1.135 AC |
| LOT #2 | 1S-14E-17B 600 | 9982 | N/A** | 0.568 AC. |
| LOT #3 | 1S-14E-17B 600 | 9982 | N/A** | 0.568 AC. |
| LOT #4 | 1S-14E-17B 700 | 9983 | N/A** | 0.647 AC. |
| LOT #5 | 1S-14E-17B 700 | 9983 | N/A** | 0.545 AC. |
| LOT #6 | 1S-14E-17B 800 | 9984 | N/A** | 0.698 AC. |
| LOT #7 | 1S-14E-17B 800 | 9984 | N/A** | 0.663 AC. |
| LOT #8 | 1S-14E-17B 900 | 9985 | N/A** | 0.352 AC. |
| LOT #9 | 1S-14E-17B 900 | 9985 | N/A** | 0.349 AC. |
| LOT #10 | 1S-14E-17B 1600 | 9988 | 0.301 AC. | 0.307 AC. |
| LOT #11 | (SEE * & **) | — | 989 AC.± | 989 AC.± |
| | | TOTAL = | 995 AC.± | 995 AC.± |

*01S-14E-7 100, 01S-14E-17 300, 1S-14E-18 100, 01S-14E-19B 100 AND 01S-13E-13 100
 **ORIGINAL LOT SIZE NOT APPLICABLE TO LOTS 1-9. THESE LOTS ARE COMBINATIONS OF MULTIPLE LOTS AND VACATED STREETS IN THE PLAT OF BOYD.
 ***THE NET EFFECT TO THE MILLER RANCH CO. OWNERSHIP IS A DECREASEK:\WORK ORDERS\14800\14887\DRAWINGS\14887.RP.dwg PLOT DATE: 11/2/2016



OWNERS:

TAX LOTS 01S-14E-17B 600, 700, 800, 900 & 1600:
 KENNETH & MARY ANN TILLMAN
 93544 HIGHWAY 140 WEST
 LAKEVIEW, OREGON 97630

TAX LOTS 01S-14E-17B 100 AND 800:
 RITCHIE WALLACE
 P.O. BOX 524
 DUFUR OREGON 97021

TAX LOTS:
 01S-14E-7 100, (PORTION)
 01S-14E-17 300
 01S-14E-18 100, (PORTION)
 01S-14E-19B 100
 01S-13E-13 100, (PORTION)
 MILLER RANCH CO.
 110 NE GREENWOOD AVE.
 BEND OREGON 97701
 CONTACT: CHARLEY MILLER,
 PRESIDENT

LEGEND:

- REPLAT LINE
- OWNERSHIP LINE
- - - ORIGINAL PROPERTY LINE
- - - SECTIONAL LINES
- OWNERSHIP CORNERS
- SECTION CORNER
- 7/18/17 (1S-14E-18) ASSESSOR'S MAP NUMBER (E.-W. 1320') DEED BEARING & DISTANCE

ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
 3775 CRATES WAY
 The Dalles, Oregon, 97058
 Ph. 541-296-9177
 FAX 541-296-6657



REGISTERED PROFESSIONAL LAND SURVEYOR

FOR REVIEW ONLY

OREGON
 JULY 13, 1999
 BENJAMIN B. BESEDA
 50800

EXPIRES: 12/31/2017

OFFICE COPY SHEET 3 OF 6

(MATCH TO SHEET 5)

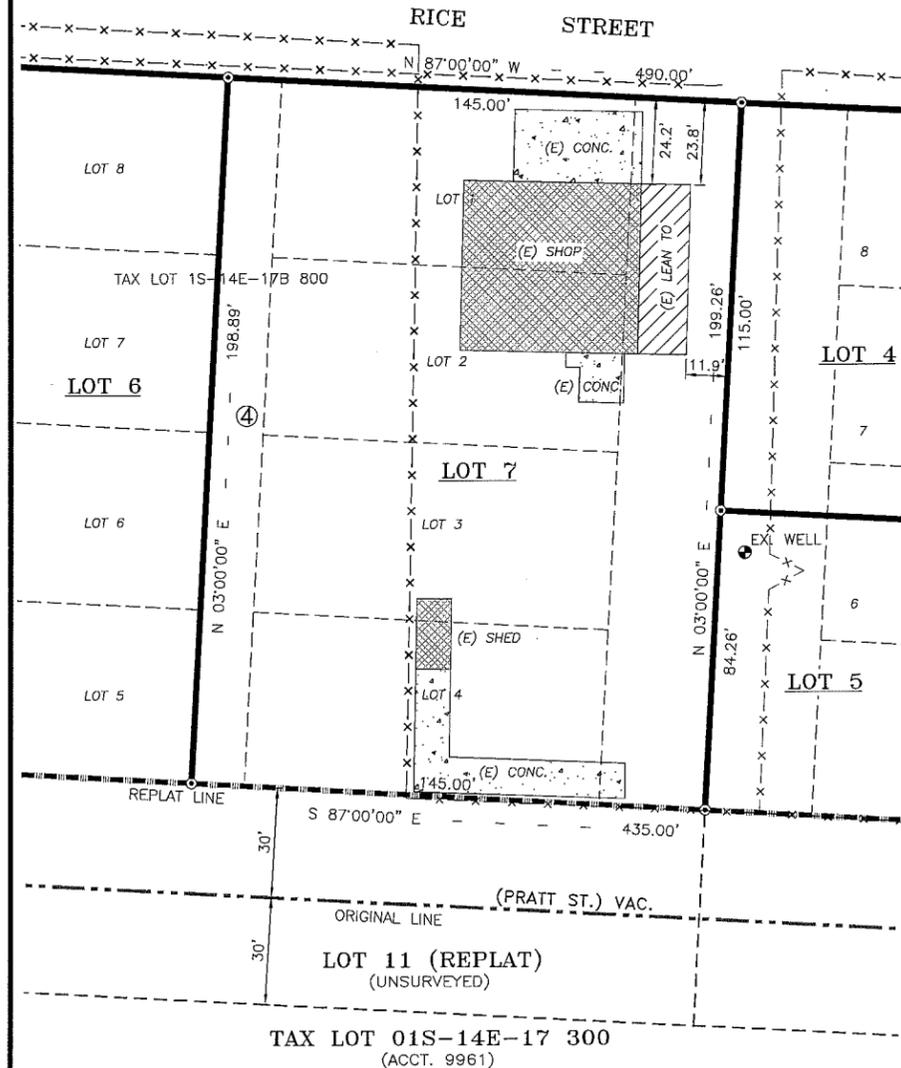
W.O. #14887.RP

PRELIMINARY PARTITION PLAT

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 WASCO COUNTY, OREGON
 NOVEMBER 2, 2016

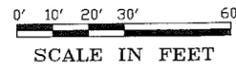
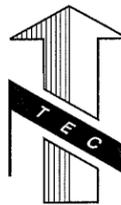
LEGEND:

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- ⊙ FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- SET HUB & TACK.
- SET P.K. NAIL OR AS NOTED.
- ◇ SET BRASS SCREW AND WASHER, INSCRIBED "LS 50800"
- X- EXISTING FENCE LINE.



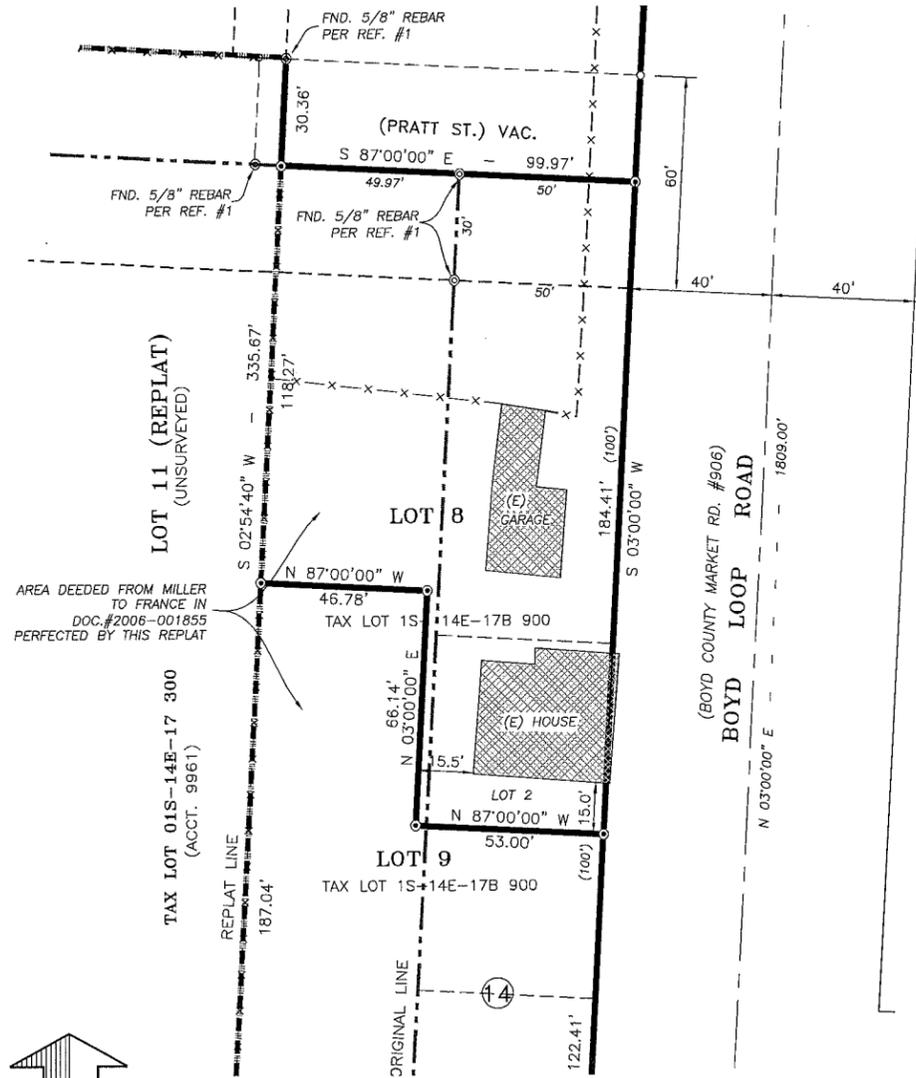
LOT 7 DETAIL

SCALE: 1" = 30'



SCALE IN FEET

AREA DEEDED FROM MILLER TO FRANCE IN DOC.#2006-001855 PERFECTED BY THIS REPLAT



LOT 8/9 DETAIL

SCALE: 1" = 30'

WASCO COUNTY
 SURVEYOR'S OFFICE

Survey No. _____

Filed _____

By _____

RECORDING INFORMATION

Document Number _____

Plat Number _____

Slide Number _____

OWNERS:

TAX LOTS 01S-14E-17B 600, 700, 800, 900 & 1600:
 KENNETH & MARY ANN TILLMAN
 93544 HIGHWAY 140 WEST
 LAKEVIEW, OREGON 97630

TAX LOTS 01S-14E-17B 100 AND 800:
 RITCHIE WALLACE
 P.O. BOX 524
 DUFUR OREGON 97021

TAX LOTS:
 01S-14E-7 100, (PORTION)
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 01S-14E-18 100, (PORTION)
 01S-14E-19B 100
 01S-13E-13 100, (PORTION)
 MILLER RANCH CO.
 110 NE GREENWOOD AVE.
 BEND OREGON 97701
 CONTACT: CHARLEY MILLER,
 PRESIDENT

LEGEND:

- REPLAT LINE
- OWNERSHIP LINE
- - - ORIGINAL PROPERTY LINE
- - - SECTIONAL LINES
- OWNERSHIP CORNERS
- 7 8 SECTION CORNER
- 18 17
- (1S-14E-18) ASSESSOR'S MAP NUMBER
- (E.-W. 1.320') DEED BEARING & DISTANCE

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

FOR REVIEW ONLY

OREGON
 JULY 13, 1999
 BENJAMIN B. BESEDA
 50800

EXPIRES: 12/31/2017

ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
 3775 CRATES WAY
 The Dalles, Oregon. 97058
 Ph. 541-296-9177
 FAX 541-296-6657



OFFICE COPY SHEET 4 OF 6

PRELIMINARY PARTITION PLAT

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WASCO COUNTY, OREGON
NOVEMBER 2, 2016

WASCO COUNTY
SURVEYOR'S OFFICE

Survey No. _____
Filed _____
By _____

RECORDING INFORMATION

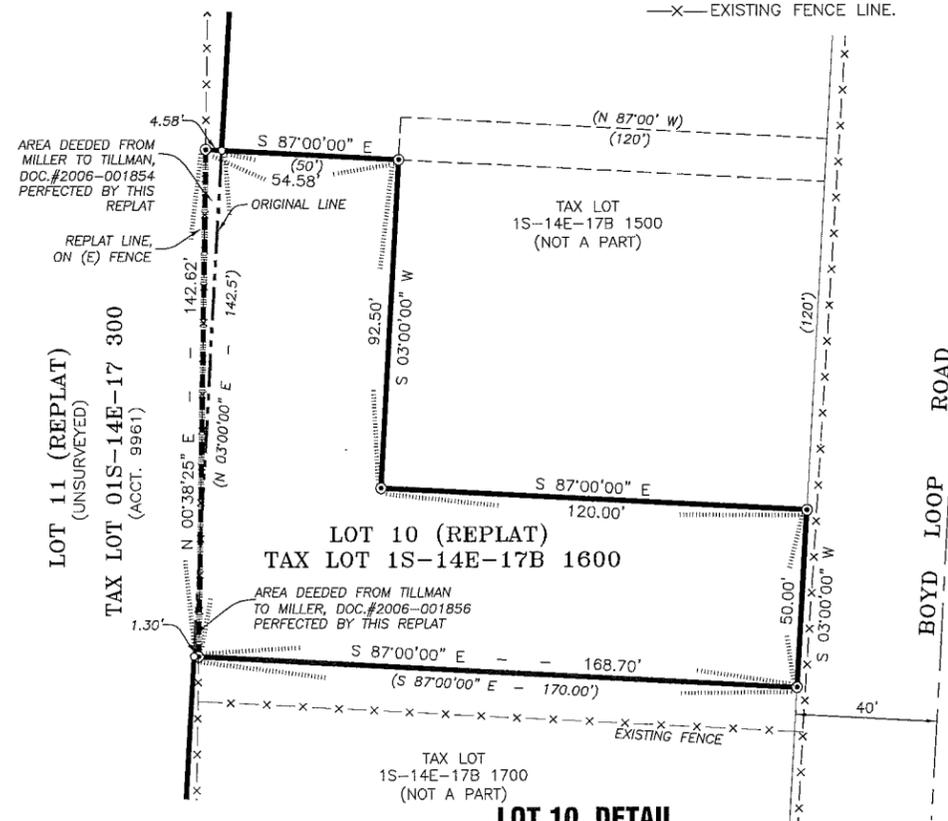
Document Number _____
Plat Number _____
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| REPLAT | TAX LOT/MAP | ACCT. No. | ORIGINAL | REPLAT |
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| LOT #11 | (SEE * & ***) | --- | 989 AC.± | 989 AC.± |
| | | TOTAL | =995 AC.± | 995 AC.± |

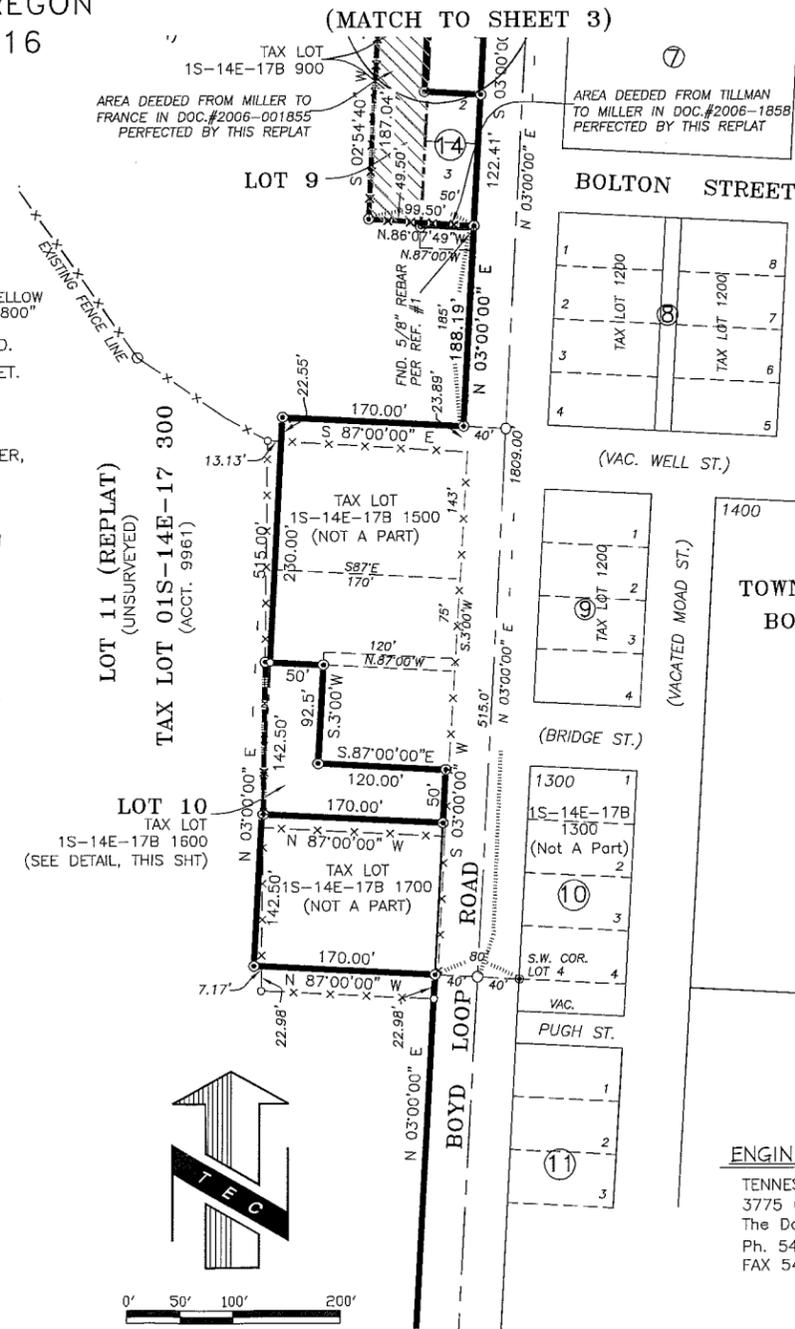
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***THE NET EFFECT TO THE MILLER RANCH CO. OWNERSHIP IS A DECREASE IN SIZE BY 5,953 S.F.

LEGEND:

- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, "B BESEDA PLS 50800"
- FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- SET HUB & TACK.
- SET P.K. NAIL OR AS NOTED.
- ◆ SET BRASS SCREW AND WASHER, INSCRIBED "LS 50800"
- X- EXISTING FENCE LINE.



LOT 10 DETAIL
SCALE: 1" = 30'



SCALE IN FEET

OWNERS:

TAX LOTS 01S-14E-17B 600, 700, 800, 900 & 1600:
KENNETH & MARY ANN TILLMAN
93544 HIGHWAY 140 WEST
LAKEVIEW, OREGON 97630

TAX LOTS 01S-14E-17B 100 AND 800:
RITCHIE WALLACE
P.O. BOX 524
DUFUR OREGON 97021

TAX LOTS:
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01S-14E-18 100. (PORTION)
01S-14E-19B 100
01S-13E-13 100. (PORTION)
MILLER RANCH CO.
110 NE GREENWOOD AVE.
BEND OREGON 97701
CONTACT: CHARLEY MILLER,
PRESIDENT

LEGEND:

- REPLAT LINE
- OWNERSHIP LINE
- - - ORIGINAL PROPERTY LINE
- - - SECTIONAL LINES
- OWNERSHIP CORNERS
- 7 8
18 17
SECTION CORNER
(1S-14E-18) ASSESSOR'S MAP NUMBER
(E-W. 1320') DEED BEARING & DISTANCE

ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
3775 CRATES WAY
The Dalles, Oregon. 97058
Ph. 541-296-9177
FAX 541-296-6657



REGISTERED
PROFESSIONAL
LAND SURVEYOR

FOR REVIEW ONLY

OREGON
JULY 13, 1999
BENJAMIN B. BESEDA
50800

EXPIRES: 12/31/2017

OFFICE COPY

SHEET 5 OF 6

PRELIMINARY PARTITION PLAT

A REPLAT OF TAX LOTS 01S-14E-17B 100, 600, 700, 800, 900 AND 1600, 01S-14E-17 300, 01S-14E-7 100, 1S-14E-18 100, 01S-14E-19B 100 AND 01S-13E-13 100, IN TRACT II, MIP-87-111 AND IN BLOCKS 1, 2, 3, 4 & 14, TOWN OF BOYD AND IN SECTION 13, TOWNSHIP 1 S., RANGE 13 E., W.M. AND IN SECTIONS 7, 17, 18 & 19, TWP.1 S., RANGE 14 E., W.M.

WASCO COUNTY, OREGON
NOVEMBER 2, 2016

REFERENCES:

- MIP-87-111 FOR MILLER RANCH CO. BY TENNESON ENGR. CORP. WO.#6896 RECORDED DECEMBER 31, 1987 MP 87-0022
- SURVEY FOR MILLER RANCH CO. BY TENNESON ENGR. CORP. WO.#6896 RECORDED JANUARY 24, 1987 C.S. #5-171
- EXISTING FENCE SURVEY FOR M.D. VAN VALKENBURGH BY TENNESON ENGINEERING CORP. W.O. #9548, AUGUST 30, 1999 C.S. #11-085
- SURVEY OF TOWN OF BOYD FOR MILLER AND TILLMAN BY TENNESON ENGINEERING CORP. W.O.#7900, JUNE 13, 1997 C.S. #10-103
- REPLAT 2009-0020 IN TOWN OF BOYD FOR WADE & VICTORIA KILBY BY KLEIN & ASSOCIATES, INC. RECORDED SEPTEMBER 14, 2009 DOC. #2009-003795 (SLIDE D-83A) C.S. #16-067
- SURVEY FOR DANIEL & MERCEDES BOLTON BY KLEIN & ASSOCIATES, INC. FILED MAY 2, 2014 C.S. #18-050
- FIELD NOTES FOR SURVEY LOTS WEST OF WOODS STREET BY WILLIAM E. CAMPBELL, SURVEYOR APRIL 4, 1900 DEED VOL. 28, PG. 483
- MAP OF THE TOWN OF BOYD AND FIELD NOTES FILED FOR RECORD AUGUST 16, 1895 WILLIAM CAMPBELL, U.S. SPECIAL DEPUTY SURVEYOR

| REPLAT | TAX LOT/MAP | ACCT. No. | ORIGINAL | REPLAT |
|------------------|-----------------|-----------|-----------|-----------|
| LOT #1 | 1S-14E-17B 100 | 9978 | N/A** | 1.135 AC |
| LOT #2 | 1S-14E-17B 600 | 9982 | N/A** | 0.568 AC. |
| LOT #3 | 1S-14E-17B 600 | 9982 | N/A** | 0.568 AC. |
| LOT #4 | 1S-14E-17B 700 | 9983 | N/A** | 0.647 AC. |
| LOT #5 | 1S-14E-17B 700 | 9983 | N/A** | 0.545 AC. |
| LOT #6 | 1S-14E-17B 800 | 9984 | N/A** | 0.698 AC. |
| LOT #7 | 1S-14E-17B 800 | 9984 | N/A** | 0.663 AC. |
| LOT #8 | 1S-14E-17B 900 | 9985 | N/A** | 0.352 AC. |
| LOT #9 | 1S-14E-17B 900 | 9985 | N/A** | 0.349 AC. |
| LOT #10 | 1S-14E-17B 1600 | 9988 | 0.301 AC. | 0.307 AC. |
| LOT #11 | (SEE * & ***) | --- | 989 AC.± | 989 AC.± |
| TOTAL = 995 AC.± | | | | 995 AC.± |

*01S-14E-7 100, 01S-14E-17 300, 1S-14E-18 100, 01S-14E-19B 100 AND 01S-13E-13 100
**ORIGINAL LOT SIZE NOT APPLICABLE TO LOTS 1-9. THESE LOTS ARE COMBINATIONS OF MULTIPLE LOTS AND VACATED STREETS IN THE PLAT OF BOYD.
***THE NET EFFECT TO THE MILLER RANCH CO. OWNERSHIP IS A DECREASE IN SIZE BY 5,953 S.F.

LEGEND:

- REPLAT LINE
- OWNERSHIP LINE
- - - - ORIGINAL PROPERTY LINE
- - - - SECTIONAL LINES
- o OWNERSHIP CORNERS
- 7 ↓ 8
—X— SECTION CORNER
18 ↑ 17
(1S-14E-18) ASSESSOR'S MAP NUMBER
(E-W. 1320') DEED BEARING & DISTANCE

LEGEND:

- ⊙ SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, "B BESEDA PLS 50800"
- ⊙ FOUND MONUMENTS, AS NOTED.
- o CALCULATED CORNERS, NOT SET.
- SET HUB & TACK.
- SET P.K. NAIL OR AS NOTED.
- ◆ SET BRASS SCREW AND WASHER, INSCRIBED "LS 50800"
- X- EXISTING FENCE LINE.

NARRATIVE:

TO BE ON FINAL PLAT

NOTES:

- BEARINGS ARE OREGON COORDINATE SYSTEM NORTH ZONE GRID ESTABLISHED BY G.P.S. OBSERVATION PER SURVEY REFERENCE No. 1.
- MONUMENTS SHOWN HEREON WERE RECOVERED OR SET ON _____, 2016.
- ZONING: "EFU" (EXCLUSIVE FARM USE)
- PLAT OF BOYD VACATION OF LOTS, BLOCKS AND ROAD RIGHT OF WAY LISTED AS FOLLOWS:
 - COMMISSIONERS JOURNAL VOLUME I, PAGE 269, JUNE 3, 1908
 - COMMISSIONERS JOURNAL VOLUME I, PAGE 465, JUNE 5, 1912
 - COMMISSIONERS JOURNAL VOLUME M, PAGE 190, DECEMBER 7, 1938
 - COMMISSIONER JOURNAL, COUNTY COURT ORDER JULY 6, 1989
 - COMMISSIONERS JOURNAL, COUNTY COURT ORDER MARCH 7, 1997
 - COMMISSIONERS JOURNAL, COUNTY COURT ORDER JUNE 10, 1999
 - COMMISSIONERS JOURNAL, COUNTY COURT ORDER RECORDED APRIL 7, 2016 AT DOC. #2016-001154
- THE MILLER RANCH CO. OWNERSHIP IS PARCEL 1 OF MINOR PARTITION 87-0022. THE EXTERIOR OF THIS PARCEL DOES NOT ALIGN WITH CURRENT TAX LOT BOUNDARIES, IT CONSISTS OF 2 FULL TAX LOTS AND PORTIONS OF 3 ADDITIONAL TAX LOTS.

SURVEYOR'S CERTIFICATE:

TO BE ON FINAL PLAT

WASCO COUNTY
SURVEYOR'S OFFICE

Survey No. _____

Filed _____

By _____

RECORDING INFORMATION

Document Number _____

Plat Number _____

Slide Number _____

OWNERS:

TAX LOTS 01S-14E-17B
600, 700, 800, 900 & 1600:
KENNETH & MARY ANN TILLMAN
93544 HIGHWAY 140 WEST
LAKEVIEW, OREGON 97630

TAX LOTS 01S-14E-17B
100 AND 800:
RITCHIE WALLACE
P.O. BOX 524
DUFUR OREGON 97021

TAX LOTS:

01S-14E-7 100. (PORTION)
01S-14E-17 300
01S-14E-18 100. (PORTION)
01S-14E-19B 100
01S-13E-13 100. (PORTION)
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