

WARRANTY DEED

316984

KNOW ALL MEN BY THESE PRESENTS, That GEORGE MOORE, also known as GEORGE G. MOORE, and LOIS MOORE, husband and wife, hereinafter called "Grantor", for the consideration of the sum of Two Hundred Fifty and No/100 Dollars (\$250.00) to Grantor paid, has bargained and sold and by these presents does bargain, sell and convey unto the STATE OF OREGON, by and through its STATE HIGHWAY COMMISSION, hereinafter called "Grantee", the following described premises, to wit:

PARCEL 1

A parcel of land lying in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 9, Township 1 North, Range 34 East, W.M., Umatilla County, Oregon; the said parcel being that portion of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ lying Southerly of that property described in that deed to the State of Oregon, by and through its State Highway Commission, recorded in Book 246, Page 97 of Umatilla County Record of Deeds and included in a strip of land 135 feet in width, lying on the Southerly side of the center line of the Eastbound lane of the Old Oregon Trail Highway as said highway has been relocated, which center line is described as follows:

Beginning at Engineer's center line Station "EB" 947+03.33, said station being 339.94 feet South and 253.69 feet West of the North quarter corner of said Section 9; thence North 74° 56' 02" East 3296.67 feet to Engineer's center line Station "EB" 980+00.

Bearings are based upon the Oregon Co-ordinate System, North Zone.

The parcel of land to which this description applies contains 0.16 acre, more or less.

PARCEL 2

A parcel of land lying in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 9, Township 1 North, Range 34 East, W.M., Umatilla County, Oregon; the said parcel being that portion of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ included in a strip of land variable in width, lying on each side of the center line of a frontage road, which center line is described as follows:

Beginning at Engineer's center line Station "AS" 953+91.78, said station being 951.02 feet South and 1386.49 feet West of the Northeast corner of said Section 9; thence on a 301.56 foot radius curve left (the long chord of which bears North 66° 14' 30" East) 353.07 feet; thence North 32° 42' East 604.49 feet; thence on a 102.31 foot radius curve right (the long chord of which bears South 77° 43' 45" East) 248.47 feet; thence South 8° 09' 30" East 103.51 feet; thence on a 102.31 foot radius curve left (the long chord of which bears South 68° 27' 45" East) 215.37 feet; thence North 51° 14' East 360.52 feet; thence on a 358.10 foot radius curve left (the long chord of which bears North 37° 57' 15" East) 165.99 feet; thence North 24° 40' 30" East 336.06 feet to Engineer's center line Station "AS" 977+79.26.

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

Station to	Station	Width on Northerly Side of Center Line	Width on Southerly Side of Center Line
"AS"953+91.78	"AS"956+20	30	40
"AS"956+20	"AS"957+44.85	30 in a straight line to 50	40
"AS"957+44.85	"AS"960+00	50	40 taper to 60
"AS"960+00	"AS"963+49.34	50	60 taper to 50
"AS"963+49.34	"AS"965+97.81	50	50 in a straight line to 50
"AS"965+97.81	"AS"969+16.69	50 in a straight line to 50	50
"AS"969+16.69	"AS"972+77.21	50 taper to 30	50 taper to 40
"AS"972+77.21	"AS"974+43.20	30	40
"AS"974+43.20	"AS"975+00	30	40 taper to 30
"AS"975+00	"AS"977+79.26	30	30

Bearings are based upon the Oregon Co-ordinate System, North Zone.

The parcel of land to which this description applies contains 4.4 acres, more or less.

As a part of the consideration hereinabove stated, there is also bargained, sold, conveyed and relinquished to Grantee all existing, future or potential common law or statutory abutter's easements of access between all of Grantor's remaining real property and Parcel 1 hereinabove described.

Grantee shall either construct a public frontage road, or provide some other access road on the Southerly side of the highway, and Grantor, his heirs and assigns, shall be entitled to reasonable access to the said road for any purpose, upon application filed with Grantee pursuant to applicable statutes and regulations. Said road shall be connected to the main highway or to other public ways only at such places as Grantee may select.

TO HAVE AND TO HOLD the said premises with their appurtenances, in fee simple, unto Grantee, its successors and assigns forever.

And said Grantor does hereby covenant to and with Grantee, its successors and assigns, that he is the owner in fee simple of said premises; that they are free from all encumbrances and that he will warrant and defend the same from all lawful claims whatsoever.

It is expressly intended that the covenants, burdens, restrictions and reservations contained herein shall run with the land and shall forever bind Grantor, his heirs and assigns.

In construing this instrument, whenever the context so requires, the masculine gender includes the feminine and neuter and the singular includes the plural.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this 13 day of December, 1969.

George B Moore (SEAL)
Lois Moore (SEAL)

STATE OF OREGON

County of Umatilla
December 13, 1969

Personally appeared the above named George Moore, also known as George G. Moore, and Lois Moore, and acknowledged the foregoing instrument to be his voluntary act. Before me:

Merrill E. Higgins
Notary Public for Oregon
My Commission expires April 26, 1973

ba/me

Filed for record DEC 29 1969 at 9:00 A. M.
JACK FOLSOM Recorder of Conveyances

