

WARRANTY DEED

285819

KNOW ALL MEN BY THESE PRESENTS, That I, Doris Swayze Bounds, a widow, Grantor, for the consideration of the sum of Three Thousand One Hundred Fifty and No/100 Dollars (\$3,150.00) to me 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 NO. 1

A parcel of land lying in the S $\frac{1}{2}$ of Section 25 and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 36, Township 4 North, Range 27 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 the Northerly side of the center line of the Eastbound lane of the relocated Old Oregon Trail Highway, which Eastbound lane center line is described as follows:

Beginning at Engineer's center line Station "EB" 870+00, said Station being 1446.64 feet South and 432.81 feet West of the West quarter corner of said Section 25; thence South 77° 06' 54" East, 6000 feet to Engineer's center line Station "EB" 930+00. Said center line crosses the West and South lines of said S $\frac{1}{2}$ of Section 25 approximately at Engineer's center line Stations "EB" 874+62 and "EB" 922+13, respectively.

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

<u>Station</u>	<u>to</u>	<u>Station</u>	<u>Width on Northerly Side of Center Line</u>
"EB" 870+00	"EB" 912+00		205
"EB" 912+00	"EB" 916+00		205 taper to 225
"EB" 916+00	"EB" 920+00		225 taper to 270
"EB" 920+00	"EB" 923+00		270 taper to 400
"EB" 923+00	"EB" 925+77.19		501.72 taper to 50
"EB" 925+77.19	"EB" 930+00		50

EXCEPT that property described in those deeds to the State of Oregon, by and through its State Highway Commission, recorded in Book 170, Page 279, and in Book 160, Page 120 of Umatilla County Deed Records.

ALSO EXCEPT that property described in that deed to Umatilla County, recorded in Book 228, Page 539 of Umatilla County Deed Records.

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

The parcel of land to which this description applies contains 19.9 acres outside of the existing right of way.

PARCEL NO. 2

A parcel of land lying in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 25, Township 4 North, Range 27 East, W.M., Umatilla County, Oregon; the said parcel being that portion of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ included in a strip of land 40 feet in width, lying on the Southerly side of the center line of a frontage road, which frontage road center line is described as follows:

Beginning at Engineer's center line Station "FR" 900+00, which Station is opposite and 100 feet Southwesterly of Station 900+00 on the center line of the Eastbound lane of the Old Oregon Trail Highway, said Station being 389.8 feet North and 2849.3 feet West of the Southeast corner of said Section 25; thence South 77° 06' 54" East, 1400.32 feet; thence on a spiral curve right (the long chord of which bears South 75° 54' 54" East) 240 feet; thence on a 1909.86 foot radius curve right (the long chord of which bears South 65° 28' 39" East) 535.83 feet; thence on a spiral curve right (the long chord of which bears South 55° 02' 24" East) 240 feet; thence South 53° 50' 24" East, 454.13 feet to Engineer's Station "FR" 928+70.28. The center line of the Eastbound lane of the Old Oregon Trail Highway is described in Parcel No. 1.



ALSO that portion of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ lying between said frontage road center line and the Southerly line of the existing Old Oregon Trail Highway.

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

The parcel of land to which this description applies contains 2.80 acres.

PARCEL NO. 3

A parcel of land lying in the SE $\frac{1}{4}$ of Section 25 and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 36, Township 4 North, Range 27 East, W.M., Umatilla County, Oregon; the said parcel being that portion of said subdivisions lying Northerly of the Northerly line of the present Old Oregon Trail Highway and included in a strip of land variable in width, lying on each side of the center line of the Meadow Valley County Road as said County Road has been relocated, which center line is described as follows:

Beginning at Engineer's center line Station "MV²" 1+11.40, and at which Station the Northerly line of said strip of land lies at right angles to said center line, said Station being 1693.94 feet North and 453.60 feet West of the Northeast corner of said Section 36; thence on a spiral curve left (the long chord of which bears South 22° 10' 30" West) 240 feet; thence on a 954.93 foot radius curve left (the long chord of which bears South 2° 57' 45" West) 480.42 feet; thence on a spiral curve left (the long chord of which bears South 16° 15' East) 240 feet; thence South 18° 39' East, 928.18 feet to Engineer's Station "MV²" 20+00.

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

<u>Station</u>	<u>to</u>	<u>Station</u>	<u>Width on Easterly Side of Center Line</u>	<u>Width on Westerly Side of Center Line</u>
"MV ² " 1+11.40	"MV ² " 3+51.40		25	50
"MV ² " 3+51.40	"MV ² " 6+00	25 in a straight line to 50	50	50
"MV ² " 6+00	"MV ² " 8+31.82		50	50
"MV ² " 8+31.82	"MV ² " 10+71.82	50 in a straight line to 70	70	50 in a straight line to 70
"MV ² " 10+71.82	"MV ² " 20+00		70	70

EXCEPT therefrom that portion lying Westerly of the present Meadow Valley County Road.

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

The parcel of land to which this description applies contains 4.25 acres outside of the existing right of way.

PARCEL NO. 4

A parcel of land lying in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 25 and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 36, Township 4 North, Range 27 East, W.M., Umatilla County, Oregon; the said parcel being that portion of said subdivisions lying Easterly of Parcel No. 3 and included in a strip of land variable in width, lying on the Northerly side of the center line of a frontage road, which center line is described as follows:

Beginning at Engineer's center line Station "FR^{NE}" 922+24.26, said Station being 550.4 feet North and 428.53 feet West of the Northeast corner of said Section 36; thence on a 200 foot radius curve right (the long chord of which bears South 76° 22' 57" East) 225.27 feet; thence South 44° 06' 54" East, 227.87 feet; thence on a spiral curve left (the long chord of which bears South 45° 46' 54" East) 200 feet; thence on a 1145.92 foot radius curve left (the long chord of which bears South 60° 36' 54" East) 460 feet; thence on a spiral curve left (the long chord of which bears South 75° 26' 54" East) 200 feet to Engineer's Station "FR^{NE}" 935+37.40.

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

<u>Station</u>	<u>to</u>	<u>Station</u>	<u>Width on Northerly Side of Center Line</u>
"FR ^{NE} " 922+24.26		"FR ^{NE} " 924+49.53	70
"FR ^{NE} " 924+49.53		"FR ^{NE} " 926+77.40	70 in a straight line to 30
"FR ^{NE} " 926+77.40		"FR ^{NE} " 935+37.40	30

ALSO that portion of said subdivisions lying Southerly of said center line, Easterly of Parcel No. 3 and Northerly of the Northerly line of the present Old Oregon Trail Highway.

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

The parcel of land to which this description applies contains 3.0 acres 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 parcels herein described and all of the Grantor's remaining real property in Township 4 North, Range 27 East, W. M., Umatilla County, Oregon, EXCEPT,

Reserving, however,

1. Rights of access to that portion of Meadow Valley County Road lying Northerly of Station "MV²" 12+00.
2. Upon application filed with the State pursuant to applicable statutes and regulations, reasonable access to that portion of a Northerly frontage road lying Easterly of Station "FR^{NE}" 923+25. Said road shall be constructed by the Grantee and shall be connected to the main highway or to other public ways only at such places as the Grantee may select.

Grantee shall either construct a public frontage road or provide some other access road on the Southerly side of the highway, and the Grantor, her 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 be connected to the main highway or to other public ways only at such places as the Grantee may select.

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

It is expressly intended that the covenants, burdens, restrictions and reservations contained herein shall run with the land and shall forever bind the Grantor, her heirs, and assigns.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th
day of April, 1966.

Don Swartz Bonds (SEAL)
Don Swartz Bonds

STATE OF OREGON

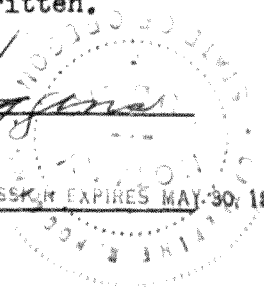
County of UMATILLA } ss

On this 7th day of April, 1966, personally came before me, a Notary Public in and for said County and State, the within named AKA Doris S. Bounds Doris Swayze Bounds, a widow, to me personally known to be the identical person described in, and who executed the within instrument, and who personally acknowledged to me that she 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.

Catherine B. Higgins
Notary Public for Oregon

My Commission expires: BY COMMISSION EXPIRES MAY 30, 1969



tk/da

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STATE OF OREGON,
COUNTY OF UMATILLA, } ss.

I, Jack Folsom, Recorder, certify that this instrument was received and recorded

ON APR 20 1966

at 9:18 o'clock A M. in the record DEEDS of said County in

Book 284 Page 221

Jack Folsom
Recorder of Conveyances

By 6/00 Fees \$ 285819 Deputy No. 285819

RETURN TO
OREGON STATE HIGHWAY COMMISSION
STATE HIGHWAY BLDG
SALEM, OREGON