

2005-21662



\$106.00

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04/11/2005 04:00:16 PM

D-D Cnt=1 Stn=3 PAM  
\$80.00 \$11.00 \$10.00 \$5.00

106  
After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
PO BOX 1963  
SISTERS, OR 97759

Until a change is requested all tax statements  
shall be sent to the following address:  
CHRISTINA J. WILLIAMS AND MARK A. WILLIAMS  
69333 STIRRUP  
SISTERS, OR 97759

16  
16  
**WARRANTY DEED -- STATUTORY FORM**

CIRCLE OF TREES, LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantor, conveys and warrants to CHRISTINA J. WILLIAMS and MARK A. WILLIAMS, wife and husband, as tenants by the entirety, Grantee, the following described real property, free of encumbrances except as specifically set forth herein, to wit:

PARCEL 3, PARTITION PLAT NO. 2004-49, DESCHUTES COUNTY, OREGON

THIS CONVEYANCE DOES NOT INCLUDE ANY IRRIGATION WATER RIGTHS.

Tax Account No(s): 244379 244381  
Map/Tax Lot No(s): 15-10-11-00-01402 15-10-14-00-01802

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable, AND DEED RESTRICTIONS AND EASEMENTS ATTACHED HERETO AND MADE A PART HEREOF.

The true consideration for this conveyance is \$225,000.00.

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 LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 11<sup>th</sup> day of April, 2005.

CIRCLE OF TREES, LLC

BY: David Herman  
DAVID HERMAN,  
MANAGING MEMBER

STATE OF OREGON, COUNTY OF DESCHUTES ) SS.

This instrument was acknowledged before me on April 11, 2005 by DAVID HERMAN AS MANAGING MEMBER OF CIRCLE OF TREES, LLC, AN OREGON LIMITED LIABILITY COMPANY.

Tiana L. Van Landuyt  
(Notary Public for Oregon)  
My commission expires 5.21.06



TITLE NO. 11-0007605  
ESCROW NO. 11-0007605

RECORDED BY:  
WESTERN TITLE & ESCROW CO.

## **DEED COVENANTS, RESTRICTIONS AND RESERVATION OF AND GRANT OF EASEMENTS**

THIS DEED COVENANT, RESTRICTION, AND GRANT AND RESERVATION OF EASEMENTS ("Declaration") is made this 1st day of April, 2005, by Circle of Trees, LLC, an Oregon Limited Liability Company ("Declarant 1") Lazy Z Partners, LLC, an Oregon Limited Liability Company ("Declarant 2"), and Ski Pond Ranch, LLC, an Oregon limited liability company ("Declarant 3") with reference to the following:

**A.** Declarant 1 is the owner of certain real property described on Exhibit "A" attached hereto and incorporated herein by this reference: Parcel 1, Parcel 2, and Parcel 3 of Partition Plat No. 2004-49, Township 15 South, Range 10 East, Section 11, Deschutes County, Oregon.

**B.** Declarant 2 is the owner of certain real property described as: Account 206559 Map/Tax Lot R-6042, 15-10-11 00 01200, Volume 2002, Page 21086, Township 15 South, Range 10 East, Sections 11 and 14, Deschutes County Oregon.

**C.** Declarant 3 is the owner of certain real property described on Exhibit "B" attached hereto and incorporated herein by this reference: Parcel 6, LL-01-112, Deschutes County, Oregon.

**D.** Declarant 1 is imposing mutually beneficial restrictions on Parcel 2 of Partition Plat 2004-49, Deschutes County, Oregon, and on Parcel 3 of Partition Plat 2004-49, Deschutes County, Oregon, as further described herein below.

**E.** Declarant 3 is imposing mutually beneficial restrictions on 16780 Jordan Road, Deschutes County, Oregon (a portion of tax lot 1500, within Sections 11 and 14, Township 11, Range 10, Deschutes County, Oregon) and on 16789 Jordan Road, Deschutes County, Oregon (a portion of tax lot 1500, within Sections 11 and 14, Township 11, Range 10, Deschutes County, Oregon).

**F.** Declarant 2 and Declarant 3 are granting utility easements as described on Exhibit "C" attached hereto and incorporated herein by this reference, and as further explained herein.

**G.** Declarant 2 is granting non-exclusive septic area easements burdening the parcel described as Account 206559 Map/Tax Lot R-6042, 15-10-11 00 01200, Volume 2002, Page 21086, Township 15 South, Range 10 East, Sections 11 and 14, Deschutes County Oregon, and benefiting Parcel 2 of Partition Plat 2004-49, Deschutes County, Oregon, Parcel 3 of Partition Plat 2004-49, Deschutes County, Oregon, 16780 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14 in Township 15, Range 10, Deschutes County, Oregon), 16780 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14 in Township 15, Range 10, Deschutes County, Oregon) and 16789 Jordan Road (a

portion of tax lot 1500 within Sections 11 and 14 in Township 15, Range 10, Deschutes County, Oregon). The approximate location of the approved septic areas benefiting all of the parcels listed in this paragraph "G" are indicated on Exhibit "C". As the septic area easements are utilized and an approved septic system for each benefited parcel is constructed, the area required for the approved septic system will define the parameters of the septic area easement.

**H.** Declarant 1, Declarant 2, and Declarant 3 are granting non-exclusive ingress-egress road access easements as described in Exhibit "A" and as further described herein.

**I.** Declarant 1, Declarant 2, and Declarant 3 reserve the right to impose different burdens or grant different benefits to other parcels or parties.

### **1. Deed Covenants and Restrictions.**

Declarant 1 declares that both Parcel 2 of Partition Plat 2004-49, Deschutes County, Oregon, and Parcel 3 of Partition Plat 2004-49, Deschutes County, Oregon, and Declarant 3 declares that 16780 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14 in Township 15, Range 10, Deschutes County, Oregon), and 16789 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14 in Township 15, Range 10, Deschutes County, Oregon) shall forever be held, sold leased, mortgaged, encumbered rented, used, occupied, improved, and conveyed subject to the following declarations, limitations, restrictions, covenants, and conditions which are imposed as equitable servitudes benefiting Declarant 1, Declarant 2, Declarant 3, Horse Heaven Ranch, LLC, Murray Gray, LLC, Cherry Hill Acres, LLC, Robinson Road Ranch, LLC, all of their successors assigns, and all parties having or acquiring any right, title or interest in or to the listed parcels or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof:

- (a) The installation of a mobile, modular home, or manufactured home is prohibited on Parcel 2 of Partition Plat 2004-49, Deschutes County, Oregon, and on Parcel 3 of Partition Plat 2004-49, Deschutes County, Oregon;
- (b) The storage of recreational vehicles, accessory vehicles, farm machinery, building material, and any waste or garbage that is not completely screened by an enclosure or structure is prohibited, except during the construction of improvements for the period of the initial building permit, without extensions is prohibited on Parcel 2 of Partition Plat 2004-49, Deschutes County, Oregon, is prohibited on Parcel 3 of Partition Plat 2004-49, Deschutes County, Oregon, is prohibited on 16780 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14 in Township 15, Range 10, Deschutes County, Oregon), and is prohibited on 16789 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14 in Township 15, Range 10, Deschutes County, Oregon);
- (c) The installation and or maintenance of unshielded outdoor lighting on any structure, or as yard or guidance lighting is prohibited on Parcel 2 of Partition

Plat 2004-49, Deschutes County, Oregon, is prohibited on Parcel 3 of Partition Plat 2004-49, Deschutes County, Oregon, is prohibited on 16780 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14 in Township 15, Range 10, Deschutes County, Oregon), and is prohibited on 16789 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14 in Township 15, Range 10, Deschutes County, Oregon).

- (d) All exterior finishes, trim, roof window coverings shall have a color value that is earth tone or white on any structure on Parcel 2 of Partition Plat 2004-49, Deschutes County, Oregon, on any structure on Parcel 3 of Partition Plat 2004-49, Deschutes County, Oregon, on any structure on 16780 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14 in Township 15, Range 10, Deschutes County, Oregon), and on any structure on 16789 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14 in Township 15, Range 10, Deschutes County, Oregon);
- (e) Any exterior siding or accents on any structure must be either wood, log, stone, or stucco on any structure constructed on Parcel 2 of Partition Plat 2004-49, Deschutes County, Oregon, on Parcel 3 of Partition Plat 2004-49, Deschutes County, Oregon, on 16780 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14 in Township 15, Range 10, Deschutes County, Oregon), and on 16789 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14 in Township 15, Range 10, Deschutes County, Oregon);
- (f) Replacement fencing constructed within fifty feet of Jordan Road shall be four feet tall, constructed of five to six inch diameter treated pine or fir posts, spaced ten feet on center, with three to four inch treated rails spaced equally along the posts on any portion of Parcel 2 of Partition Plat 2004-49, Deschutes County, Oregon, on any portion of Parcel 3 of Partition Plat 2004-49, Deschutes County, Oregon, on any portion of 16780 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14 in Township 15, Range 10, Deschutes County, Oregon), and on any portion of 16789 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14 in Township 15, Range 10, Deschutes County, Oregon);
- (g) No fencing anywhere on Parcel 2 of Partition Plat 2004-49, Deschutes County, Oregon, on Parcel 3 of Partition Plat 2004-49, Deschutes County, Oregon, on 16780 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14 in Township 15, Range 10, Deschutes County, Oregon), and on 16789 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14 in Township 15, Range 10, Deschutes County, Oregon) may be painted with any solid color, but fencing may be treated with wood preservative or stain that may have a brown tone pigment.
- (h) All future owners of Parcel 2 of Partition Plat 2004-49, Deschutes County, Oregon, all future owners of Parcel 3 of Partition Plat 2004-49, Deschutes

County, Oregon, all future owners of 16780 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14 in Township 15, Range 10, Deschutes County, Oregon), and all future owners of 16789 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14 in Township 15, Range 10, Deschutes County, Oregon) consent to the jurisdiction of the Deschutes County Circuit Court for enforcement of these covenants and restrictions.

## **2. Ingress – Egress Road Access Easements.**

Declarant 1 grants non-exclusive ingress-egress road access easements burdening Parcel 2 of Partition Plat No. 2004-49, Deschutes County, Oregon, benefiting Parcel 3 of Partition Plat No. 2004-49, Deschutes County, Oregon, benefiting 16780 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14 in Township 15, Range 10, Deschutes County, Oregon), and benefiting 16789 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14 in Township 15, Range 10, Deschutes County, Oregon). These easements are further described on Exhibit "A".

Declarant 1 grants non-exclusive ingress-egress road access easements burdening Parcel 3 of Partition Plat No. 2004-49, Deschutes County, Oregon, benefiting Parcel 2 of Partition Plat No. 2004-49, Deschutes County, Oregon, benefiting 16780 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14, in Township 15, Range 10, Deschutes County, Oregon), and benefiting 16789 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14, in Township 15, Range 10, Deschutes County, Oregon). These easements are further described on Exhibit "A".

Declarant 2 grants non-exclusive ingress-egress road access easements burdening the parcel described as Account No. 206559, Map/Tax Lot R6-042, 15 10 11 00 01200, benefiting Parcel 2 of Partition Plat No. 2004-49, benefiting Parcel 3 of Partition Plat No. 2004-49, benefiting 16780 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14 in Township 15, Range 10, Deschutes County, Oregon), and benefiting 16789 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14 in Township 15, Range 10, Deschutes County, Oregon). These easements are further described on Exhibit "A".

Declarant 3 grants non-exclusive ingress-egress road access easements burdening 16780 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14, in Township 15, Range 10, Deschutes County, Oregon), benefiting 16789 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14, in Township 15, Range 10, Deschutes County, Oregon), benefiting Parcel 2 of Partition Plat No. 2004-49, Deschutes County, Oregon, and benefiting Parcel 3 of Partition Plat 2004-49, Deschutes County, Oregon), These easements are further described on Exhibit "A".

Declarant 3 grants non-exclusive ingress-egress road access easements burdening 16789 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14, in Township 15, Range 10, Deschutes County, Oregon), benefiting 16780 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14, in Township 15, Range 10, Deschutes County, Oregon), benefiting Parcel 2 of Partition Plat No. 2004-49, Deschutes County, Oregon,

and benefiting Parcel 3 of Partition Plat 2004-49, Deschutes County, Oregon. These easements are further described in Exhibit "A".

### **3. Utility Easements.**

Declarant 2 grants to Parcel 2 of Partition Plat 2004-49, Deschutes County, Oregon, and Declarant 2 grants to Parcel 3 of Partition Plat 2004-49, and Declarant 2 grants to 16780 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14 in Township 15, Range 10, Deschutes County, Oregon), and Declarant 2 grants to 16789 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14 in Township 15, Range 10, Deschutes County, Oregon) non-exclusive underground utility easements burdening the parcel described as Account No. 206559, Map/Tax Lot R6-042, 15 10 11 00 01200. These utility easements are further described on Exhibit "C". All of these easements shall inure to the benefit of all successors and assigns and on all parties having or acquiring any right, title or interest in or to the described parcels, or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof. Currently, there are two conduits in the described utility easements, one for electric power and one for telephone. The owners of the benefited properties, Qwest Communications, Central Electric Cooperative, and all of their successors and assigns may install underground communication and power lines, vaults and associated equipment within the easement areas. All installation shall be done in a workmanlike manner. All excavations can remain open for a maximum of thirty days. Within ninety days of commencing any excavation within any of the utility easements the party commissioning the work shall have the surface of the soil to be returned to the same grade as before the excavation. The area of disturbance shall be seeded with crested wheat so as to create a stand of forage on the disturbed area a density equal or greater than the density in the surrounding area. The party commissioning the work shall indemnify, defend and hold Declarant 2 and its owners, agents, successors, and assigns, harmless from an against all claims and causes of action, from any cause or of any type whatsoever arising from the work in the utility easement area.

Declarant 3 grants to 16789 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14, in Township 15, Range 10, Deschutes County, Oregon) a non-exclusive underground utility easement burdening the parcel described as 16780 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14, in Township 15, Range 10, Deschutes County, Oregon). This utility easement is further described on Exhibit "B". This easement shall inure to the benefit of all successors and assigns and on all parties having or acquiring any right, title or interest in or to the described parcel, or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof. Currently, there are two conduits in the described utility easements, one for electric power and one for telephone. The owners of the benefited properties, Qwest Communications, Central Electric Cooperative, and all of their successors and assigns may install underground communication and power lines, vaults and associated equipment within the easement areas. All installation shall be done in a workmanlike manner. All excavations can remain open for a maximum of thirty days. Within ninety days of commencing any excavation within any of the utility easements the party

commissioning the work shall have the surface of the soil to be returned to the same grade as before the excavation. The area of disturbance shall be seeded with crested wheat so as to create a stand of forage on the disturbed area a density equal or greater than the density in the surrounding area. The party commissioning the work shall indemnify, defend and hold Declarant 3 and its owners, agents, successors, and assigns, harmless from an against all claims and causes of action, from any cause or of any type whatsoever arising from the work in the utility easement area.

#### **4. Approved Septic Easements.**

Declarant 2 grants a non-exclusive septic easements burdening the parcel described as Account No. 206559, Map/Tax Lot R6-042, 15 10 11 00 01200, benefiting Parcel 2 of Partition Plat 2004-49, Deschutes County, Oregon. The owner of the benefited parcel may construct a septic system, including septic tank distribution box and drain field lines, in accordance with Deschutes County, Oregon Environmental Health Department code. All installation shall be done in a workmanlike manner. All excavations can remain open for a maximum of thirty. Within ninety days of commencing any excavation within any of the septic area easements the party commissioning the work shall have the surface of the soil to be returned to the same grade as before the excavation. The area of disturbance shall be seeded with crested wheat so as to create a stand of forage on the disturbed area a density equal or greater than the density in the surrounding area. The party commissioning the work shall indemnify, defend and hold Declarant 2 and its owners, agents, successors, and assigns, harmless from an against all claims and causes of action, from any cause or of any type whatsoever arising from the work in the utility easement area.

Declarant 2 grants a non-exclusive septic easements burdening the parcel described as Account No. 206559, Map/Tax Lot R6-042, 15 10 11 00 01200, benefiting Parcel 3 of Partition Plat 2004-49, Deschutes County, Oregon. The owner of the benefited parcel may construct a septic system, including septic tank distribution box and drain field lines, in accordance with Deschutes County, Oregon Environmental Health Department code. All installation shall be done in a workmanlike manner. All excavations can remain open for a maximum of thirty. Within ninety days of commencing any excavation within any of the septic area easements the party commissioning the work shall have the surface of the soil to be returned to the same grade as before the excavation. The area of disturbance shall be seeded with crested wheat so as to create a stand of forage on the disturbed area a density equal or greater than the density in the surrounding area. The party commissioning the work shall indemnify, defend and hold Declarant 2 and its owners, agents, successors, and assigns, harmless from an against all claims and causes of action, from any cause or of any type whatsoever arising from the work in the utility easement area.

Declarant 2 grants a non-exclusive septic easements burdening the parcel described as Account No. 206559, Map/Tax Lot R6-042, 15 10 11 00 01200, benefiting 16780 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14 in Township 15, Range 10, Deschutes County, Oregon). The owner of the benefited parcel may construct


a septic system, including septic tank distribution box and drain field lines, in accordance with Deschutes County, Oregon Environmental Health Department code. All installation shall be done in a workmanlike manner. All excavations can remain open for a maximum of thirty. Within ninety days of commencing any excavation within any of the septic area easements the party commissioning the work shall have the surface of the soil to be returned to the same grade as before the excavation. The area of disturbance shall be seeded with crested wheat so as to create a stand of forage on the disturbed area a density equal or greater than the density in the surrounding area. The party commissioning the work shall indemnify, defend and hold Declarant 2 and its owners, agents, successors, and assigns, harmless from an against all claims and causes of action, from any cause or of any type whatsoever arising from the work in the utility easement area.

Declarant 2 grants a non-exclusive septic easements burdening the parcel described as Account No. 206559, Map/Tax Lot R6-042, 15 10 11 00 01200, benefiting 16789 Jordan Road (a portion of tax lot 1500 within Sections 11 and 14 in Township 15, Range 10, Deschutes County, Oregon). The owner of the benefited parcel may construct a septic system, including septic tank distribution box and drain field lines, in accordance with Deschutes County, Oregon Environmental Health Department code. All installation shall be done in a workmanlike manner. All excavations can remain open for a maximum of thirty. Within ninety days of commencing any excavation within any of the septic area easements the party commissioning the work shall have the surface of the soil to be returned to the same grade as before the excavation. The area of disturbance shall be seeded with crested wheat so as to create a stand of forage on the disturbed area a density equal or greater than the density in the surrounding area. The party commissioning the work shall indemnify, defend and hold Declarant 2 and its owners, agents, successors, and assigns, harmless from an against all claims and causes of action, from any cause or of any type whatsoever arising from the work in the utility easement area.

The authorized representative of Declarant 1, Declarant 2, and Declarant 3 has executed this document within its capacity.



11<sup>th</sup>  
DATED THIS 4<sup>th</sup> day of April, 2005

  
\_\_\_\_\_  
David Herman  
Managing Member  
Circle of Trees, LLC

STATE OF OREGON           )  
                                      )  
County of Deschutes       )       ss.

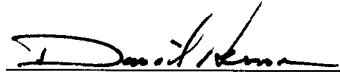
11<sup>th</sup>  
On this 4<sup>th</sup> day of April, 2005, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared David Herman, known to me as the person whose name is subscribed to the within instrument as the Managing Member of Circle of Trees, LLC, that executed the instrument on behalf of Circle of Trees, LLC, which is subscribed to the within instrument.

  
\_\_\_\_\_  
Notary Public for Oregon

5.21.06  
\_\_\_\_\_  
Date my commission expires



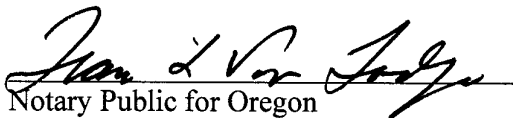
11<sup>th</sup>  
DATED THIS 4<sup>th</sup> day of April, 2005



David Herman  
Managing Member  
Lazy Z Partners, LLC

STATE OF OREGON           )  
  )       ss.  
County of Deschutes       )

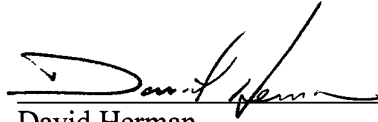
11<sup>th</sup>  
On this 4<sup>th</sup> day of April, 2005, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared David Herman, known to me as the person whose name is subscribed to the within instrument as the Managing Member of Lazy Z Partners, LLC, that executed the instrument on behalf of Lazy Z Partners, LLC, which is subscribed to the within instrument.

  
Notary Public for Oregon

5-21-06  
Date my commission expires

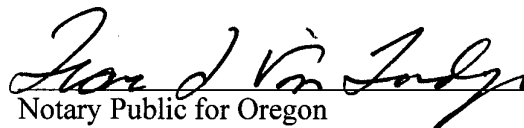


DATED THIS <sup>11<sup>th</sup></sup> ~~4<sup>th</sup>~~ day of April, 2005

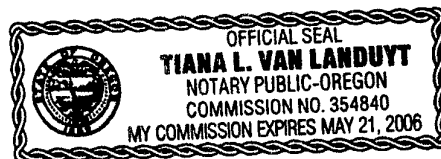
  
David Herman  
Managing Member  
Ski Pond Ranch, LLC

STATE OF OREGON           )  
  )  
County of Deschutes       )       ss.

On this <sup>11<sup>th</sup></sup> ~~4<sup>th</sup>~~ day of April, 2005, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared David Herman, known to me as the person whose name is subscribed to the within instrument as the Managing Member of Ski Pond Ranch, LLC, that executed the instrument on behalf of Ski Pond Ranch, LLC, which is subscribed to the within instrument.

  
Notary Public for Oregon

<sup>5-21-06</sup>  
Date my commission expires



# EXHIBIT A

## 30' WIDE INGRESS - EGRESS EASEMENT

### SHEET 1 OF 2

**OVER AND ACROSS PARCELS OF LAND SITUATED IN SECTION 11 &  
SECTION 14, T15S, R10E, W.M., DESCHUTES COUNTY, OREGON**

COURSE	BEARING	DISTANCE
1	S 70°02'49"E	150.00'
From Southwest Corner Parcel 1, Partition Plat No. 2004-49 to Point of Beginning of centerline of 30' wide Ingress - Egress Easement, Segment 1, on Northerly Right-of-way of Jordan Road.		

#### SEGMENT 1 (Course 2-22)

2	N 10°30'00"E	258.50'
From Point of Beginning of Ingress - Egress Easement, Segment 1, to intersection with West Boundary of Parcel 1.		

3	N 10°30'00"E	121.50'
4	N 15°30'00"E	330.00'
5	N 20°30'00"E	220.00'
6	N 28°30'00"E	240.00'
7	N 11°30'00"E	610.00'
8	N 03°30'00"E	130.00'
9	N 22°30'00"E	210.00'
10	N 29°00'00"E	153.23'
11	S 68°04'13"E	685.00'
12	S 81°00'00"E	185.00'
13	S 63°15'00"E	490.00'
14	S 69°30'00"E	350.00'
15	S 77°30'00"E	100.00'
16	N 87°00'00"E	355.00'

COURSE	BEARING	DISTANCE
17	N 57°00'00"E	180.00'
18	N 20°00'00"E	100.00'
19	N 01°00'00"E	200.00'
20	N 02°30'00"W	734.36'
21	N 02°30'00"E	545.00'
22	N 08°15'00"W	206.30'

23	S 09°41'55"E	385.48'
From end of Segment 1 to East Quarter corner of Section 11.		

24	N 28°30'00"E	140.00'
From angle point of Segment 1 to Point of Beginning of Segment 2.		

#### SEGMENT 2 (Course 25)

25	S 78°00'00"E	358.81'
From Point of Beginning of Segment 2 to intersection with West Boundary of Parcel 1.		

26	N 36°40'47"E	46.94'
From end of Segment 2 to angle point on West Boundary of Parcel 1.		

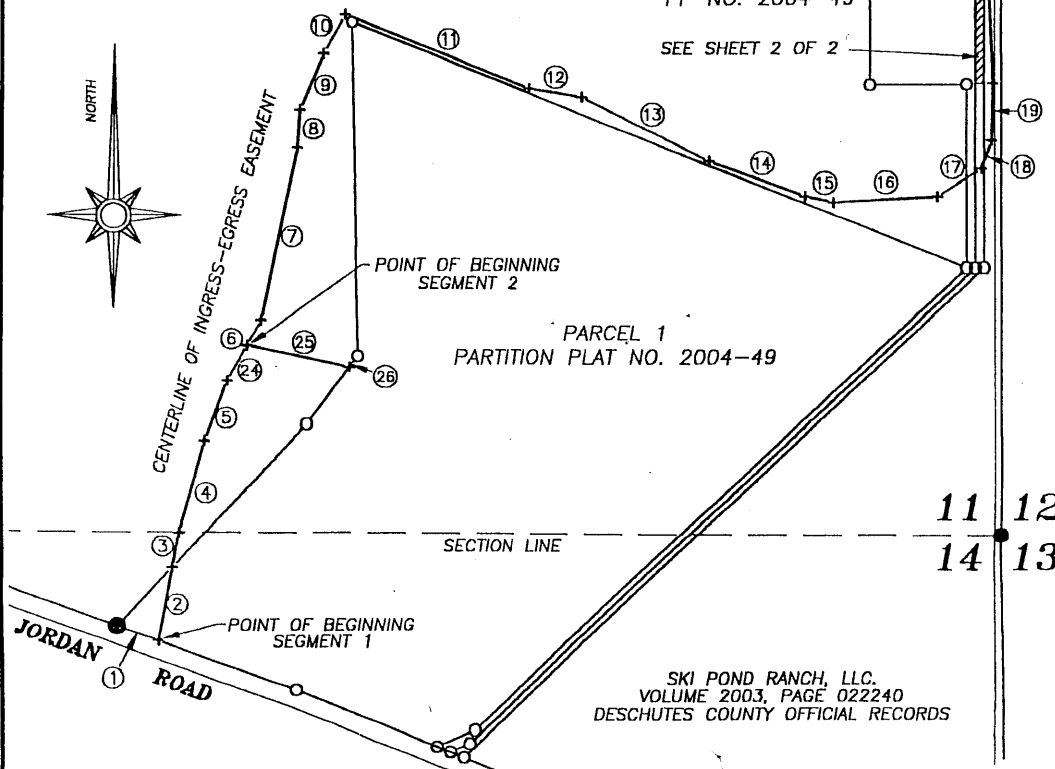
LAZY Z PARTNERS, LLC.  
VOLUME 2002, PAGE 21086  
DESCHUTES COUNTY OFFICIAL RECORDS

PARCEL 3  
PP NO. 2004-49

PARCEL 2  
PP NO. 2004-49

SEE SHEET 2 OF 2

PARCEL 1  
PARTITION PLAT NO. 2004-49



SKI POND RANCH, LLC.  
VOLUME 2003, PAGE 022240  
DESCHUTES COUNTY OFFICIAL RECORDS

500 0 500 1000 1500

8/18/04 00-026/Easements 14-Ing-Egr-Easement.dwg

GRAPHIC SCALE: 1"=500'

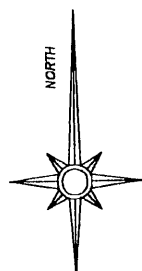
# EXHIBIT A

## INGRESS - EGRESS EASEMENT

SHEET 2 OF 2

OVER AND ACROSS PARCELS OF LAND SITUATED IN SECTION 11 &  
SECTION 14, T15S, R10E, W.M., DESCHUTES COUNTY, OREGON

SKI POND RANCH, LLC.  
VOLUME 2003, PAGE 022240  
DESCHUTES COUNTY OFFICIAL RECORDS



LAZY Z PARTNERS, LLC.  
VOLUME 2002, PAGE 21086  
DESCHUTES COUNTY OFFICIAL RECORDS

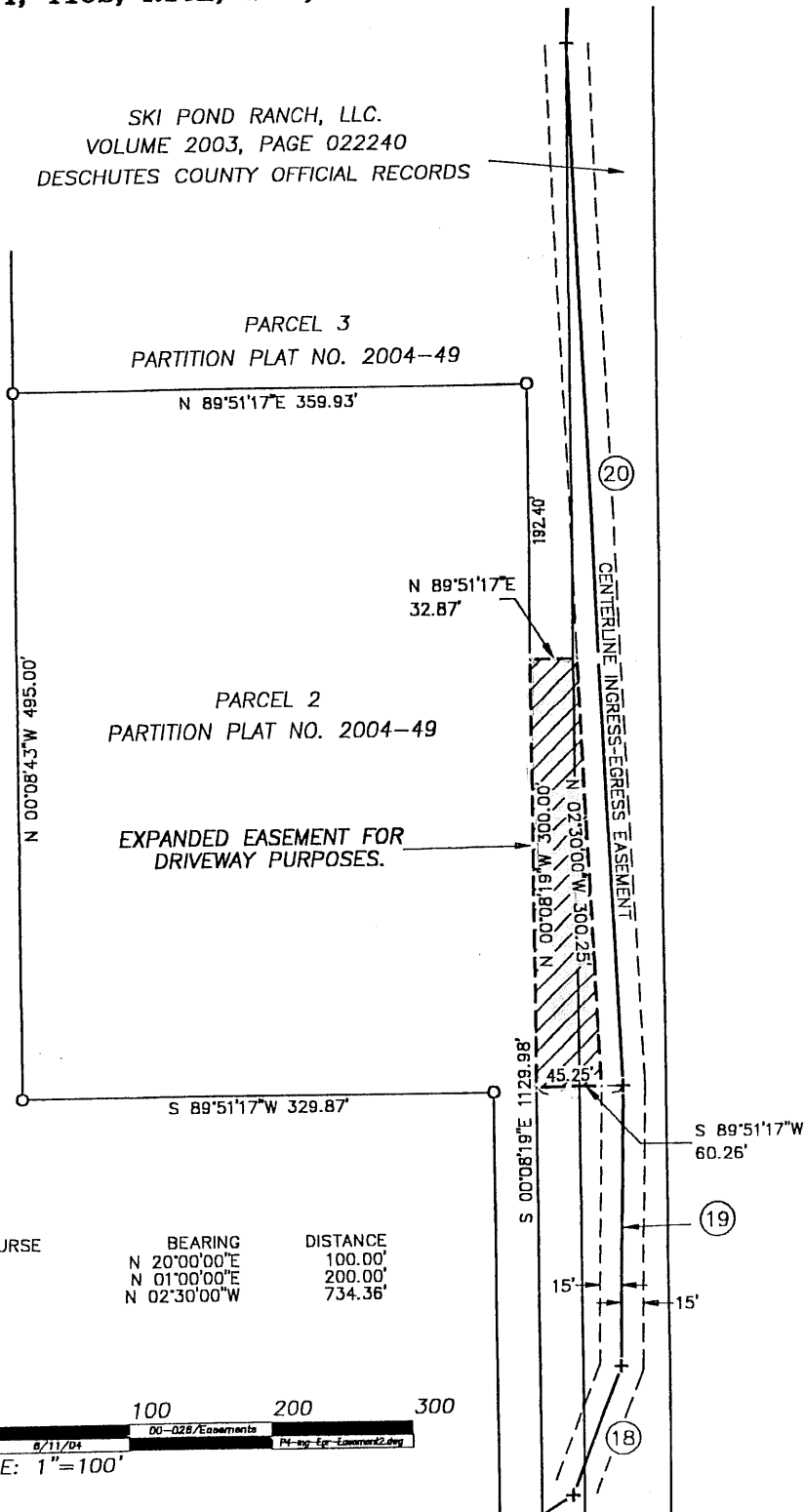


Exhibit B  
Sheet 1 of 2

LEGAL DESCRIPTION  
Parcel 6, LL-01-112

A parcel of land situated in the East Half of Section 11 and the North Half of Section 14, Township 15 South, Range 10 East, Willamette Meridian, Deschutes County, Oregon, being more particularly described as the combination of the following tracts of land:

Tract 1:

Beginning at a 5/8" iron rod at the East Quarter Corner of said Section 14; thence, along the east-west centerline of said Section 14, N89°40'08"W, 2710.98 feet to a 5/8" iron rod; thence, leaving said line, N14°26'43"W, 2004.62 feet to a 5/8" iron rod; thence N20°11'17"E, 356.62 feet to a 5/8" iron rod on the south right-of-way of Jordan Road; thence, along said right-of-way, S70°02'49"E, 650.74 feet to a 5/8" iron rod; thence S67°59'33"E, 2657.36 feet to a 3/4" bolt on the east line of said Section 14; thence, along said east line, leaving said right-of-way, S00°40'03"E, 1073.84 feet to the point of beginning.

Containing a net area of 113.86 acres, more or less.

Tract 2:

Beginning at a brass cap at the Northeast Corner of said Section 14; thence, along the east line of said section, S00°40'03"E, 788.25 feet to a 5/8" iron rod; thence, leaving said east line, S26°19'57"W, 673.20 feet to a 5/8" iron rod on the north right-of-way of Jordan Road; thence, along said right-of-way, N67°59'33"W, 1678.81 feet to a 5/8" iron rod; thence, leaving said right-of-way, N46°31'06"E, 2458.22 feet to a 5/8" iron rod; thence N00°08'19"W, 1624.17 feet to a 5/8" iron rod; thence S89°51'17"W, 389.99 feet to a 5/8" iron rod; thence N00°08'43"W, 990.00 feet to a 5/8" iron rod; thence N89°51'17"E, 450.00 feet to a 5/8" iron rod on the east line of said section 11; thence, along said line, S00°08'43"E, 875.13 feet to a 3/4" iron pipe at the East Quarter Corner of said Section 11; thence S00°08'19"E, 2668.30 feet to the point of beginning.

Containing a net area of 63.05 acres, more or less.

Subject to all rights-of-way and easements of record.

Combined parcels contain a net area of 176.91 acres, more or less.

**LL-01-112**  
**BOUNDARY LINE ADJUSTMENT**  
BETWEEN PARCELS OF LAND SITUATED IN SECTIONS 9, 10, 11, 14 AND 15,  
T15S, R10E, W4M., DISCHUTES COUNTY, OREGON



# EXHIBIT MAP C

## CENTERLINE OF PUBLIC UTILITY EASEMENT AND PROPOSED SEPTIC LOCATIONS

OVER, UNDER AND ACROSS PARCELS OF LAND SITUATED IN SECTION 11,  
T15S, R10E, W.M., DESCHUTES COUNTY, OREGON

