

4/69

FILE 7674 001
MAP 01R-04-1184

2014-6150745 1 of 4

State of Oregon
County of Umatilla



Instrument received
and recorded on
4/2/2014 3:17:38 PM

in the record of instrument
code type DE

Instrument number 2014-6150745
Fee \$89.00

Umatilla County
Received: 4/2/2014



Office of County Records
[Signature]
Records Officer
1012481 P4

WARRANTY DEED

DEBORA LEE WOOD, who acquired title as Debora Lee Palmer, Grantor, for the true and actual consideration of \$1,216.80 does convey unto the STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION Grantee, fee title to the property described on Exhibit "A" dated 11/04/2013, attached hereto and by this reference made a part hereof.

Grantor covenants to and with Grantee, its successors and assigns, that grantor is the owner of said property which is free from encumbrances, except for easements, conditions, and restrictions of record, and will warrant the same from all lawful claims whatsoever, except as stated herein.

Grantor agrees that the consideration recited herein is just compensation for the property or property rights conveyed, including any and all reduction in value to Grantor's remaining property, if any, which may result from the acquisition or use of said property or property rights. However, the consideration does not include damages resulting from any use or activity by Grantee beyond or outside of those uses expressed herein, if any, or damages arising from any negligence.

In construing this document, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this document shall apply equally to corporations and to individuals.

AFTER RECORDING RETURN TO:
OREGON DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SECTION File #
4040 FAIRVIEW INDUSTRIAL DRIVE SE, MS#2
SALEM OR 97302-1142

Map and Tax Lot #: 4N-29E-07C-900

Property Address: no situs address

PIONEER TITLE CO. 01722
126 SE COURT, PEND. OR 97801



BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The statement above is required by law to be included in this instrument. PLEASE NOTE: the property described in this instrument is not a "lot" or "parcel" as defined in ORS 92.010 or 215.010. Nevertheless, the property is a legally created unit of land as described in ORS 92.010 (9) (d) or (e).

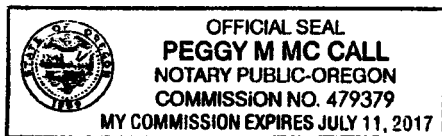
It is understood and agreed that the delivery of this document is hereby tendered and that terms and obligations hereof shall not become binding upon the State of Oregon Department of Transportation, unless and until accepted and approved by the recording of this document.

Dated this 7th day of March, 2014.

Debra Lee Wood
Debra Lee Wood, who acquired title as Debra Lee Palmer

STATE OF OREGON, County of Umatilla

Dated March 7, 2014. Personally appeared, and signed before me by the above named Debra Lee Wood, who acknowledged the foregoing instrument to be her voluntary act. Before me:



Peggy McCall
Notary Public for Oregon
My Commission expires 7-11-2017

Accepted on behalf of the Oregon Department of Transportation

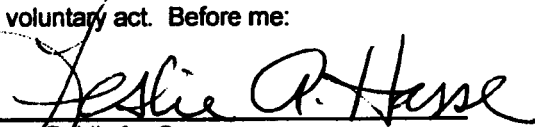
[Signature]



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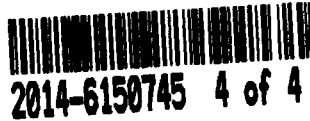
STATE OF OREGON, County of Union

Dated 3-18-14, Personally appeared the above named Stephanie Anderson,
who acknowledged the foregoing instrument to be her voluntary act. Before me:


Notary Public for Oregon

My Commission expires 12-13-14





Fee

A parcel of land lying in the NW¼SW¼ of Section 7, Township 4 North, Range 29 East, W.M., Umatilla County, Oregon and being a portion of that property described in that Warranty Deed to Debora Lee Palmer, recorded December 23, 1992 in Book R229, Page 1009 of Umatilla County Deed Records.

The said parcel being that portion of said property described as follows:

Beginning at a 5/8" rebar with blue plastic cap marked "UCPWD, LS 2627", said point being the intersection of the Northerly right of way line of the Union Pacific Railroad and the Easterly right of way line of North Ott Road (County Road No. 1211), said point also being North 30° 29' 47" East, 63.53 feet from the South one sixteenth corner of Section 7, Township 4 North, Range 29 East, W.M. and Section 12, Township 4 North, Range 28 East, W.M.; thence North 00° 47' 17" West along said Easterly right of way line of North Ott Road (County Road No. 1211) 131.43 feet; thence South 41° 01' 40" East 110.25 feet to the Northerly right of way line of the Union Pacific Railroad; thence South 55° 38' 23" West along said Northerly right of way line 85.48 feet to the point of beginning.

Bearings are based on County Survey No. 13-071-C, filed February 15, 2013, Umatilla County, Oregon.

This parcel of land contains 4,680 square feet, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert E. Butler

OREGON
JULY 25, 1895
ROBERT E. BUTLER
2733

EXPIRES 12/31/2013