

DRAWING NUMBER
7931

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7931

C.S. 7931

(S89°56'30"E)
(1115.60)

C53709

S. SE corner
Jeremiah Lewis
DLC No. 45
Fd. 5/8" rod
at fence corner.

NARRATIVE

The purpose of this survey was to monument Tax Lot 1102 (Parcel A) as described by Deed Instrument M-70260 in accordance with PC-86-16 & 17. This deed was apparently written using data from C5 4624 so I held the line between the gun barrel and the first found 5/8" rod easterly of it to establish the north line of TL 1102. The distance 2600.60 ft to the NE corner (P.O.B.) was taken from the deed. There are no encroachments over property lines by the buildings.

LEGEND

- Found monument: 5/8" rod unless otherwise noted.
- Set monument: 5/8"x30" rebar with yellow plastic cap stamped "Northstar PLS 1823"
- ().... Record data from C5 4624 unless otherwise noted.
- Ⓧ.... Deed Instrument No. M-70260, Benton County.
- ... Approximate fence line.
- ... DLC line.

**MINOR LAND PARTITION SURVEY
for
GEORGE and MAURINE STEINAUER**

IN
WILLIAM TAYLOR DLC NO. 46
SE 1/4 SEC. 7, SW 1/4 SEC. 8,
T.11S., R.4W., W.M.
SEPTEMBER 12, 1986

MINOR LAND PARTITION APPROVED
Dave Spivey 11/5/86
planning official date

BASIS OF BEARINGS
(S89°49'00"E) (2753.46)
(S89°49'00"E) (2753.63)
2600.60 (2600.60) Ⓧ

1" Octagonal
gun barrel
14ft south of
end of E-W fence

PARCEL B
TL 1101
36.59 Ac ±

PARCEL A
TL 1102
1.48 Ac ±

1/2" pipe
12" under
cent 5'ly
not tied

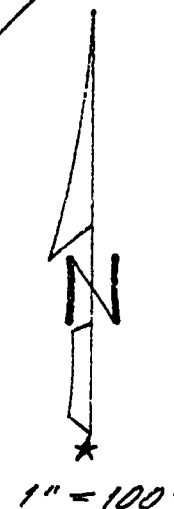
60ft access easement
Parcel A to Highway

Existing
gravel road

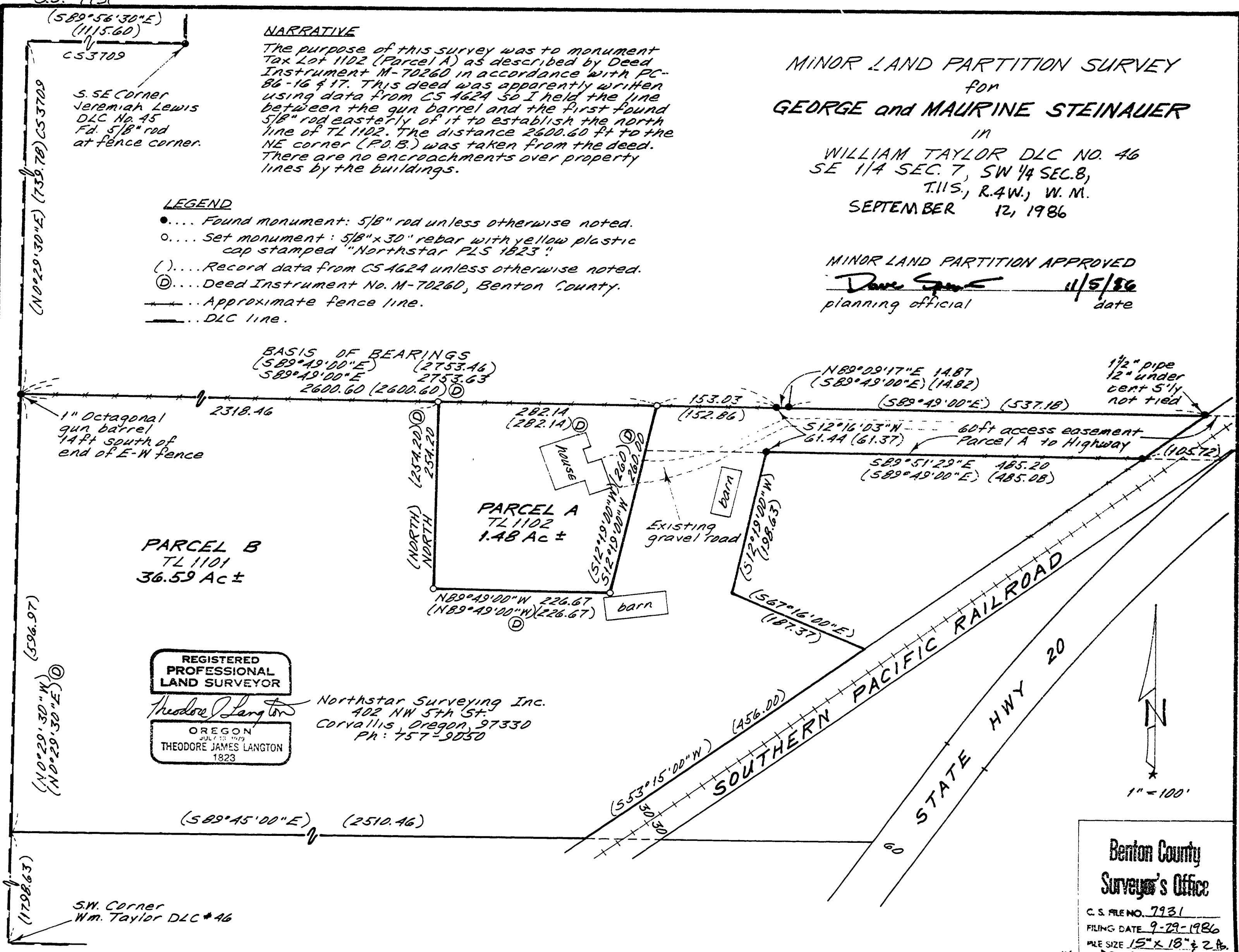
SOUTHERN PACIFIC RAILROAD
STATE HWY 20

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Theodore Langton
OREGON
JUL 7 1979
THEODORE JAMES LANGTON
1823

Northstar Surveying Inc.
402 NW 5th St.
Coryvallis, Oregon, 97330
Ph: 757-9050



**Benton County
Surveyor's Office**
C.S. FILE NO. 7931
FILING DATE 9-29-1986
FILE SIZE 15" x 18" & 2 A.
DESCR. P.M.D.



PARCEL A

BARGAIN AND SALE DEED

M-70260

KNOW ALL MEN BY THESE PRESENTS, That... Ralph J. Steinauer and Juliet G. Steinauer... hereinafter called grantor, George Steinauer... hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Benton, State of Oregon, described as follows, to-wit:

being situated in the County of Benton and the State of Oregon, to-wit:

A parcel of land lying within the William Taylor Donation Land Claim No. 46, Township 11 South, Range 4 West, Willamette Meridian, Benton County, Oregon described by: commencing at the Southwest corner of the above donation land claim thence Northerly along the claim line 1798.83 feet; thence North 00°29'30" East, 596.97 feet to the North-west corner of that tract conveyed by deed recorded in Book 100, Pages 43 and 44, Benton County Deed Records; thence South 89°43'00" East along the North line of said tract 1594.53 feet; thence continuing South 89°49'00" East, 1006.07 feet to the true point of beginning; thence South 12°19'00" West, 260 feet to a point; thence North 89°49'00" West, 226.67 feet; thence North 254.20 feet; thence South 89°49'00" East, 282.14 feet to the true point of beginning; ALSO: a strip of land 60 feet in width for the purpose of ingress and egress to the above parcel described as follows: beginning at the true point of beginning of the above said parcel; thence South 89°49'00" East along the extension of the North line of said parcel to the Westerly side of the Albany-Corvallis State Highway.

Recorded By Pioneer National Title Insurance Company

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$... NON E. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). 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 4 day of Sept, 1976; 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.

Ralph J. Steinauer
Juliet G. Steinauer

ORIGINAL

STATE OF OREGON, County of Benton, Sept 4, 1976

STATE OF OREGON, County of ... 19...

Personally appeared the above named Ralph J. Steinauer and Juliet G. Steinauer and acknowledged the foregoing instrument to be their voluntary act and deed.

Personally appeared ... 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 ... 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.

Notary Public for Oregon My commission expires 02-27-5, 1979

Notary Public for Oregon My commission expires:

Form with fields for GRANTOR'S NAME AND ADDRESS, GRANTEE'S NAME AND ADDRESS, NAME, ADDRESS, ZIP

STATE OF OREGON County of Benton I hereby certify that the within instrument was received for record 76-SEP 8 AM 11 24 and assigned N: 70260 In the Microfilm records of said county Witness My Hand and Seal of County Affixed WILLIAM E. FLYNN DIRECTOR OF RECORDS & COPIES

Pioneer

PARCEL B

Beginning at the Southwest corner of the tract conveyed by deed recorded in Book 100, pages 43 and 44, Benton County Deed Records, said corner being 27.255 chains Northerly along the claim line from the Southwest corner of the William Taylor D.L.C. No. 46 in T. 11S., R. 4W. of the Will. Base and Mer.; thence N. 0° 29' 12" E. 596.97 feet to the northwest corner of said tract; thence S. 89° 49' E. along the north line of said tract 2753.46 feet; thence S. 12° 19' W. 260.00 feet; thence S. 67° 16' E. 187.37 feet to the west line of the Southern Pacific Railroad's right of way; thence S. 53° 15' W. along said right of way 456.00 feet to the south line of said tract; thence N. 89° 45' W. 2510.46 feet to the point of beginning containing 37.35 acres. ALSO a strip of land 60 feet in width the north line of which is described as follows: Beginning at the most northerly northeast corner of the above described tract; thence S. 89° 49' E. along the extension of the north line of said tract to the westerly side of the Albany-Corvallis State Highway.

RESERVING HOWEVER unto the grantors their heirs and assigns, an easement and right of way for all road purposes over and across said 60 foot strip of land which easement and right of way shall be used for all road purposes in common by the grantors herein and the grantees herein and the heirs and assigns of each.

SUBJECT to: an easement granted by E. N. Butler, et ux, to Consumers Power, Inc., dated June 18, 1965, recorded August 5, 1965, in Deed Book 197, page 218, Benton County, Oregon, Deed Records.

SAVE AND EXCEPT the following described parcel:

A parcel of land lying within the William Taylor Donation Land Claim No. 46, Township 11 South, Range 4 West, Willamette Meridian, Benton County, Oregon described by: commencing at the Southwest corner of the above donation land claim thence Northerly along the claim line 1798.93 feet; thence North 00° 29' 30" East, 596.97 feet to the Northwest corner of that tract conveyed by deed recorded in Book 100, Pages 43 and 44, Benton County Deed Records; thence South 89° 49' 00" East along the North line of said tract 1594.53 feet; thence continuing South 89° 49' 00" East, 1006.07 feet to the true point of beginning; thence South 12° 19' 00" West, 260 feet to a point; thence North 89° 49' 00" West, 226.67 feet; thence North 25° 20' East, 282.14 feet to the true point of beginning; ALSO: a strip of land 60 feet in width for the purpose of ingress and egress to the above parcel described as follows: beginning at the true point of beginning of the above said parcel; thence South 89° 49' 00" East along the extension of the North line of said parcel to the Westerly side of the Albany-Corvallis State Highway.

ORIGINAL