

302949

File 39885, L-5404

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That we, Marshall E. Meyers and Maxine C. Meyers, husband and wife, Grantors, for the consideration of the sum of Ten Thousand Seven Hundred and No/100 Dollars (\$10,700.00) 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, Grantee, the following described premises, to wit:

PARCEL 1

A parcel of land lying in the SE $\frac{1}{4}$ of Section 12, Township 3 North, Range 29 East, W.M. and in the SW $\frac{1}{4}$ of Section 7, Township 3 North, Range 30 East, W.M., Umatilla County, Oregon; the said parcel being that portion of said subdivisions included in a strip of land variable in width, lying on each side of the center line of the Westbound 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 "WB" 440+00, said station being 1096.93 feet North and 3494.47 feet West of the Southeast corner of said Section 12; thence South 77° 07' 19" East, 6500 feet to Engineer's center line Station "WB" 505+00.

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
"WB"440+00		"WB"464+00	165	255
"WB"464+00		"WB"471+00	165	255 taper to 375
"WB"471+00		"WB"481+00	165	425 taper to 180
"WB"481+00		"WB"493+50	165	180
"WB"493+50		"WB"502+00	90 taper to 190	180

EXCEPT therefrom that property described in that deed to the State of Oregon, by and through its State Highway Commission, recorded in Book 150, Page 122 of Umatilla County Deed Records.

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

The parcel of land to which this description applies contains 29.1 acres, more or less, outside of the existing right of way.

PARCEL 2

A parcel of land lying in the SE $\frac{1}{4}$ of Section 12, Township 3 North, Range 29 East, W.M., Umatilla County, Oregon; the said parcel being that portion of said SE $\frac{1}{4}$ lying Southerly of Parcel 1.

The parcel of land to which this description applies contains 18 acres, more or less, 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 all of the Grantors' remaining real property and the parcels hereinabove described.

Grantee shall either construct a public frontage road or provide some other access road on the Northerly side of the highway, and the Grantors, their heirs and assigns, shall be entitled to reasonable access to the said road for any purpose, upon application filed with the State pursuant to applicable statutes and regulations. Said road shall extend in an Easterly direction to a county road which connects with the Echo Road Interchange.

TO HAVE AND TO HOLD the said premises with their appurtenances, in fee simple,

