

Legal for 3886 W. Elm Rd. Vale, OR 97918

EXHIBIT 'A'

Land in Malheur County Oregon, as follows:

In Twp. 18 S., R. 44 E., W.M.:

Sec. 20: Unsurveyed Parcel No. 2 in Partition Plat No. 2008-2 filed Jan. 16, 2008,

Inst. No. 2008-294 official records and being located in the NE1/4, E1/2 NW1/4

and NE1/4 SE1/4 of Sec. 20

EXCEPTING THEREFROM any portion of the right of way for Lateral No. 206 of the
Vale-Oregon Irrigation District lying therein.

The property herein described is situated in or near a resource (farm or ranch) zone, where the intent is to encourage agricultural use and minimize conflicts with non-resource uses. Non-resource residents may be subjected to common, customary and accepted farm and ranch practices that are conducted in accordance with Federal and State laws, but ordinarily and necessarily produce noise, dust, smoke and other impacts. The grantees, including their heirs, assigns and lessees, by the recording of this statement, and in return for allowing a non-resource dwelling on this property, hereby accept the potential impacts of accepted farm and ranch practices, as normal and necessary and part of the risk of establishing a dwelling in this area, and grantee acknowledges the need to avoid activities that conflict with nearby resource uses.

nl 5-2-2025

PA
5/7/25

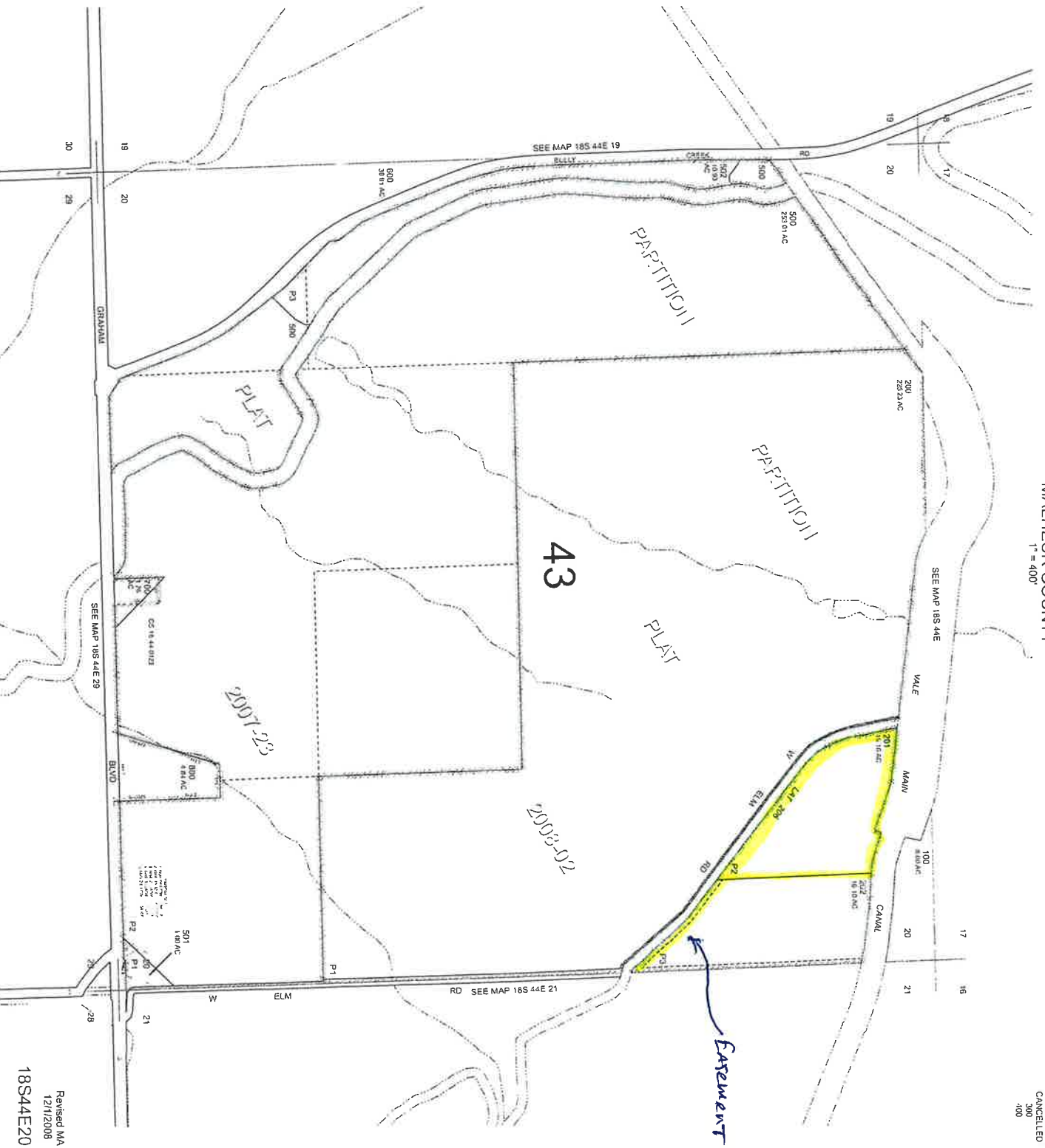
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

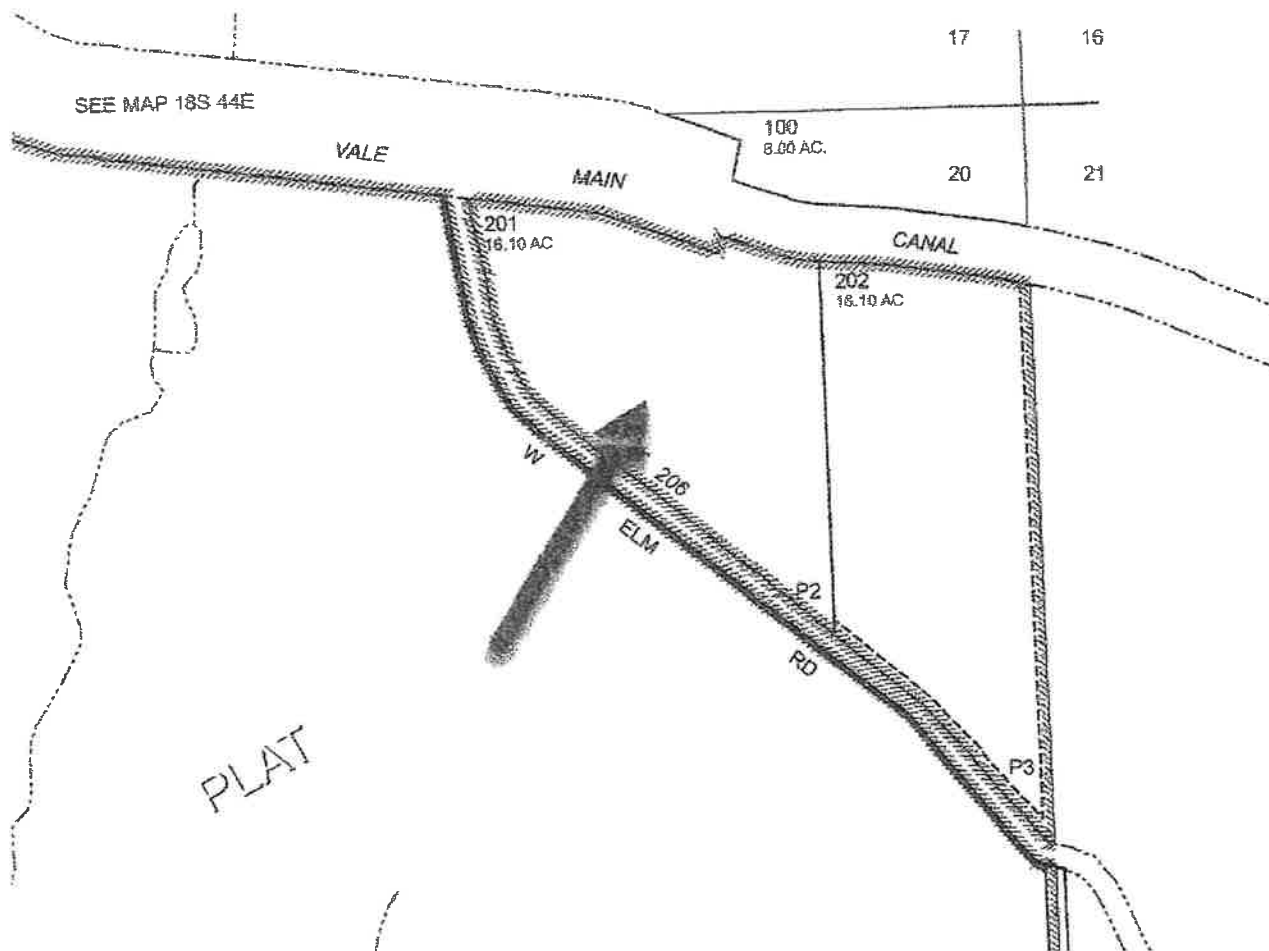


SECTION 20 T.18S. R.44E. W.M.
MALHEUR COUNTY
1" = 400'

18S44E20

CANCELLED
300
400





= 400'

DEPARTMENT OF
VAL-ELM COUNTY
TITLE COMPANY INC
Map No. 194420
Box Lot 201
This sketch is furnished
to assist in property
location and the company
assumes no liability
for inaccuracies.

300
400

SEE MAP 18S 44E

VALE

MAIN

100
8.00 AC.

17

16

20

21

CANAL

201
16.10 AC

202
16.10 AC

LAT 206
W
ELM

P2

RD

P3

PLAT

13

0008-02

4E 21

W ELM

GRAHAM BLV

MEMORANDUM OF PARTITION PLAT

GRANTOR: Jack Helm
 DATE APPROVED: COUNTY PLANNER Jan 8, 2008
 COUNTY ASSESSOR Jan 8, 2008
 COUNTY SURVEYOR Jan 8, 2008

INSTRUMENT # 2008-294
 PARTITION PLAT # 2008-2
 SLIDE # 79 CAB B
 SURVEYOR INSTRUMENT # 1844-0125
 SURVEYOR FILE # B-01229

SURVEY PREPARED BY

RECORDED: MALHEUR COUNTY, OREGON
 MALHEUR COUNTY CLERK
 DEBORAH R. DELONG

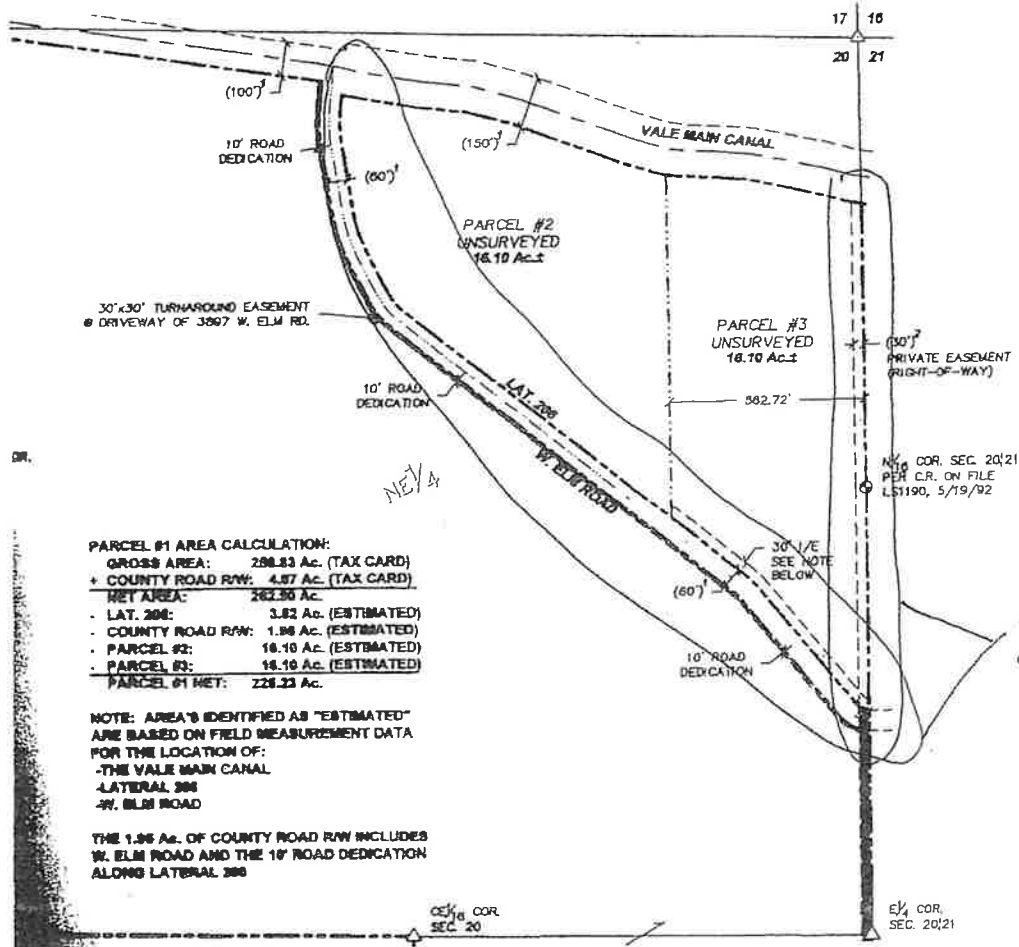
DATE Jan 16, 2008 TIME 9:45 AM

Deborah R. DeLong
 DEBORAH R. DELONG

#36

LEGAL DESCRIPTION

WITHIN THE NW $\frac{1}{4}$, THE NE $\frac{1}{4}$, AND THE SE $\frac{1}{4}$ OF
 SECTION 20, T. 18 S., R. 44 E., W.M.,
 MALHEUR COUNTY, OREGON



PARCEL #1 AREA CALCULATION:

GROSS AREA: 288.83 Ac. (TAX CARD)
 + COUNTY ROAD RW: 4.87 Ac. (TAX CARD)
 NET AREA: 283.96 Ac.
 - LAT. 200: 3.82 Ac. (ESTIMATED)
 - COUNTY ROAD RW: 1.86 Ac. (ESTIMATED)
 - PARCEL #2: 18.10 Ac. (ESTIMATED)
 - PARCEL #3: 18.10 Ac. (ESTIMATED)
 PARCEL #1 NET: 228.23 Ac.

NOTE: AREA'S IDENTIFIED AS "ESTIMATED" ARE BASED ON FIELD MEASUREMENT DATA FOR THE LOCATION OF:

- THE VALE MAIN CANAL
- LAT. 200
- W. ELM ROAD

THE 1.86 Ac. OF COUNTY ROAD RW INCLUDES W. ELM ROAD AND THE 10' ROAD DEDICATION ALONG LAT. 200

Road Dedication
 and ingress and
 egress easements.

