

323 0667

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ODOT
File 6677-002

WARRANTY DEED

FREDA M. BAFUS, Grantor, for the true and actual consideration of \$100.00 does convey unto UMATILLA COUNTY, a political subdivision of the State of Oregon, Grantee, fee title to the property described on Exhibit "A" attached hereto and by this reference made a part hereof.

Grantor covenants to and with Grantee, its successors and assigns, that grantor is the owner of said property which is free from encumbrances, except for easements, conditions, and restrictions of record, and will warrant the same from all lawful claims whatsoever, except as stated herein.

Grantor agrees the consideration recited herein is just compensation for the property, including any and all damages to Grantor's remaining property, if any, which may result from the acquisition or use of said property and the construction or improvement of the public way.

In construing this document, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this document shall apply equally to corporations and to individuals.

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.

It is understood and agreed that the delivery of this document is hereby tendered and that terms and obligations hereof shall not become binding upon Umatilla County, a political subdivision of the State of Oregon, unless and until accepted and approved by the recording of this document.

Dated this 19 day of JANUARY, 1998.

Freda M. Bafus
Freda M. Bafus

ARIZONA
STATE OF OREGON, County of Yuma

19 JANUARY, 1998. Personally appeared the above named Freda M. Bafus, who acknowledged the foregoing instrument to be her voluntary act. Before me:

RECEIVED

FEB 11 1998

UMATILLA COUNTY
RECORDS

Mary Kaffer
Notary Public for Oregon
My Commission expires



1-8-98
ael/

AFTER RECORDING RETURN TO
OREGON DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SECTION
417 TRANSPORTATION BLDG.
SALEM OR 97310

Account No.: T2N, R32E, Sec 13, TL500

Property Address: _____

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Legal Description
Freda Bafus - Tax Map #2N 32, T.L.#500

A parcel of land located in the Southeast ¼ of Section 13, Township 2 North, Range 32 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a brass cap marking the East ¼ Corner of Section 13, Township 2 North, Range 32 E.W.M.; thence S00°05'14"E, 5.49 feet along the east line of said Section 13; thence 103.45 feet along a 346.47-foot radius curve left (the long chord bears S15°22'37"W, 103.07 feet); thence 83.74 feet along an 850.21-foot radius curve right (the long chord bears N10°04'12"E, 83.71 feet); thence S89°24'34"E, 7.53 feet along the east-west centerline of said Section 13 to the point of beginning. Said parcel is located in Umatilla County and contains 0.007 acre, more or less.

State of Oregon)
County of Umatilla)
This instrument was received and recorded on
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Location R323-0667
Document number 1998-3230667
Fee 0.00

Office of County Records

Received by S. Churchill
Records Officer