

MARK E. BOYDEN
R.P.L.S. ORE. 281
108 MISTLETOE ST., MEDFORD, OREGON 97501
PHONE (503) 773-6000

SURVEY NO. 18474

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

SURVEY FOR: John M. Black
4513 Forest Creek Road
Jacksonville, OR 97530

SURVEY BY: Boyden Surveyors
108 Mistletoe Street
Medford, OR 97501

LOCATION: SE ¼, Section 32,
T. 37 S., R. 3 W., W.M.
Jackson County, Oregon

BASIS OF BEARINGS: North boundary SW ¼ of SE ¼, Sec. 32
Re: (County) Filed Survey No. 7772

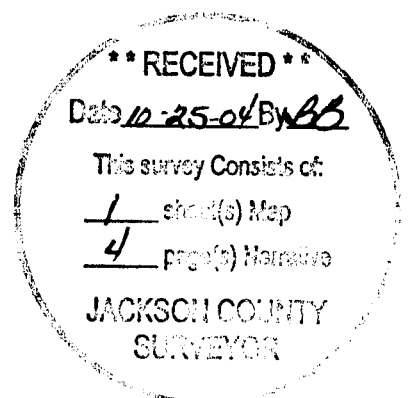
DATE: August 14 - October 15, 2004

PURPOSE:

1. To locate and monument the boundaries of the "ALSO" tract described in Instrument No. 68-00057, Official Records.
2. To monument the relocated C.S. 1/16 corner, Section 32, after the change in the Central-Quarter corner of Section 32 by County Filed Survey No. 13193.

PROCEDURE: By E.D.M. traverse, ran from the South ¼ corner of Section 32, Northerly and Easterly, along lines shown on the accompanying map,, to the SE 1/16 corner of Section 32 as monumented on said Filed Survey No. 7772. A slight difference in distance with same Survey No. 7772 is as shown. This survey is a continuation of Filed Survey No. 7772 by Gary Kaiser, from 1976 to 1979, wherein I am in possession of the field notes, computations, and records search of said survey. A later recorded Survey No. 13193, by Martin C. Stewart (PLS 2057), relocated the center ¼ corner of Section 32,, South 89° 35' East, 3.18 feet from Gary Kaiser's monument. Stewart and I both agreed from searching Kaiser's computations, that the Kaiser monuments was set 3.0 feet too far West of the intended position.

Using Kaiser's coordinates, we recomputed the Stewart position for the true center Quarter corner and then monumented the C.S. 1/6 corner as shown. This previous Kaiser survey (under my assistance) did deed record research to determine the ownership of the North 396.00 feet of the SW ¼ of the SE ¼ of said Section 32.



BOUNDARY SURVEY

FOR: JOHN M. BLACK

LOCATED in the SE1/4, SEC.32, T.37S., R3W.,
W.M., JACKSON COUNTY, OREGON

BY: BOYDEN SURVEYORS

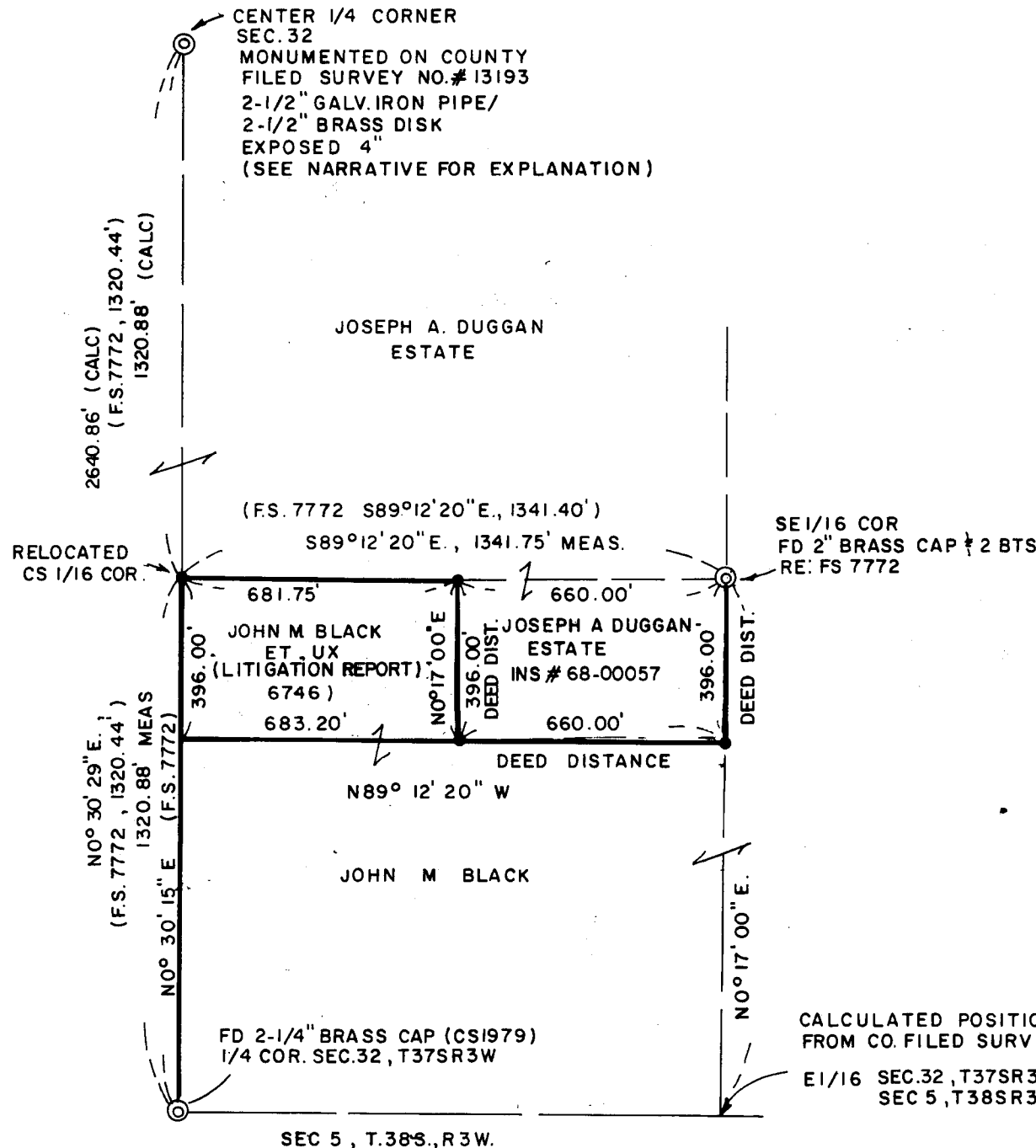
OCTOBER 15, 2004

LEGEND

- ⊙ BRASS CAPPED MONUMENT AS SHOWN
- SET 5/8" x 30" REBAR / AL CAP
STAMPED "BOYDEN PLS 281"
- F.S. = COUNTY FILED SURVEY
- LINES TRAVERSED WITH E.D.M.
- BASIS OF BEARINGS:
F.S. 7772



SCALE: 1" = 400'



CALCULATED POSITION
FROM CO. FILED SURVEY NO 7772
E1/16 SEC.32, T37SR3W.,
SEC 5, T38SR3W

**** RECEIVED ****
Date 10-25-04 By MB
This survey consists of:
1 sheet(s) Map
4 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Mark E. Boyden
OREGON
NOV. 4, 1961
MARK E. BOYDEN
281

Expires 12/31/05

Subject to the following:

1. 1976-77 Taxes, a lien but not yet payable.
NOTE: 1975-76 Taxes, (\$265.65 - not segregated) PAID - Tract A
1975-76 Taxes, (\$100.00 - not segregated) PAID - Tract B
2. As noted on the Tax Roll, the premises herein described are forest lands and are potentially subject to increased taxes. (Affects Tract A)
3. As noted on the Tax Roll the premises herein described are classified as "Woodland Option" and are potentially subject to increased taxes. (Affects Tract B)
4. Right of way for the transmission and distribution of electricity, also right to install guys and anchors, and for other purposes, granted to The California Oregon Power Company, a California corporation, by instrument recorded April 18, 1953 in Volume 379 page 377 of the Deed Records of Jackson County, Oregon. (Affects Tract A)
5. Right of way for the transmission and distribution of electricity, also right to install guys and anchors, and for other purposes, granted to The California Oregon Power Company, a California corporation, by instrument recorded January 31, 1953 in Volume 376 page 333 of the Deed Records of Jackson County, Oregon. (Affects Tract B)
6. Judgment in the State Circuit Court of Oregon, for Jackson County, under Case No. 75-2717L, in favor of Mark Kurruk, and against John F. Duggan and Joseph Duggan, entered August 25, 1976 in Docket 31 page 242, Judgment Lien Docket, Jackson County Records; \$75.00. (Affects Tract A)

As herein stated, this litigation report is for special use only and is not to be construed as a commitment to issue title insurance. Liability is limited to the addressee herein as to the matters pertinent to the litigation and is expressly limited to the amount paid for this service.

Very truly yours,

JACKSON COUNTY TITLE DIVISION
LAWYERS TITLE INSURANCE CORPORATION

By *Kathleen Guidry*

Kathleen Guidry, Examiner

kpg/pj

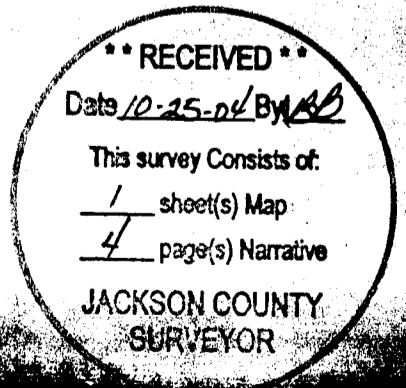


EXHIBIT TO JURY NARRATIVE | REC'D 7/14/76

Jackson County Title Division

Lawyers Title Insurance Corporation

502 WEST MAIN STREET
MAILING ADDRESS
P. O. BOX 218
MEDFORD, OREGON 97501
AREA CODE 503 779-2811

September 7, 1976

Harbison, Kellington & Krack
Attorneys at Law
15 Newtown Street
Medford, Oregon 97501

LITIGATION REPORT

Our Number: 6746

Gentlemen:

At your request and as a service to you and your client for special use only, we have examined the record title to:

TRACT A: Beginning at the northeast corner of the Southwest Quarter of the Southeast Quarter of Section 32 in Township 37 South, Range 3 West of the Willamette Meridian in Jackson County, Oregon; thence South 24 rods; thence West 40 rods; thence North 24 rods; thence East 40 rods to the point of beginning.

(Code 49-16, Account #373W, Portion of Tax Lot #12700)

TRACT B: The Southwest Quarter of the Southeast Quarter of Section 32 in Township 37 South, Range 3 West of the Willamette Meridian in Jackson County, Oregon. EXCEPTING therefrom the following: Beginning at the northeast corner of the Southwest Quarter of the Southeast Quarter of Section 32 in Township 37 South, Range 3 West of the Willamette Meridian in Jackson County, Oregon; thence South 24 rods; thence West 40 rods; thence North 24 rods; thence East 40 rods to the point of beginning.

(Code 49-16, Account #373W, Portion Tax Lot #12800)

and as of September 7, 1976 at 3:00 A.M. we report as follows:

Fee simple title vests in:

TRACT A: JOSEPH R. DUGGAN

TRACT B: JOHN MAUPIN BLACK
MARGUERITE W. BLACK
as tenants by the entirety,

** RECEIVED **

Date 10-25-04 By BB

This survey Consists of:

1 sheet(s) Map

4 page(s) Narrative

JACKSON COUNTY
SURVEYOR

SURVEY NO. 18474

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4513 Forest Creek Road
Jacksonville, OR 97530

Because of the ambiguity of some of the deeds, a Litigation Report (No. 6746) from Lawyers Title Insurance Corporation, dated September 1, 1976, was obtained, which showed John M. Black owning the Westerly portion of said "396.00-foot strip" as shown on the map. (See copy of the Litigation Report as an exhibit to this narrative).

Set monuments as shown, computing offsets to true line along the North and East lines of said Black Westerly portion.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Clark E. Boyden
OREGON
1947
CLARK E. BOYDEN
281

EXPIRES: 12/31/05

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