

## WARRANTY DEED

211694

KNOW ALL MEN BY THESE PRESENTS, that Cunningham Sheep Company, an Oregon corporation, Grantor, for and in consideration of the sum of Five Hundred and No/100 (\$500.00) DOLLARS, to it paid, receipt whereof hereby is acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto STATE OF OREGON, by and through its State Highway Commission, Grantee, the following described premises, to wit:

PARCEL NO. 1

A parcel of land lying in the South half of the Northwest quarter ( $S\frac{1}{2}$  NW $\frac{1}{4}$ ) and the Southwest quarter ( $SW\frac{1}{4}$ ) of Section 3, Township 1 South, Range 35 East, W.M., Umatilla County, Oregon; the said parcel being that portion of said subdivisions included in a strip of land 300 feet in width, 150 feet on each side of the center line 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 795+00, said Station being 734.49 feet South and 894.73 feet East of the Northwest corner of said Section 3; thence South  $34^{\circ} 21'$  East, 4000 feet to Station 835+00, said center line crosses the North line of said South half of the Northwest quarter and the East line of said Southwest quarter approximately at Stations 800+79 and 828+20, respectively.

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

The parcel of land to which this description applies contains 18.66 acres, outside of the existing right of way.

PARCEL NO. 2

A parcel of land lying in the South half of the Northwest quarter ( $S\frac{1}{2}$  NW $\frac{1}{4}$ ) of Section 3, Township 1 South, Range 35 East, W.M., Umatilla County, Oregon; the said parcel being described as follows:

Beginning at the intersection of the North line of said South half of the Northwest quarter and the center line of the relocated Old Oregon Trail Highway approximately at Station 800+78.76 on said center line, which center line is described in Parcel No. 1; thence West along the North line of said South half of the Northwest quarter 500 feet to the true point of beginning; thence South at right angles to said North line 50 feet; thence East parallel to said North line 355 feet, more or less, to the Westerly line of said Parcel No. 1; thence Northerly along said Westerly line 60 feet, more or less, to the North line of said South half of the Northwest quarter; thence West along said North line 320 feet, more or less, to the true point of beginning.

The parcel of land to which this description applies contains 0.39 acre, of which 0.21 acre lies within the existing right of way, title to which hereby is acknowledged to be in the public, and 0.18 acre lies outside of the existing right of way.

PARCEL NO. 3

A parcel of land lying in the South half of the Northwest quarter ( $S\frac{1}{2}$  NW $\frac{1}{4}$ ) of Section 3, Township 1 South, Range 35 East, W.M., Umatilla County, Oregon; the said parcel being described as follows:

Beginning at the intersection of the North line of said South half of the Northwest quarter and the center line of the relocated Old Oregon Trail Highway approximately at Station 800+78.76 on said center line, which center line is described in Parcel No. 1; thence East along the North line of said South half of the Northwest quarter, 700 feet to the true point of beginning; thence South at right angles to said North line 25 feet; thence Westerly in a straight line 450 feet, more or less, to a point on the Northeasterly line of Parcel No. 1, said point being opposite center line Station 803+00 of said relocated highway; thence Northwesterly along the said Northeasterly line 115 feet, more or less, to the North line of said South half of the Northwest quarter; thence East along said North line 520 feet, more or less, to the true point of beginning.

The parcel of land to which this description applies contains 0.69 acre, of

which 0.25 acre lies within the existing right of way, title to which hereby is acknowledged to be in the public, and 0.44 acre lies outside of the existing right of way.

As a part of the consideration hereinabove stated, there is also bargained, sold, conveyed and relinquished to the 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 the Grantor's 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 Grantor.

It is expressly intended that these covenants, burdens and restrictions shall run with the land and shall forever bind the Grantor, its successors and assigns.

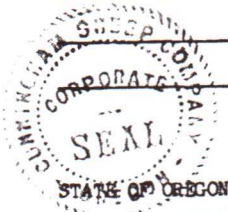
TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said State of Oregon, by and through its State Highway Commission, its successors and assigns, forever.

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

IN WITNESS WHEREOF, Cunningham Sheep Company, an Oregon corporation has caused its lawful corporate seal to be hereunto affixed and its name hereto subscribed by its duly authorized officers this 13 day of April, 1959.

Done in the presence of:

Cunningham Sheep Company,  
an Oregon corporation.

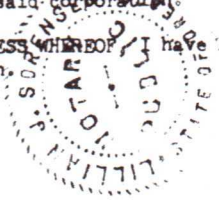


STATE OF OREGON, )  
County of Umatilla ) ss.

By Carrie Hoke President  
By George H. Corey Secretary

On this 13th day of April, 1959, before me, a Notary Public in and for said county and state, appeared Carrie Hoke and George H. Corey, to me personally known, who, being duly sworn, did say that he, the said Carrie Hoke, is the President, and he, the said George H. Corey, is the Secretary, of Cunningham Sheep Company, an Oregon corporation, the within named corporation and that the seal affixed to said instrument is the corporate seal of said corporation, and that the said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and said Carrie Hoke and George H. Corey acknowledges the said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the day and year last above written.



William J. Lourenson  
Notary Public for Oregon

My commission expires 2/1/60

Filed for record APR 10 1959 at 8:56 A.M.  
JACK FOLSOM Recorder of Conveyances

oh/nw