

WARRANTY DEED

237604

KNOW ALL MEN BY THESE PRESENTS; That we, Marion Stafford Hansell and Mary Elizabeth Hansell, husband and wife, and William H. Hansell and Joyce J. Hansell, husband and wife, Grantors, for the consideration of the sum of Six Thousand Two Hundred Seventy and No/100 DOLLARS (\$6,270.00) to us paid, have bargained and sold and by these presents do bargain, sell and convey unto the STATE OF OREGON, by and through its STATE HIGHWAY COMMISSION, the following described premises, to wit:

PARCEL NO. 1

A parcel of land lying in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and in the W $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 2, Township 4 North, Range 35 East, W. M., Umatilla County, Oregon, and being a portion of that property described in that deed to Marion Stafford Hansell and Mary Elizabeth Hansell, and William H. Hansell and Joyce J. Hansell, recorded in Book 234, Page 21, of Umatilla County Records of Deeds; the said parcel being that portion of said property included in a strip of land variable in width, lying on each side of the center line of the Oregon-Washington Highway as said highway has been relocated, which center line is described as follows:

Beginning at Engineer's center line Station 1120+00, said Station being 455.46 feet South and 1379.28 feet East of the Southwest corner of said Section 2; thence North 33° 30' East, 1295.29 feet; thence on a spiral curve right (the long chord of which bears North 35° East) 600 feet; thence on a 3819.72 foot radius curve right (the long chord of which bears North 42° 15' 15" East) 567.22 feet; thence on a spiral curve right (the long chord of which bears North 49° 30' 30" East) 600 feet to Station 1150+62.51 Back equals 1197+25.10 Ahead; thence North 51° 00' 30" East, Back equals North 51° 00' 20" East Ahead, 40.54 feet to Station 1197+65.64, at which Station the Northeasterly line of said strip of land lies at right angles to said center line, said center line crosses the South line of said Section 2 approximately at Station 1125+30.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Northwestern Side of Center Line	Width on Southeastern Side of Center Line
1124+00		1125+50	80 taper to 150	
1125+50		1126+00	150 taper to 80	
1126+00		1131+00	80 taper to 95	
1131+00		1138+95.29	95	
1138+95.29		1144+62.51	95 in a straight line to 200	
1144+62.51		1149+00	200 in a straight line to 180	
1149+00		1149+60	180 in a straight line to 80	
1149+60		1197+65.64	80	
1121+50		1125+50		115 taper to 100
1125+50		1126+50		100 taper to 180
1126+50		1129+00		180 taper to 75
1129+00		1132+00		75
1132+00		1132+95.29		75 taper to 100
1132+95.29		1138+95.29		100
1138+95.29		1144+62.51		100 in a straight line to 190
1144+62.51		1145+50		190 in a straight line to 120
1145+50		1197+65.64		120 in a straight line to 110

(Bearings used herein are based upon the Oregon Co-ordinate System, North Zone.)

The parcel of land to which this description applies contains 8.1 acres outside of the existing right of way.

PARCEL NO. 2

A parcel of land lying in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 4 North, Range 35 East, W. M., Umatilla County, Oregon; the said parcel being that portion of said subdivisions lying Southerly of Parcel No. 1 and included in a strip of land variable in width, lying on each side of the center line of the "B" line crossing of the relocated Oregon-Washington Highway, which center line is described as follows:

Beginning at Engineer's center line Station "B"33+00 at which Station the Southerly line of said strip of land lies at right angles to said center line, said Station also being 1488.09 feet North and 2629.41 feet East of the Southwest corner of said Section 2; thence North 3° 37' West, 310.19 feet; thence on a 477.47 foot radius curve right (the long chord of which bears North 9° 58' East) 226.39 feet; thence on a 286.48 foot radius curve left (the long chord of which bears North 6° 05' 30" West) 296.42 feet; thence on a 286.48 foot radius curve right (the long chord of which bears North 33° 39' 59" West) 20.67 feet to Station "B" 41+53.67 which Station equals Station "L"1141+58.23 on the center line of the relocated Oregon-Washington Highway.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Westerly Side of Center Line	Width on Easterly Side of Center Line
"B"33+00		"B"34+50	30 taper to 60	
"B"34+50		"B"41+53.67	60	
"B"33+00		"B"35+00		30
"B"35+00		"B"38+36.58		30 in a straight line to 95
"B"38+36.58		"B"41+53.67		95

(Bearings used herein are based upon the Oregon Co-ordinate System, North Zone.)

The parcel of land to which this description applies contains 1.1 acres outside of the existing right of way.

PARCEL NO. 3

A parcel of land lying in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 4 North, Range 35 East, W. M., Umatilla County, Oregon, and being a portion of that property described in that certain deed to William H. Hansell et ux and Marion S. Hansell et ux, recorded in Book 234, Page 21 of Umatilla County Records of Deeds; the said parcel being that portion of said property situated in said NW $\frac{1}{4}$ SE $\frac{1}{4}$ lying Northwesterly of that property described in that deed to the State of Oregon, by and through its State Highway Commission, recorded in Book 256, Page 144, of Umatilla County Deed Records.

EXCEPT therefrom Parcel No. 1.

The parcel of land to which this description applies contains 4.1 acres, more or less.

As a part of the consideration hereinabove stated, there is also bargained, sold, conveyed and relinquished to the Grantees all existing, future or potential common law or statutory abutter's easements of access between the right of way of the public ways identified as the relocated Oregon-Washington Highway and the existing Oregon-Washington Highway North of Station "B"33+00 and all of the Grantors' remaining real property consisting of all parcels contiguous one to another, whether acquired by separate conveyances or otherwise, all of which parcels either adjoin the real property conveyed by this instrument, or are connected thereto by other parcels owned by Grantors.

Reserving, so long as any portions of the said remaining property on both sides of the said highway and served by such crossing are held by a single ownership, the right to establish, maintain and use a crossing of a width of fifty (50) feet from Highway Engineer's Station 1125+25 on the West-erly side to Highway Engineer's Station 1127+10 on the Easterly side for farm purposes only. The construction of a frontage road or roads shall not defeat the right of crossing.

Reserving, for service of the said remaining property, right of access from Grantors' remaining property to said highway of a width of twenty-five (25) feet at each of the following places:

Hwy. Engr's Sta.	Side of Hwy.	Purpose
1125+25	West	Unrestricted
1127+10	East	Unrestricted

If, after written notice to desist, the Grantors, or any person holding under them, shall use any of said rights of access or farm crossing for any purpose not stated for that particular place, or shall use said access or farm crossing in a width greater than above stated, or shall permit or suffer any person to do so, such right of access or farm crossing shall automatically be suspended. The Grantee shall thereupon have the right to close such place of access or farm crossing for all purposes. The suspension shall terminate when satisfactory assurance has been furnished the Grantee that the place of access or farm crossing will be used only for the purpose hereinabove stated. The Grantee's rights to close such place of access or farm crossing shall be continuing as to each succeeding use for a purpose not herein stated.

Grantee has the right to construct or otherwise provide at any future time a frontage road or roads within the boundaries of any present or here- after acquired right of way; whereupon, all rights of access hereinabove re- served to and from the highway that are on or adjacent to any such frontage road or roads shall cease, but the Grantors, their heirs and assigns, shall have access to the frontage road or roads for any purpose. Said frontage road or roads shall be connected to the main highway, or to other public ways, only at such places as the Grantee may select.

It is expressly intended that these covenants, burdens and restrictions shall run with the land and shall forever bind the Grantors, their heirs and assigns.

TO HAVE AND TO HOLD the said premises with their appurtenances, in fee simple, unto the said State of Oregon, by and through its State Highway Commission, its successors and assigns forever.

And we the said Grantors do hereby covenant to and with the said State of Oregon, by and through its State Highway Commission, its successors and assigns, that we are the owners in fee simple of said premises; that they are free from all encumbrances and that we will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 22 day of May, 1961.

Marion Stafford Hansell (SEAL)
Mary Elizabeth Hansell (SEAL)
William H. Hansell (SEAL)
Joyce J. Hansell (SEAL)

BOOK 263 PAGE 507

STATE OF OREGON }
County of Umatilla } ss

On this 20th day of June, 1961, personally came before me, a Notary Public in and for said county and state, the within named Marion Stafford Hansell and Mary Elizabeth Hansell, his wife, to me personally known to be the identical persons described in, and who executed, the within instrument, and who each personally acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named.

Witness my hand and official seal the day and year last above written.



E. M. Gault
Notary Public for Oregon

My commission expires:
NOTARY PUBLIC FOR OREGON
My Commission Expires April 1, 1964

STATE OF OREGON }
County of Umatilla } ss

On this 22nd day of May, 1961, personally came before me, a Notary Public in and for said county and state, the within named William H. Hansell and Joyce J. Hansell, his wife, to me personally known to be the identical persons described in, and who executed, the within instrument, and who each personally acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named.

Witness my hand and official seal the day and year last above written.



Doris A. Schubert
Notary Public for Oregon

My commission expires: June 1, 1961

Filed for record JUN 14 1961 at 8:48 A.M.
JACK FOLSOM, Recorder of Conveyances

BOOK 263 PAGE 507