

NEW EASEMENT EXHIBIT MAP

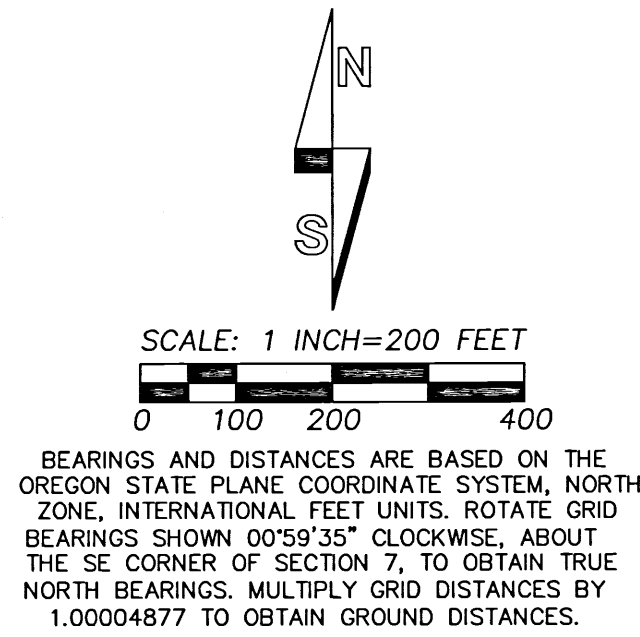
PARTIAL LIST OF EXISTING ENCUMBRANCES:

REAL PROPERTY TAXES, WATER RIGHTS AND MORTGAGES ARE NOT ADDRESSED. ENCUMBRANCE NUMBERS REFER TO PRELIMINARY TITLE REPORT FOR TITLE INSURANCE PREPARED BY PIONEER TITLE COMPANY, 126 SE COURT AVENUE, PENDLETON, OREGON DATED JANUARY 18, 2018, ORDER NO. 97510.

- ③ LIVESTOCK HERDING AND WATERING EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RESERVED IN DEED.
GRANTOR: LAVERNE E. PEARSON, ETUX
RECORDED JULY 13, 1950, BOOK 193, PAGE 352, DEED RECORDS.
THIS IS A BLANKET EASEMENT FOR ACCESS TO AND DRIVING AND HERDING LIVESTOCK OVER PORTION THE WEST HALF OF THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 7, SOUTH OF SOUTH LINE OF RELOCATED RIGHT OF WAY OF THE OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY. GENERALLY NOTED.
- ④ FLOWAGE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FILED IN THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF OREGON, CIVIL CASE NO. 8827, DISCLOSED BY FINAL JUDGMENT OF CONDEMNATION.
PLAINTIFF: UNITED STATES OF AMERICA
RECORDED: JULY 27, 1960, BOOK 259, PAGE 420 AND NOVEMBER 30, 1961, BOOK 265, PAGE 599, DEED RECORDS.
GRANTS FEE SIMPLE TITLE TO NEW HIGHWAY AND RAILROAD RIGHT OF WAY TO UNITED STATES OF AMERICA AND PROVIDES FOR FLOODING OF THE MCNARY POOL. NOTED.
- ⑤ EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
GRANTEE: PACIFIC POWER AND LIGHT COMPANY.
RECORDED FEBRUARY 3, 1969, BOOK 298, PAGE 282, DEED RECORDS.
THIS EASEMENT DOES NOT AFFECT THE PROPERTY IN SECTION 7, ACCORDING TO EASEMENT EXHIBITS.
- ⑥ PIPELINE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
GRANTEE: ERVINE EDMUNDS
RECORDED AUGUST 27, 1973, BOOK 331, PAGE 72, DEED RECORDS.
APPROXIMATE LOCATION NOTED. FIELD VERIFICATION NECESSARY TO LOCATE PIPELINE.
- ⑦ MINERAL, OIL AND GAS RESERVATIONS AND EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN DEED.
GRANTOR: UNITED STATES OF AMERICA
GRANTEE: LEWIS AND CLARK COLLEGE
RECORDED MAY 28, 1985, MICROFILM REEL 126, PAGE 279, OFFICE OF UMATILLA COUNTY RECORDS.
RESERVES MINERALS, OIL AND GAS. EASEMENTS AFFECTING PROPERTY ARE SHOWN AND NOTED.
- ⑧ UNRECORDED OIL AND GAS LEASE TOGETHER WITH ASSIGNMENTS AND ENCUMBRANCES, INCLUDING THE TERMS AND PROVISIONS THEREOF, DISCLOSED IN ASSIGNMENT.
LESSOR: UNITED STATES OF AMERICA
LESSEE: NEIL F. ORMOND
RECORDED JANUARY 31, 2007, INSTRUMENT NO. 2007-5140405, OFFICE OF UMATILLA COUNTY RECORDS.
BLANKET ENCUMBRANCE OVER ALL OF PROPERTY.
- ⑨ OPTION TO PURCHASE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, DISCLOSED BY MEMORANDUM.
FIRST PARTY: LEWIS AND CLARK COLLEGE
SECOND PARTY: PACIFICORP
RECORDED AUGUST 29, 2011, INSTRUMENT NO. 2011-5820104, OFFICE OF UMATILLA COUNTY RECORDS.
OPTION WAS DUE TO EXPIRE ON JUNE 8, 2012--STATUS UNKNOWN. OPTION EASEMENT NOT SHOWN.

NARRATIVE

THIS MAP IS RECORDED TO SHOW THE LOCATION AND DOCUMENT THE ANNOTATION OF FIVE NEW EASEMENTS TO BE ACQUIRED BY UMATILLA ELECTRIC COOPERATIVE ASSOCIATION FROM MR. RANDY RUPP. NEW EASEMENT LOCATIONS ARE SHOWN RELATIVE TO THE SOUTH AND EAST LINES OF SECTION 7, T5N., R30E., W.M. THE EAST AND SOUTH LINES OF SAID SECTION 7 WERE MEASURED BY BILL WELLS ON RECORD SURVEY NUMBERS 10-054-C AND 12-165-C.

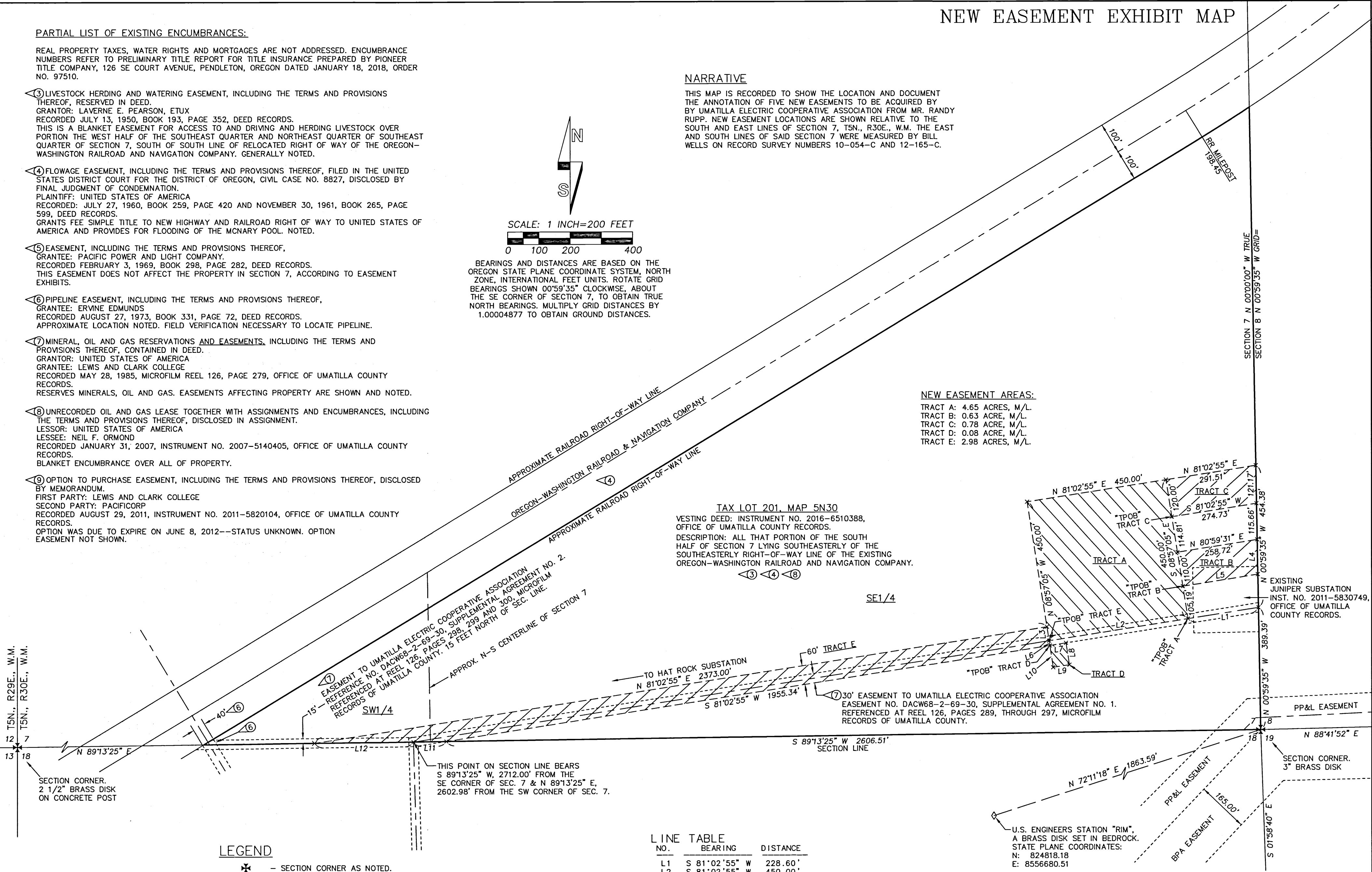


BEARINGS AND DISTANCES ARE BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, INTERNATIONAL FEET UNITS. ROTATE GRID BEARINGS SHOWN 00°59'35" CLOCKWISE, ABOUT THE SE CORNER OF SECTION 7, TO OBTAIN TRUE NORTH BEARINGS. MULTIPLY GRID DISTANCES BY 1.00004877 TO OBTAIN GROUND DISTANCES.

NEW EASEMENT AREAS:

- TRACT A: 4.65 ACRES, M/L.
- TRACT B: 0.63 ACRE, M/L.
- TRACT C: 0.78 ACRE, M/L.
- TRACT D: 0.08 ACRE, M/L.
- TRACT E: 2.98 ACRES, M/L.

TAX LOT 201, MAP 5N30
VESTING DEED: INSTRUMENT NO. 2016-6510388,
OFFICE OF UMATILLA COUNTY RECORDS.
DESCRIPTION: ALL THAT PORTION OF THE SOUTH HALF OF SECTION 7 LYING SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE EXISTING OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY.



NO.	BEARING	DISTANCE
L1	S 81°02'55" W	228.60'
L2	S 81°02'55" W	450.00'
L3	N 08°57'05" E	45.00'
L4	S 00°59'35" E	111.09'
L5	S 80°59'31" W	243.34'
L6	S 08°57'05" E	15.00'
L7	N 81°02'55" E	52.50'
L8	S 08°57'05" E	70.00'
L9	S 81°02'55" W	52.50'
L10	N 08°57'05" W	70.00'
L11	S 89°13'25" W	105.49'
L12	S 89°13'25" W	316.46'

LEGEND

- * - SECTION CORNER AS NOTED.
- x - CALCULATED POINT ONLY, NOT SET OR FOUND.
- - EXISTING EASEMENT LINE.
- - - - - NEW EASEMENT LINE.
- ▨ - HATCHING DEPICTS NEW EASEMENT AREAS.
- "TPOB" - INDICATES TRUE POINT OF BEGINNING FOR NEW EASEMENT DESCRIPTIONS.

RECEIVED BY
Umatilla County Surveyor
Date: 6/27/2018
Rec'd By: JA
No.: 18-058-B

REGISTERED PROFESSIONAL LAND SURVEYOR
Will R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/20

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362
DATE: 04/18 DR. BY: WRW
CK. BY: WRW NO: 18-1689

PROJECT: \VEC\JUNIPERRUPPSPC
NEW EASEMENT EXHIBIT MAP
FOR:
UMATILLA ELECTRIC COOPERATIVE ASSOCIATION
OVER AND ACROSS LANDS OWNED BY MR. RANDY RUPP IN THE SOUTH HALF OF SECTION 7, T5N., R30E., W.M., UMATILLA COUNTY, OREGON