

RETURN TO
OREGON STATE HIGHWAY DIVISION
RIGHT OF WAY SECTION
STATE HIGHWAY BLDG. ROOM 119
SALEM, OREGON 97810

Highway Division
File 52402
I-82-1(2) 9B-18-15

ORIGINAL

14579

HOMESTEAD TITLE

WARRANTY DEED

ROBERT D. BELLINGER and LOU ANN BELLINGER, husband and wife, Grantors, hereby convey unto the STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION, Highway Division, Grantee, the following described property, to wit:

PARCEL 1

A parcel of land lying in the SE $\frac{1}{4}$ of Section 12, Township 4 North, Range 27 East, W.M., Umatilla County, Oregon; the said parcel being that portion of said SE $\frac{1}{4}$ included in a strip of land 300 feet in width, 215 feet on the Southeasterly side and 85 feet on the Northwesterly side of the center line of the Southbound lane of the McNary Highway which center line is described as follows:

Beginning at Engineer's center line Station "SB" 475+00, said station being 395.90 feet North and 1116.15 feet East of the Northwest corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12, Township 4 North, Range 27 East, W.M.; thence South 41° 18' West 1638.34 feet; thence on a spiral curve left (the long chord of which bears South 40° 38' West 399.98 feet) 400 feet; thence on a 5729.58 foot radius curve left (the long chord of which bears South 20° 16' 30" West 3735.46 feet) 3805 feet; thence on a spiral curve left (the long chord of which bears South 0° 05' East 399.98 feet) 400 feet; thence South 0° 45' East 3256.66 feet to Engineer's center line Station "SB" 570+00.

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

The parcel of land to which this description applies contains 23.2 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 4 North, Range 27 East, W.M., Umatilla County, Oregon; the said parcel being that portion of said SE $\frac{1}{4}$ lying Easterly 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 "FRB" 480+00, said station being 96.17 feet North and 699.75 feet East of the Northwest corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12, Township 4 North, Range 27 East, W.M.; thence South 41° 18' West 1161.12 feet; thence on a 5729.58 foot radius curve right (the long chord of which bears South 47° 16' West 1191.18 feet) 1193.33 feet; thence South 53° 14' West 34.26 feet; thence on a 300 foot radius curve left (the long chord of which bears South 0° 55' West 474.84 feet) 547.86 feet; thence South 51° 24' East 699.49 feet; thence on a 716.20 foot radius curve left (the long chord of which bears South 71° 30' 07" East 492.30 feet) 502.55 feet to Engineer's center line Station "FRB" 521+38.61, at which station the Easterly line of said strip of land lies at right angles to said center line.

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
"FRB"511+00		"FRB"512+00	110	120
"FRB"512+00		"FRB"517+50	110 in a straight line to 50	120 in a straight line to 60
"FRB"517+50		"FRB"519+50	50 in a straight line to 30	60
"FRB"519+50		"FRB"521+38.61	30 in a straight line to 30	60

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ALSO that portion of said SE $\frac{1}{4}$ lying Southerly of said strip of land and Easterly of a line at right angles to said center line at Engineer's Station "FRB" 517+50.

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

The parcel of land to which this description applies contains 2.25 acres, more or less, outside of the existing right of way.

PARCEL 3

A parcel of land lying in the SE $\frac{1}{4}$ of Section 12, Township 4 North, Range 27 East, W.M., Umatilla County, Oregon; the said parcel being that portion of said SE $\frac{1}{4}$ lying Northwesterly of Parcel 1 and Easterly of the following described line:

Beginning at a point opposite and 40 feet Northwesterly of Engineer's Station "FRB" 480+00 on the center line of a frontage road which center line is described in Parcel 2; thence Southwesterly parallel with said center line to a point opposite Engineer's Station "FRB" 504+50; thence Southwesterly in a straight line to a point opposite and 80 feet Westerly of Engineer's Station "FRB" 506+00 on said center line; thence Southerly in a straight line to a point opposite and 90 feet Westerly of Engineer's Station "FRB" 508+00 on said center line; thence Southeasterly in a straight line to a point opposite and 85 feet Northwesterly of Engineer's Station "SB" 508+50 on the center line of the Southbound lane of the McNary Highway which center line is described in Parcel 1.

The parcel of land to which this description applies contains 8.7 acres, more or less.

PARCEL 4

A parcel of land lying in the SE $\frac{1}{4}$ of Section 12, Township 4 North, Range 27 East, W.M., Umatilla County, Oregon; the said parcel being that portion of said SE $\frac{1}{4}$ lying Northwesterly of a line parallel with and 85 feet Northwesterly of the center line of the Southbound lane of the McNary Highway which center line is described in Parcel 1.

EXCEPT therefrom Parcel 3.

The parcel of land to which this description applies contains 47.5 acres, more or less, outside of the existing right of way.

TOGETHER WITH appurtenant water rights on 31.8 acres of the above described parcels as follows: The Westland Irrigation District, 1907 Priority.

TOGETHER WITH all abutter's rights of access between the right of way of the public way identified as the Southbound Lane of the McNary Highway and all of Grantors' remaining real property.

TOGETHER WITH all right; title and interest in the Mobile Home situated on said property.

Grantors also grant to Grantee, its successors and assigns, a permanent easement to construct, operate, and maintain an irrigation facility, and its appurtenances, over, upon and across the following described property, to wit:

PARCEL 5

A parcel of land lying in the SE $\frac{1}{4}$ of Section 12, Township 4 North, Range 27 East, W.M., Umatilla County, Oregon; the said parcel being that portion of said SE $\frac{1}{4}$ lying between lines parallel with and 215 feet

Southeasterly and 285 feet Southeasterly of the center line of the Southbound lane of the McNary Highway which center line is described in Parcel 1.

EXCEPT therefrom that portion lying in Parcel 2.

The parcel of land to which this description applies contains 5.0 acres, more or less, outside of the existing right of way.

Grantee, by virtue of this easement, shall have the right to go upon the above described land for the purpose of making those certain changes in the irrigation facility now constructed or to be constructed on said property, or property adjoining thereto, as may be necessitated by the construction of the Washington State Line-Old Oregon Trail Hwy. Section of the Southbound Lane of the McNary Highway, it being understood that the rights in said relocated irrigation facility shall be the same as previously existed in that portion of the irrigation facility which is being relocated.

IT IS ALSO UNDERSTOOD that this easement does not convey any right or interest in the above described land except as expressly stated herein.

Grantors hereby covenant to and with Grantee, its successors and assigns, that they are the owners of the said property which is free from all encumbrances, except for easements, conditions and restrictions of record, and will warrant and defend the property herein conveyed and the easement rights herein granted from all lawful claims whatsoever, except as stated herein.

The true and actual consideration received by Grantors for this conveyance is \$180,000.00.

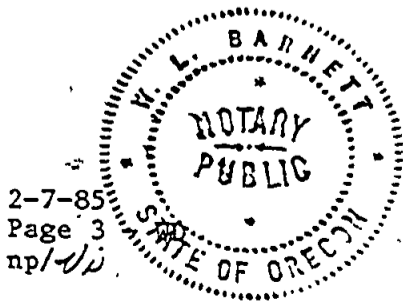
Dated this 13 day of Feb, 1985.

Robert D Bellinger
Robert D. Bellinger
Lou Ann Bellinger
Lou Ann Bellinger

STATE OF OREGON, County of Umatilla

Feb 13, 1985. Personally appeared the above named Robert D. Bellinger and Lou Ann Bellinger, who acknowledged the foregoing instrument to be their voluntary act. Before me:

W. L. Barnett
Notary Public for Oregon
My Commission expires 12/14/88



FILED
J. DEAN FOUQUETTE, SR.
COUNTY CLERK

1985 FEB 25 P 3:52

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R 122 PAGE 1465

STATE OF OREGON, }
COUNTY OF UMATILLA, } ss

I, J. Dean Fouquette, Sr., County Clerk,
certify that this instrument was received and
recorded

ON FEB. 25, 1985

at 3:52 o'clock P.M. in the record
of DEEDS of said County in

Book Page
R 122 1462

J. DEAN FOUQUETTE, SR.
County Clerk

By Georgia McNaught Deputy
Fees \$ 1500 No. 108337