

323731

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LOUIS S. WELLS, a single man, hereinafter called "Grantors", for the consideration of the sum of Four Hundred and No/100 DOLLARS (\$400.00) received, do hereby convey unto the STATE OF OREGON, by and through its STATE HIGHWAY COMMISSION, hereinafter called "Grantee", the following described property, to wit:

## PARCEL 1

A parcel of land lying in the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 9, Township 1 North, Range 34 East, W.M, Umatilla County, Oregon, and being a portion of that property described in that deed to C. C. Curl, recorded in Book 249, Page 487 of Umatilla County Record of Deeds; the said parcel being that portion of said property included in a strip of land variable in width, lying on the Southeasterly 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" 917+32.49, said station being 991.66 feet North and 262.76 feet West of the West quarter corner of said Section 9; thence on a spiral curve left (the long chord of which bears North 52° 47' 19" East) 400 feet; thence North 52° 15' 19" East 52.98 feet; thence on a spiral curve right (the long chord of which bears North 52° 40' 19" East) 250 feet; thence on a 5729.58 foot radius curve right (the long chord of which bears North 63° 35' 40.5" East) 2017.86 feet; thence on a spiral curve right (the long chord of which bears North 74° 31' 02" East) 250 feet; thence North 74° 56' 02" East 796.67 feet to Engineer's center line Station "EB" 955+00.

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

Station	to Station	Width on Southeasterly Side of Center Line
"EB"917+32.49	"EB"921+32.49	150
"EB"921+32.49	"EB"924+35.47	150 in a straight line to 260
"EB"924+35.47	"EB"926+00	260 in a straight line to 125
"EB"926+00	"EB"933+50	125

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

The parcel of land to which this description applies contains 0.5 acre, more or less.

## PARCEL 2

A parcel of land lying in the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 9, Township 1 North, Range 34 East, W.M., Umatilla County, Oregon; the said parcel being that portion of said SW $\frac{1}{4}$ NW $\frac{1}{4}$  lying Southerly of Parcel 1 and 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" 893+19.91, said station being 409.97 feet North and 468.85 feet West of the West quarter corner of said Section 9; thence North 69° 45' East 494.53 feet; thence on a 102.31 foot radius curve left (the long chord of which bears North 33° 23' 45" East) 129.84 feet; thence North 2° 57' 30" West 15.14 feet; thence on a 102.31 foot radius curve right (the long chord of which bears North 47° 15' 15" East) 179.33 feet; thence South 82° 32' East 6.97 feet; thence on a 102.31 foot radius curve left (the long chord of which bears North 60° 09' 30" East) 133.24 feet; thence North 22° 51' East 51.18 feet; thence on a 301.56 foot radius curve left (the long chord of which bears North 3° 36' 30" East) 202.54 feet; thence North 15° 38' West 12.11 feet; thence on a 102.31 foot radius curve right (the long chord of which bears North 61° 15' 15" East) 274.60 feet; thence South 41° 51' 30" East 322.89 feet; thence on a 190.99 foot radius curve left (the long chord of which bears South 66° 51' 45" East) 166.69 feet; thence North 88° 08'

Rev. 5-29-70

Page 2 - WD

File 42515

East 187.68 feet; thence on a 190.99 foot radius curve left (the long chord of which bears North 49° 21' 15" East) 258.53 feet; thence North 10° 34' 30" East 550.67 feet to Engineer's center line Station "AS" 923+05.85.

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"895+00	"AS"902+78.96	40	40
"AS"902+78.96	"AS"904+00	40	40 in a straight line to 50
"AS"904+00	"AS"905+00	40 in a straight line to 50	50 in a straight line to 50
"AS"905+00	"AS"905+44.79	50	50 in a straight line to 65
"AS"904+44.79	"AS"908+19.39	50	65
"AS"908+19.39	"AS"909+00	50 taper to 35	65
"AS"909+00	"AS"911+42.28	35	65 taper to 35
"AS"911+42.28	"AS"921+00	35	35

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

The parcel of land to which this description applies contains 3.8 acres, more or less.

Also for the above stated consideration, there is hereby conveyed to Grantee all existing, future or potential common law or statutory abutter's easements of access between the right of way of the public way identified as the relocated Old Oregon Trail Highway and all of Grantors' remaining real property.

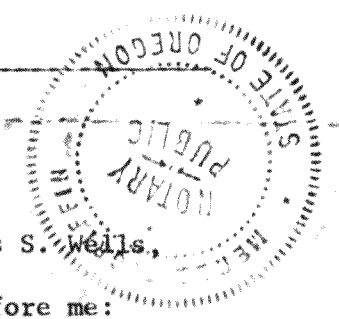
Grantee shall either construct a public frontage road, or provide some other access road on the Southerly side of the highway, and Grantors, their heirs and assigns, shall be entitled to reasonable access to said road for any purpose upon application filed with Grantee pursuant to applicable statutes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

And Grantors do hereby covenant to and with Grantee, its successors and assigns, that they are the owners in fee simple of said property which is free from all encumbrances and will warrant and defend the same from all lawful claims whatsoever.

In construing this instrument, where the context so requires, the plural includes the singular.

Dated this 10th day of June, 1970.

*Louis S. Wells*



STATE OF OREGON, County of Umatilla

June 10, 1970. Personally appeared the above named Louis S. Wells, who acknowledged the foregoing instrument to be their voluntary act. Before me:

*Merle E. Grizzin*  
Notary Public for Oregon

My Commission expires April 26, 1973

ba/ryh

NOTE: This deed is being re-recorded to correct line 5 in the widths in feet paragraph 2, page 2 from "904+44.79" to 905+44.79.

Filed for record OCT. 20. 1970 at 4:02 P.M.  
JACK FOLSOM Recorder of Conveyances