

WARRANTY DEED

219337

KNOW ALL MEN BY THESE PRESENTS, That we, Waldo Ross, a single man

_____, Burdett Ross and Elsie Ross,
 husband and wife; and Mina Campbell and Wilbur S. Campbell, wife and husband,
 Grantors, for the consideration of the sum of Two Hundred Fifty and No/100 Dollars
 (\$250.00) 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 1

A parcel of land lying in the South half of the Southeast quarter
 ($S\frac{1}{2}$ SE $\frac{1}{4}$) of Section 3, Township 1 South, Range 35 East, W. M., Umatilla
 County, Oregon; the said parcel being that portion of said South half
 of the Southeast quarter ($S\frac{1}{2}$ SE $\frac{1}{4}$) lying Southerly of that property de-
 scribed in that deed to Earl Gillanders and Herman Gillanders, recorded
 in Book 220, Page 73, of Umatilla County Deed Records, lying Northerly
 and Westerly of the O. W. R. & N. Company right of way and 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 6000 feet to Station 855+00,
 said center line crosses the Southerly line of said Gillanders property
 approximately at Station 833+50 and the Northwesterly line of said O. W.
 R. & N. Company right of way approximately at Station 838+20.

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

The parcel of land to which this description applies contains 3.24
 acres, of which 0.18 acre lies within the existing right of way, title
 to which hereby is acknowledged to be in the public, and 3.06 acres lie
 outside of the existing right of way.

Parcel 2

A parcel of land lying in the South half of the Southeast quarter
 ($S\frac{1}{2}$ SE $\frac{1}{4}$) of Section 3, Township 1 South, Range 35 East, W. M., Umatilla
 County, Oregon; the said parcel being that portion of said South half
 of the Southeast quarter ($S\frac{1}{2}$ SE $\frac{1}{4}$) lying Southeasterly of the O. W. R.
 & N. Company right of way and included in a strip of land variable in
 width, lying on each side of the center line of the Old Oregon Trail
 Highway as said highway has been relocated, which center line is de-
 scribed in Parcel # 1. Said center line crosses the Southeasterly
 right of way line of said railroad and the South line of said Section
 3 approximately at Stations 839+75 and 848+30, respectively.

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

Station	to	Station	Width on Northeasterly side of center line	Width on Southwesterly side of center line
839+00		840+00	200 feet	225 feet
840+00		845+00	200 feet	225 feet taper to 150 feet
845+00		852+00	200 feet	150 feet

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

The parcel of land to which this description applies contains 7.6 acres.

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 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.

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.

A permanent easement for a roadway over or on the following described parcels to wit:

Parcel 3

A parcel of land lying in the South half of the Southeast quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$) of Section 3, Township 1 South, Range 35 East, W. M., Umatilla County, Oregon; the said parcel being that portion of said South half of the Southeast quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$) lying Northerly and Westerly of the O. W. R. & N. Company right of way and Northeasterly of Parcel #1 and containing 0.1 acre.

Parcel 4

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

Beginning on the Southwesterly side of Parcel # 1, at a point opposite and 150 feet Southwesterly of Station 837+00 on the center line of the relocated Old Oregon Trail Highway; thence Southwesterly at right angles to said center line 100 feet; thence Southeasterly parallel to said center line 50 feet to a point opposite and 250 feet Southwesterly of Station 837+50 on said center line; thence Easterly in a straight line 120 feet, more or less, to a point on the Southwesterly line of Parcel # 1, which point is opposite and 150 feet Southwesterly of Station 838+25; thence Northwesterly along the Southwesterly line of said Parcel # 1, a distance of 125 feet to the place of beginning and containing 0.2 acre.

The relocated Old Oregon Trail Highway center line herein referred to is described in Parcel # 1.

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 15th day of June, 1959.

Done in presence of:

Waldo Ross (SEAL)
Waldo Ross

_____ (SEAL)
Burdett Ross (SEAL)
Burdett Ross

Elsie Ross (SEAL)
Elsie Ross

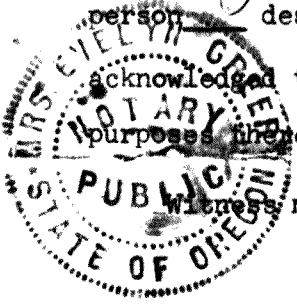
Mina Campbell (SEAL)
Mina Campbell

Wilbur S. Campbell (SEAL)
Wilbur S. Campbell

STATE OF OREGON
County of Umatilla) ss.

On this 15th day of June, 1959, personally came before me, a notary public in and for said county and state, the within named Waldo Ross _____

a single man, ~~his wife~~, to me personally known to be the identical person described in, and who executed the within instrument, and who each personally acknowledged to me that he 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.

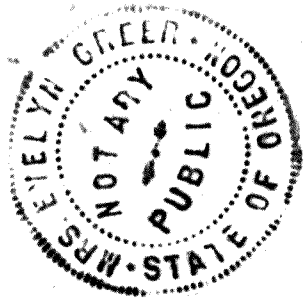
Mrs. Evelyn Greer
Notary Public for Oregon

My commission expires: April 7, 1961

STATE OF OREGON
County of Umatilla) ss.

On this 4th day of Sept, 1959, personally came before me, a notary public in and for said county and state, the within named Burdett Ross and Elsie Ross, 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.



Mrs. Evelyn Greer
Notary Public for Oregon

My commission expires: April 7, 1961

STATE OF OREGON

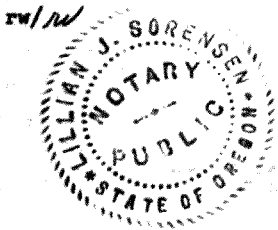
County of Umatilla } ss

On this 10th day of September, 1959, personally came before me, a notary public in and for said county and state, the within named Mina Campbell and Wilbur S. Campbell, her husband, 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.

Lillian J. Sorensen
Notary Public for Oregon

My commission expires: 2/1/60



BOOK 255 PAGE 632

Filed for record SEP 15 1959 at 8:50 A.M.
JACK FOLSOM Recorder of Conveyances