

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE THE UNDERSIGNED, OWNERS IN FEE SIMPLE, CONTRACT PURCHASERS AND OTHER HOLDERS OF INTEREST IN THE LAND BEING PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL ROADS, STREETS, AVENUES AND PLACES, AND THE USE THEREOF FOR ANY HIGHWAY PURPOSE; ALSO, THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND THE RIGHT OF PERPETUAL DRAINAGE FROM THE ROADWAY INTO THEIR NATURAL COURSES ACROSS THE LOTS SHOWN THEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS

William R. MacPherson
William R. MacPherson, Authorized Partner
CROOKED RIVER RANCH, A Limited Partnership

Sydney Gross
Sydney Gross

Sarah Gross
Sarah Gross

William R. MacPherson T. Graham Bell
William R. MacPherson, President of CROOKED RIVER RANCH CLUB AND MAINTENANCE ASSOCIATION

By: Richard P. Megenity
Richard P. Megenity, FIRST NATIONAL BANK OF OREGON, Trustee

By: Helen Bird
Helen Bird

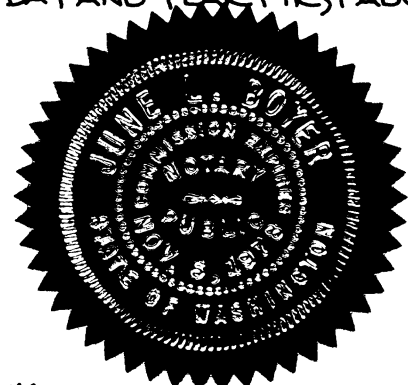
ACKNOWLEDGEMENTS

STATE OF WASHINGTON } 5.5.
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS 27th DAY OF April, 1978, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM R. MACPHERSON, AUTHORIZED PARTNER OF CROOKED RIVER RANCH, A LIMITED PARTNERSHIP, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

June L. Boyer
Notary Public in and for the State of
Washington, Residing at Seattle
My Commission Expires 11/1/79

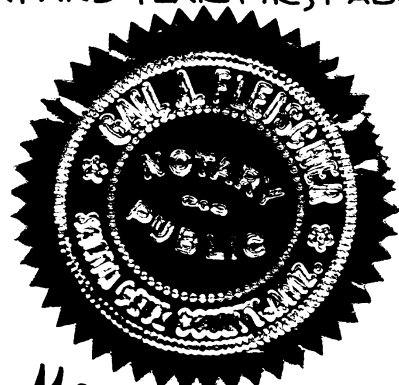


STATE OF ARIZONA } 5.5.
COUNTY OF SANTA CRUZ

THIS IS TO CERTIFY THAT ON THIS 15th DAY OF MAY, 1978, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED T. GRAHAM BELL, THE INDIVIDUAL WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Gaie A. Fleischer
Notary Public in and for the State of
Arizona, Residing at Flagstaff
My Commission Expires August 9, 1979



STATE OF CALIFORNIA } 5.5.
COUNTY OF LOS ANGELES

THIS IS TO CERTIFY THAT ON THIS 1st DAY OF May, 1978, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED SYDNEY GROSS AND SARAH GROSS, HIS WIFE, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

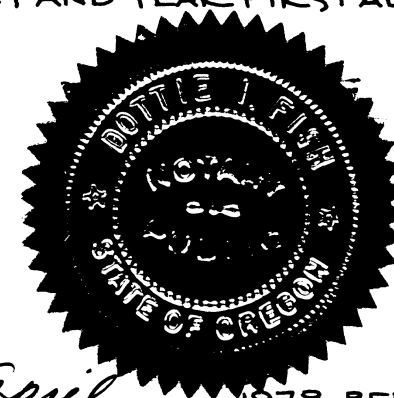
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Ed H. Shambelich
Notary Public in and for the State of
California, Residing at Los Angeles
My Commission Expires 5/1/79



STATE OF OREGON } 5.5.
COUNTY OF MULTNOMAH
THIS IS TO CERTIFY THAT ON THIS 18th DAY OF MAY, 1978, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED RICHARD P. MEGENITY & HELEN BIRD, TO ME KNOWN TO BE THE ASSISTANT VICE PRESIDENT AND ASSISTANT CASHIER, RESPECTIVELY, OF FIRST NATIONAL BANK OF OREGON, ONE OF THE CORPORATIONS THAT EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED THE SAME TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID DEDICATION AND THAT THE SEAL AFFIXED, IF ANY, IS THE CORPORATE SEAL OF SAID CORPORATION.

Larry L. Linn
Notary Public in and for the State of
Oregon, Residing at Portland
My Commission Expires 7/23/79

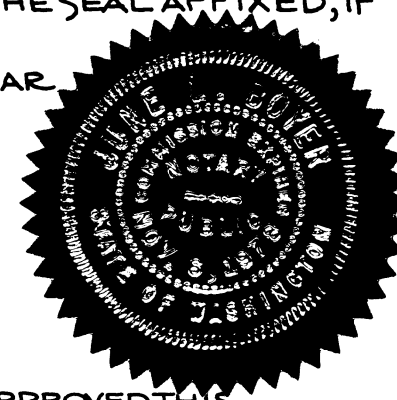


STATE OF WASHINGTON } 5.5.
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS 27th DAY OF April, 1978, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM R. MACPHERSON, TO ME KNOWN TO BE PRESIDENT OF CROOKED RIVER RANCH CLUB AND MAINTENANCE ASSOCIATION, ONE OF THE CORPORATIONS THAT EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED THE SAME TO BE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID DEDICATION AND THAT THE SEAL AFFIXED, IF ANY, IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

June L. Boyer
Notary Public in and for the State of
Washington, Residing at Seattle
My Commission Expires 11/1/79

**APPROVALS JEFFERSON COUNTY OFFICIALS**

<u>Jean W. Hawthorne</u> SURVEYOR	EXAMINED AND APPROVED THIS DAY OF <u>June 7th</u> , 1978.
<u>Ted M. Hallman</u> PLANNING COMMISSION CHAIRMAN	EXAMINED AND APPROVED THIS DAY OF <u>JUNE</u> , 1978.
<u>Bryan C. Christen</u> PLANNING DIRECTOR	EXAMINED AND APPROVED THIS DAY OF <u>June</u> , 1978.

COUNTY COURT

<u>Herschel Reed</u> JUDGE	EXAMINED AND APPROVED THIS DAY OF <u>June 7</u> , 1978.
<u>Gordon Galbraith</u> COMMISSIONER	EXAMINED AND APPROVED THIS DAY OF <u>June</u> , 1978.
<u>Chary N. Ntm</u> COMMISSIONER	EXAMINED AND APPROVED THIS DAY OF <u>June</u> , 1978.

ASSESSOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY THE LAW TO BE PLACED ON THE 19__ TO 19__ TAX ROLL, WHICH BECAME A LIEN ON THIS SUBDIVISION OR WILL BECOME A LIEN DURING THE CALENDAR YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME, AND HAVE EXAMINED AND APPROVED THE SUBDIVISION SHOWN ON THIS PLAT.

Cecil R. Ziemke DATE: 6-7-78
COUNTY ASSESSOR

SHERIFF'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES HAVE BEEN PAID IN ACCORDANCE WITH PROVISIONS OF ORS 92-095.

Samuel P. Perkins DATE: 06-07-78
COUNTY SHERIFF

RESTRICTIONS AND RESERVATIONS**GENERAL**

ALL PURCHASERS OF LOTS WITHIN THIS PLAT ARE SUBJECT TO CERTAIN RULES, REGULATIONS, RESTRICTIONS AND RESERVATIONS OF A NON PROFIT CORPORATION ENTITLED "CROOKED RIVER RANCH CLUB AND MAINTENANCE ASSOCIATION" HEREINAFTER KNOWN AS THE "ASSOCIATION". SAID ASSOCIATION IS COMPRISED OF ALL OWNERS OF PARCELS OF CROOKED RIVER RANCH, PHASE I AND II, OWNERS OF LOTS WITHIN THE PLATS OF CROOKED RIVER RANCH NOS. 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 13, AND OWNERS OF LOTS WITHIN THIS PLAT AND FUTURE PLATS AS WELL AS SPECIAL

CROOKED RIVER RANCH

NO. 12

SHEET 2 OF 11

MEMBERSHIPS BEING OFFERED. SPECIFIC ASSOCIATION DOCUMENTS ARE RECORDED IN VOLUME 60, PAGES 499 & 500, RECORDS OF THE CLERK OF JEFFERSON COUNTY, OREGON.

ROAD MAINTENANCE

THE OBLIGATION FOR THE COST OF REMOVAL OF SNOW FROM AND THE MAINTAINING OF ROADS, STREETS, AVENUES AND PLACES WITHIN THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ASSOCIATION, WHICH SHALL KEEP THE ROADS IN GOOD REPAIR AND SHALL RENDER THEM PASSABLE AT ALL TIMES. SAID MAINTENANCE SHALL BE CONDUCTED WITH FUNDS OF THE ASSOCIATION OBTAINED FROM ITS MEMBERS AND SHALL BE AT NO COST TO THE COUNTY.

IN THE EVENT THAT ANY OF THE OWNERS OF ANY OF THE LOTS IN THIS PLAT OR ADDITIONAL PLATS OR SUBDIVISIONS SHALL PETITION THE COUNTY COURT TO INCLUDE ROADS IN THE COUNTY ROAD SYSTEM, IT IS UNDERSTOOD THAT THE ASSOCIATION SHALL FULLY DEVELOP THE ROAD SYSTEM TO ROAD STANDARDS OF JEFFERSON COUNTY AND THAT ALL CONSTRUCTION SHALL BE FREE OF LIENS, COSTS AND OTHER LIABILITIES AND OBLIGATIONS. ACCEPTANCE IS AT EXCLUSIVE OPTION OF THE COUNTY COURT.

COMMUNITY PROPERTY

AREAS DESIGNATED AS "COMMUNITY" IN THE PLAT ARE PROPERTIES TO BE OWNED, DEVELOPED AND MAINTAINED BY THE ASSOCIATION FOR THE BENEFIT OF OWNERS OF ALL THE LOTS IN THIS PLAT OR ANY ADDITIONAL PLAT OR SUBDIVISION OF CROOKED RIVER RANCH AND OTHER ASSOCIATION MEMBERS, AS SET FORTH IN THE INSTRUMENTS OF RECORD.

TRAIL EASEMENT

A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE ASSOCIATION FOR THE BENEFIT OF OWNERS OF ALL LOTS OF THIS OR ANY ADDITIONAL PLAT OR SUBDIVISION OF CROOKED RIVER RANCH, THEIR INVITEES AND LICENSEES, AND OTHER ASSOCIATION MEMBERS, FOR THE PURPOSE OF INGRESS AND EGRESS OVER, ACROSS AND ALONG THE REAR AND SIDELINES OF ALL LOTS SHOWN ON THE FACE OF THE PLAT. (SEE EASEMENT NOTATION ON EACH SHEET) THIS EASEMENT SHALL BE FOR PURPOSES OF: (a) RIDING AND WALKING TRAILS, AND (b) UTILITIES. THE USE OF MOTORIZED VEHICLES IS EXPRESSLY PROHIBITED WITH THE EXCEPTION OF EMERGENCY EQUIPMENT OF PROTECTION, MEDICAL OR FIRE-FIGHTING AGENCIES ON SUCH TERMS AND CONDITIONS AS MAY BE DEEMED ADVISABLE.

BUILDING RESTRICTIONS

ALL BUILDING PLANS FOR STRUCTURES TO BE BUILT IN THIS PLAT MUST BE SUBMITTED TO AND RECEIVE APPROVAL FROM THE ARCHITECTURAL CONTROL COMMITTEE OF THE ASSOCIATION. PARTICULAR EMPHASIS IS PLACED UPON THE TYPE OF STRUCTURE, SETBACKS, COMPATIBILITY AND SPECIAL CONSIDERATION FOR METHOD OF SEWAGE DISPOSAL. THE PLANS SHALL FURTHER CONFORM TO THE ELEMENTS IN THE BUILDING CODE ORDINANCE AS ADOPTED BY JEFFERSON COUNTY AND SHALL BE SUBMITTED TO THE JEFFERSON COUNTY BUILDING INSPECTOR AND SHALL RECEIVE APPROVAL AND HAVE A PERMIT ISSUED PRIOR TO THE START OF CONSTRUCTION.

SANITATION RESTRICTIONS

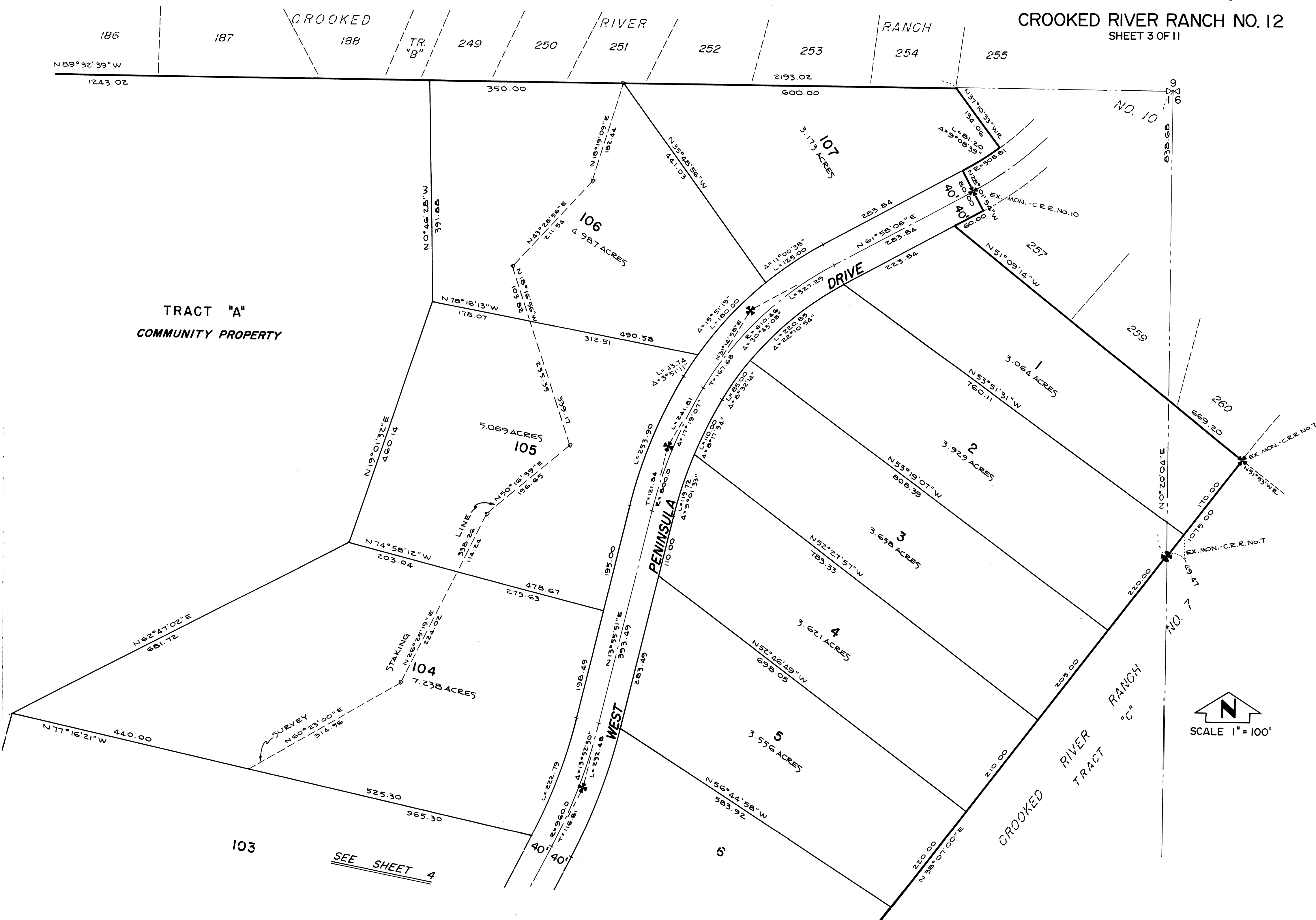
FIELD TESTS HAVE BEEN CONDUCTED AND THE RESULTS REVIEWED BY THE JEFFERSON COUNTY HEALTH DEPARTMENT AND THE OREGON STATE DEPARTMENT OF ENVIRONMENTAL QUALITY RESULTING IN AN ACCEPTABLE SEWAGE DISPOSAL SITE BEING SITUATED ON EACH AND EVERY LOT IN THIS SUBDIVISION. THE LOCATION OF THE SATISFACTORY TESTS HAVE BEEN PLACED UPON A MAP WHICH IS ON FILE WITH THE JEFFERSON COUNTY HEALTH DEPARTMENT AND RECORDED IN VOLUME 12, BOOK OF MISCELLANEOUS RECORDS, PAGES 582, RECORDS OF THE CLERK OF JEFFERSON COUNTY, OREGON.

IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO FORMULATE A TOTAL BUILDING PLAN WHICH GIVES PROPER CONSIDERATION TO THE ELEMENT OF SEWAGE DISPOSAL. SAID PLAN SHALL BE SUBMITTED TO THE JEFFERSON COUNTY HEALTH DEPARTMENT AND SHALL RECEIVE APPROVAL AND HAVE A PERMIT ISSUED PRIOR TO THE START OF ANY CONSTRUCTION.

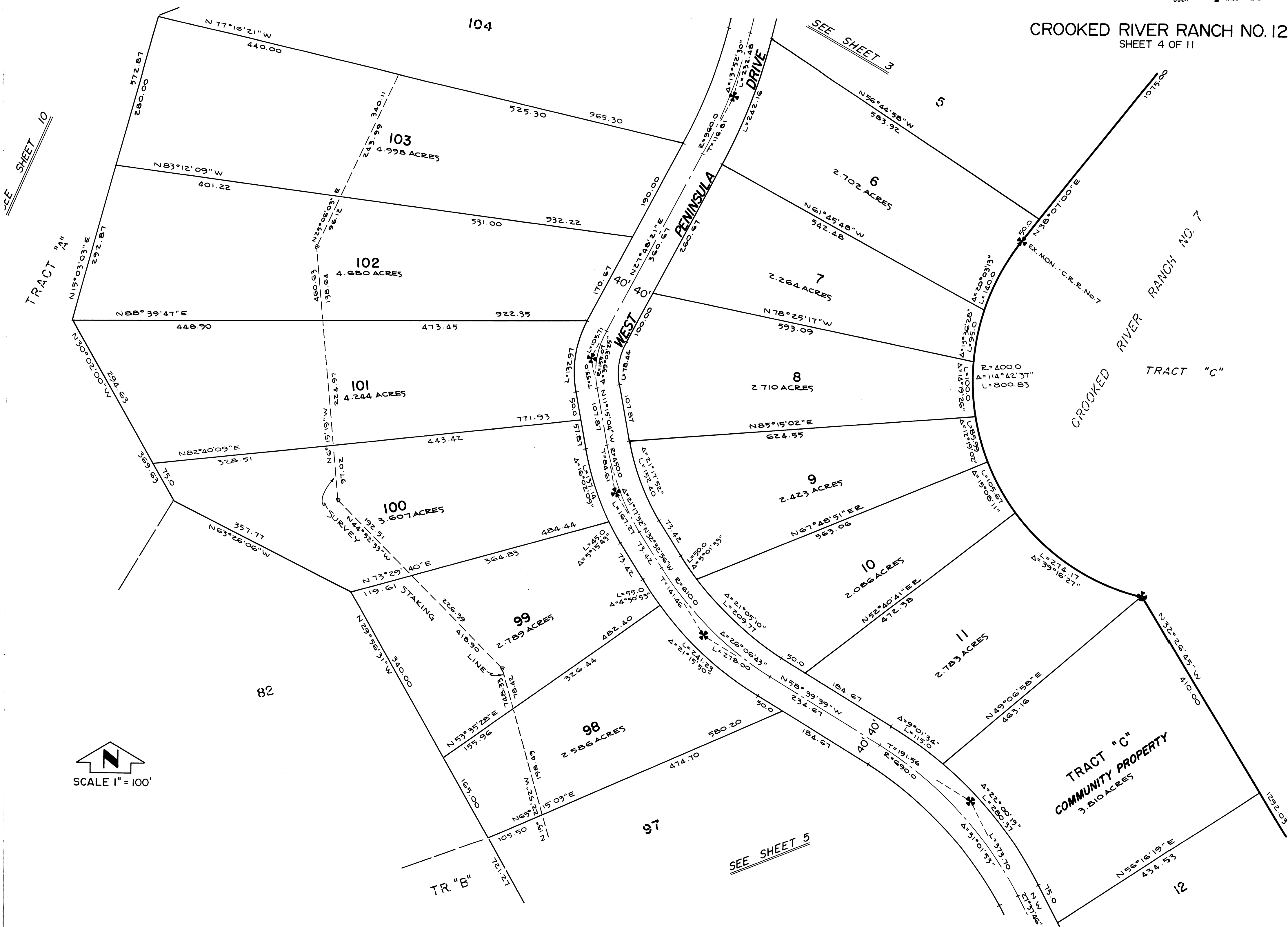
UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE ASSOCIATION OVER, UNDER, THROUGH AND ACROSS A STRIP OF LAND 5 FEET IN WIDTH, PARALLEL WITH AND ADJOINING THE REAR AND SIDELINES OF ALL LOTS IN THIS PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, OPERATE AND MAINTAIN OVERHEAD AND UNDERGROUND CONDUIT, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS PLAT WITH ELECTRIC AND TELEPHONE SERVICE. ALSO, FOR PURPOSES OF DRAINAGE AND SUCH ADDITIONAL UTILITIES AS MAY BE CONSTRUCTED IN THE FUTURE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

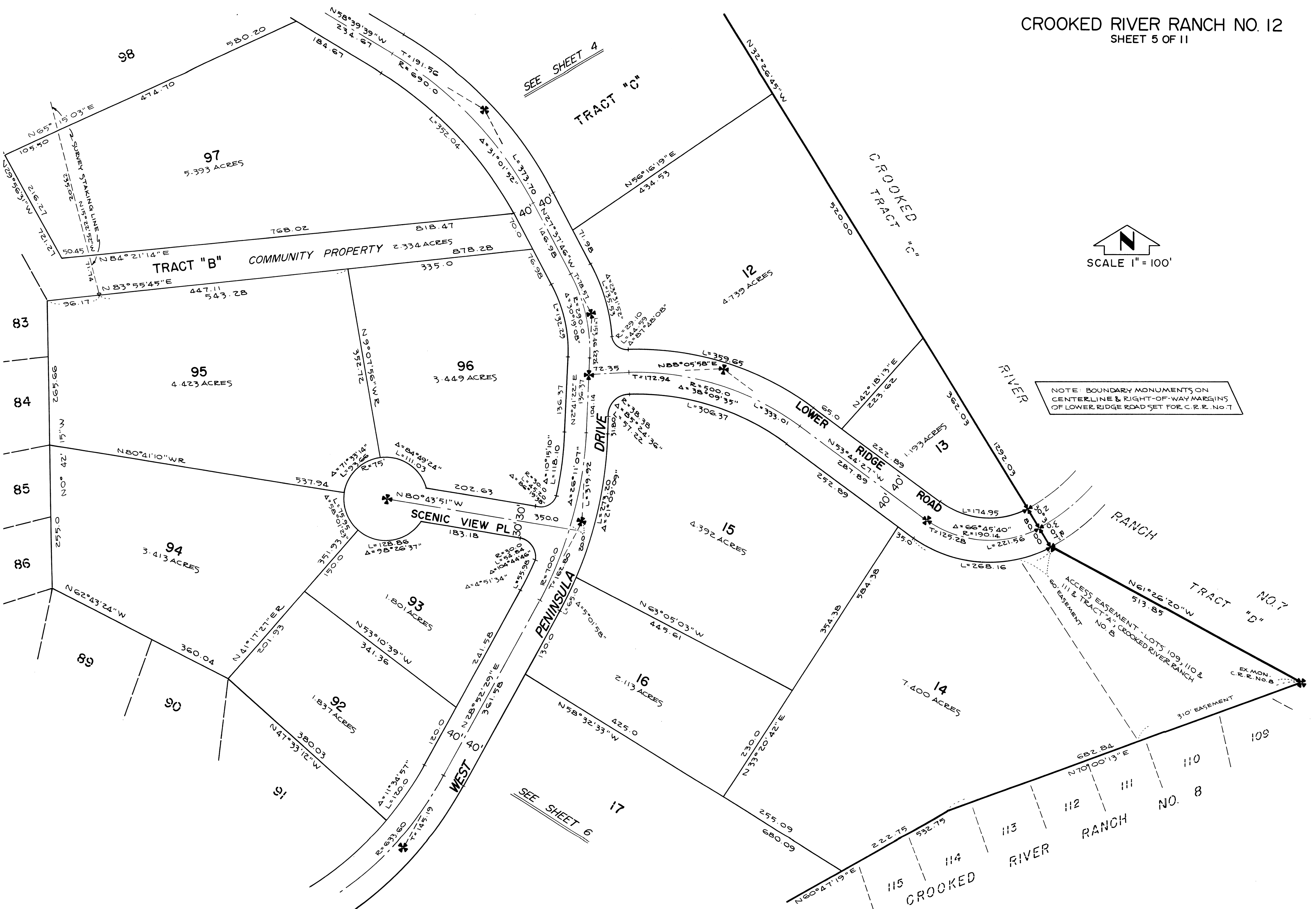
CROOKED RIVER RANCH NO. 12
SHEET 3 OF 11



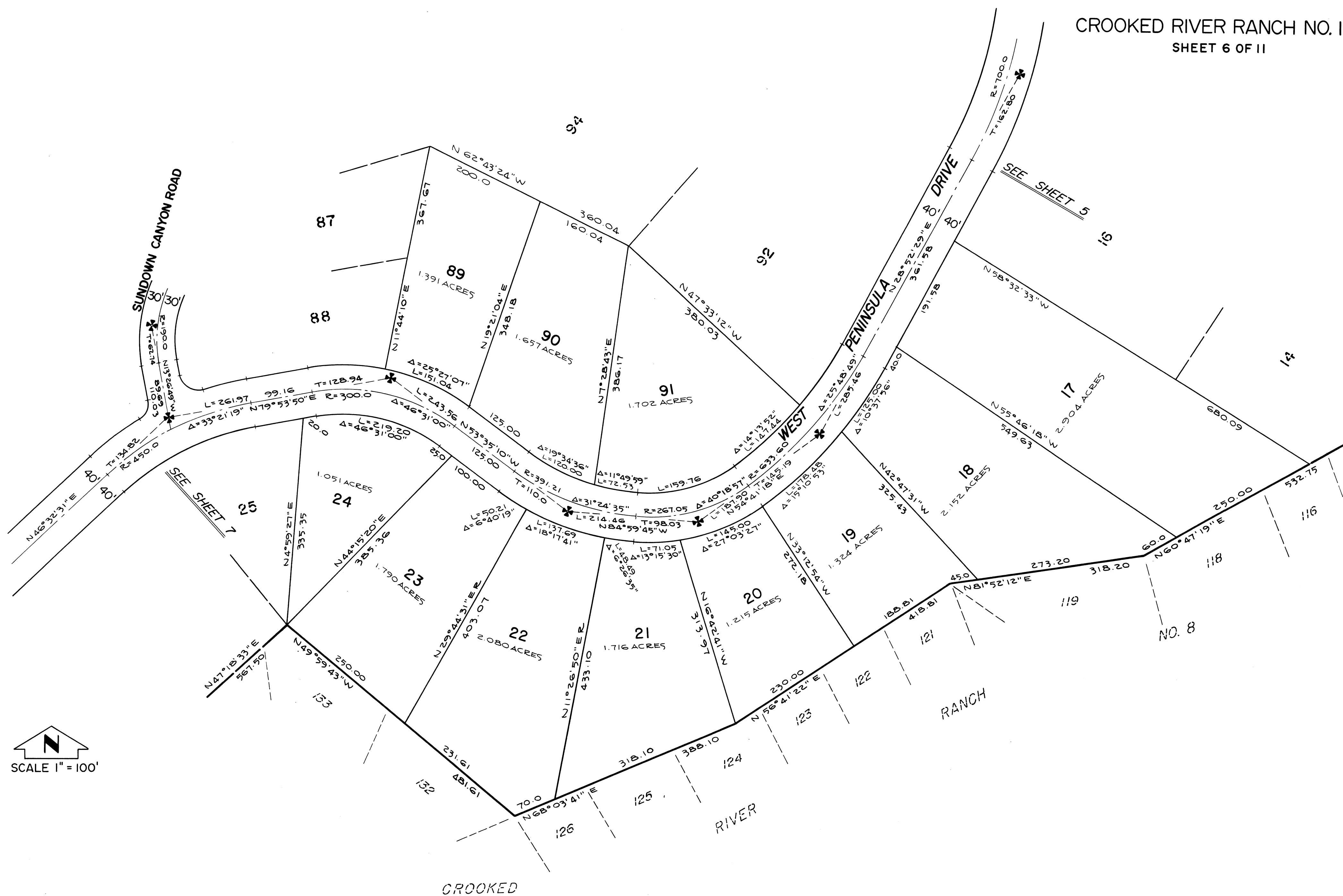
SHEET 4 OF 1



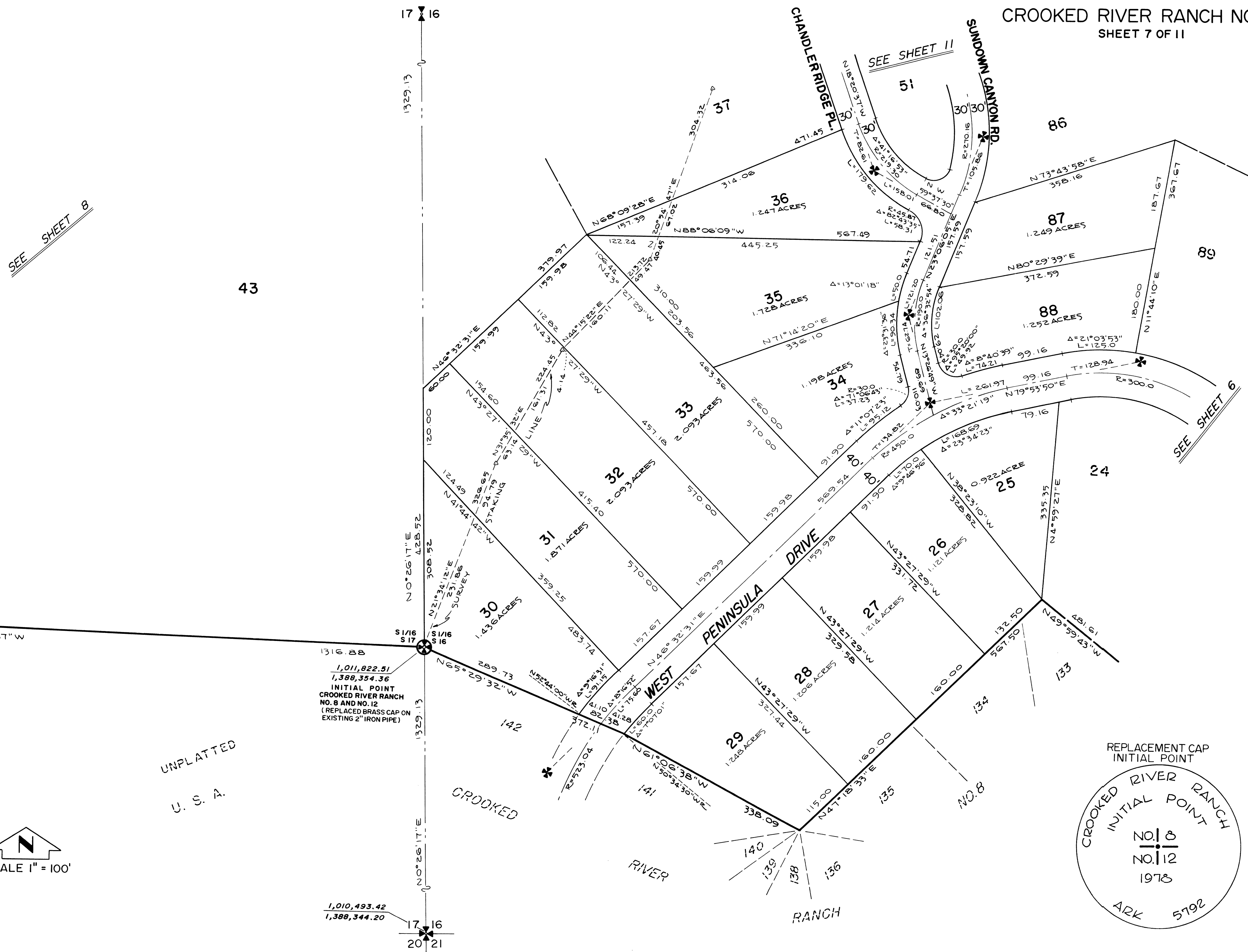
CROOKED RIVER RANCH NO. 12
SHEET 5 OF 11



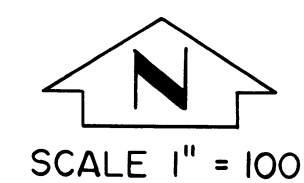
CROOKED RIVER RANCH NO. 12 SHEET 6 OF 11



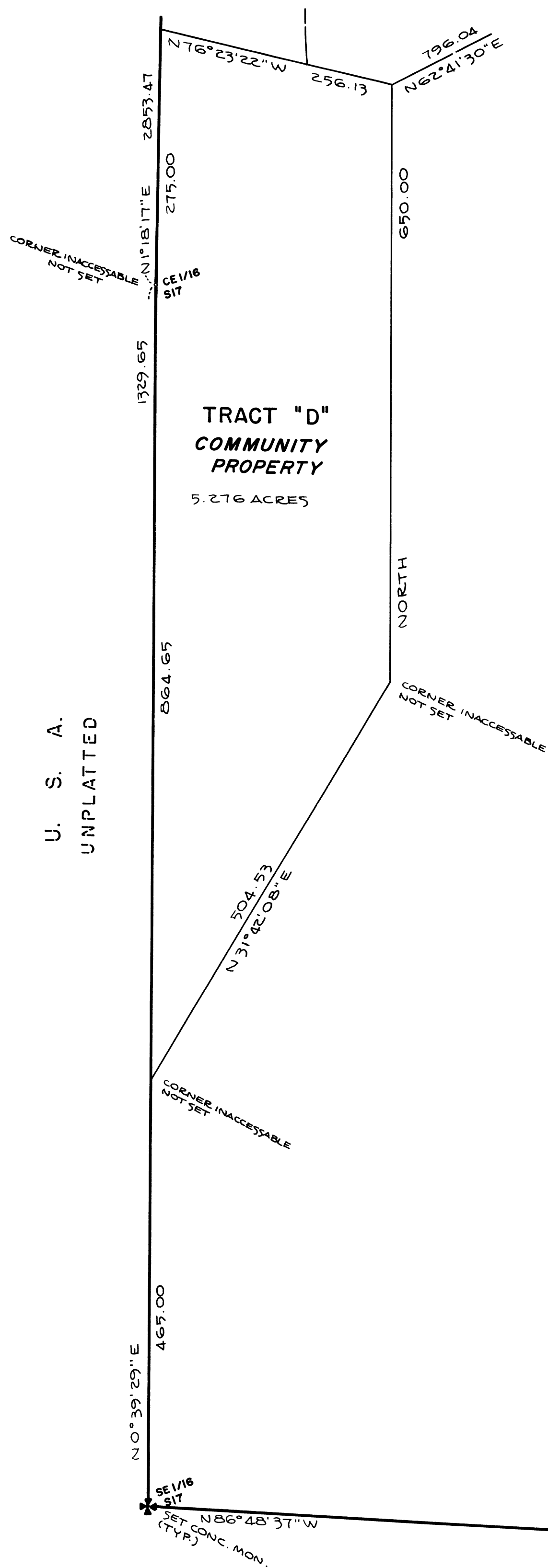
CROOKED RIVER RANCH NO. 12
SHEET 7 OF 11



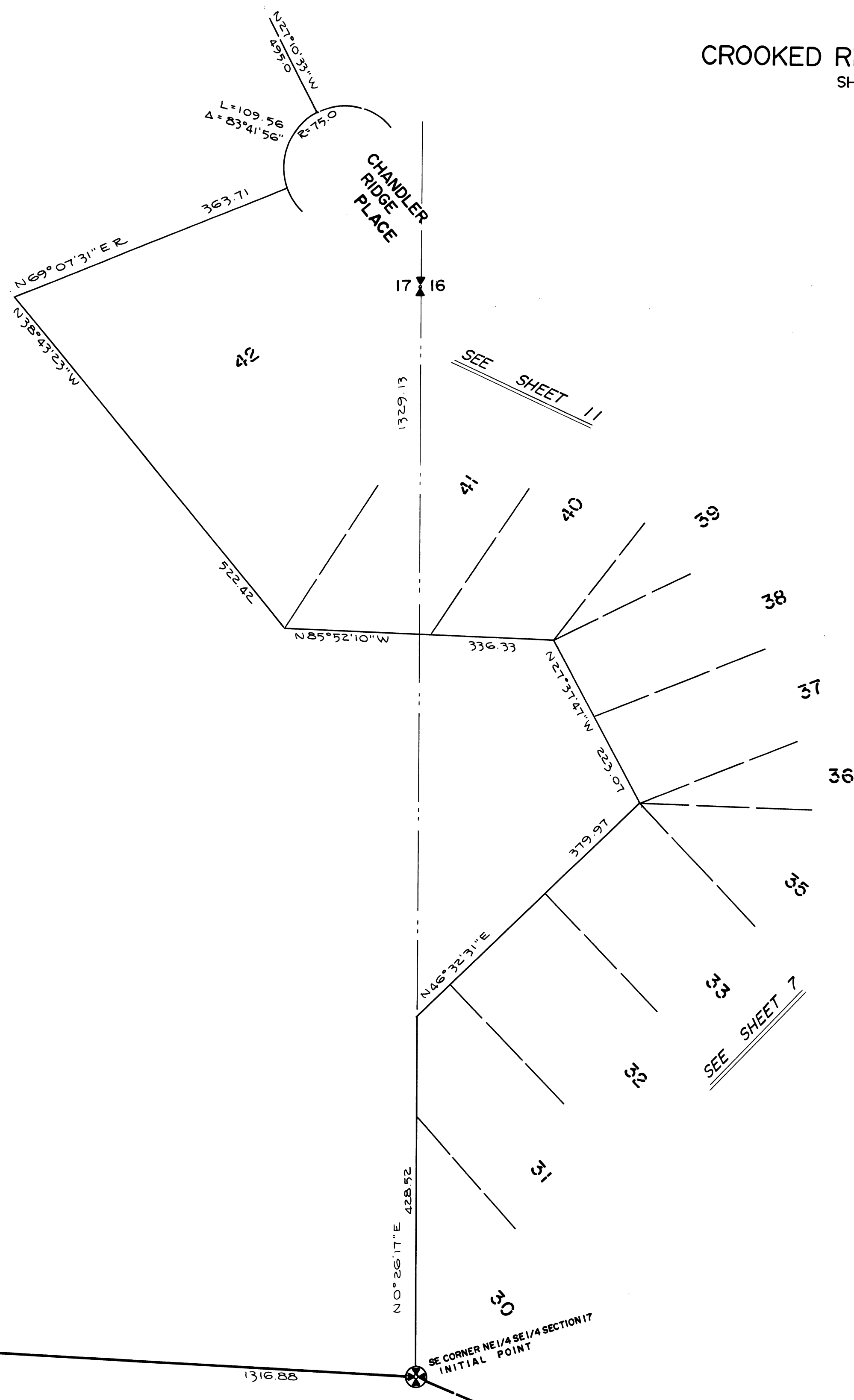
CROOKED RIVER RANCH NO. 12
SHEET 8 OF 11



SEE SHEET 9



43
43.446 ACRES



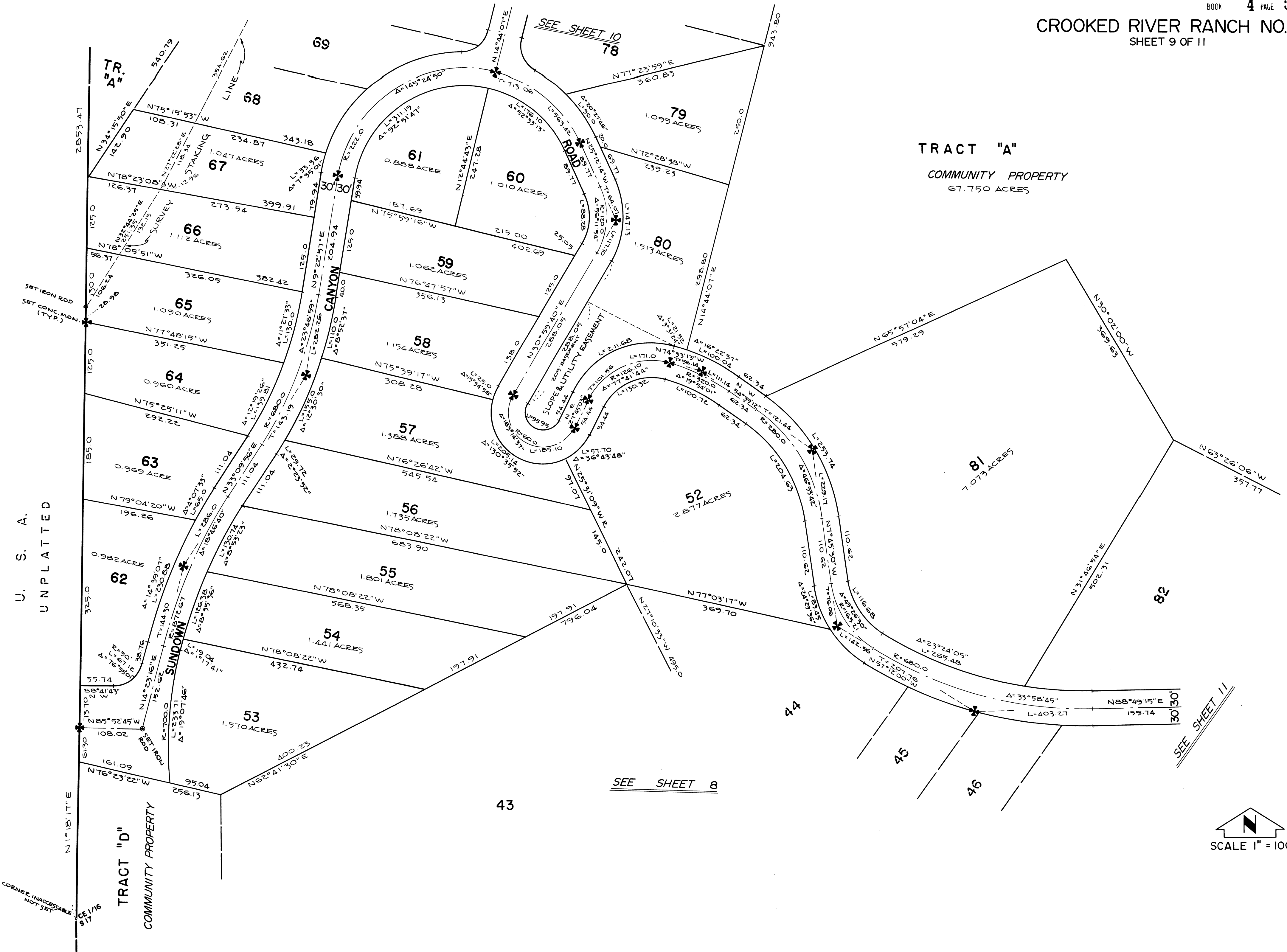
CROOKED RIVER RANCH NO. 12
SHEET 9 OF 11

TRACT "A"
COMMUNITY PROPERTY
67.750 ACRES

U. S. A.
UNPLATTED

CORNER INACCESSIBLE
NOT SET
CE 1/16
517

TRACT "D"
COMMUNITY PROPERTY



U. S. A.
UNPLATTED

CROOKED RIVER RANCH NO. 12
SHEET 10 OF 11

SEE SHEET 9

TRACT "A"
COMMUNITY PROPERTY
67.750 ACRES

