

FILE 7574 003  
MAP -----



2012-5920456 1 of 6

RECEIVED

JUN 04 2012

UMATILLA COUNTY  
RECORDS

WARRANTY DEED

HIBLER, LLC, Grantor, for the true and actual consideration of \$10,990.00 does convey unto the UMATILLA COUNTY, a political subdivision of the State of Oregon, Grantee, fee title to the property described as Parcel 1 on Exhibit "A" dated 11-30-2011, 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 damages 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  
4040 FAIRVIEW INDUSTRIAL DRIVE SE, MS#2  
SALEM OR 97302-1142

Map and Tax Lot #: 4N 28C 3000

Property Address: 78273 Westland Road  
Hermiston, OR 97838

TAX STATEMENTS TO: UMATILLA COUNTY  
Address: 216 SE Fourth Street  
Pendleton, OR 97801

State of Oregon )  
County of Umatilla )

This instrument was received  
and recorded on

06-04-12 at 11:30

in the record of instrument  
code type DE-WD

Instrument Number 2012-5920456  
Fee 86.00

Office of County Records

*John Hemphill*  
Records Officer

AmeriTitle 68991



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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

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 Umatilla County, a political subdivision of the State of Oregon, unless and until accepted and approved by the recording of this document.

Dated this 10 day of May, 2012.

HIBLER, LLC

Jesse Hibler  
Member

Member

Accepted on behalf of Umatilla County, a political subdivision of the State of Oregon

W. Lawrence Stevens





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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

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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 Umatilla County, a political subdivision of the State of Oregon, unless and until accepted and approved by the recording of this document.

Dated this 11<sup>th</sup> day of May, 2012.

HIBLER, LLC

Member

Member

Accepted on behalf of Umatilla County, a political subdivision of the State of Oregon



STATE OF IDAHO, County of Ada

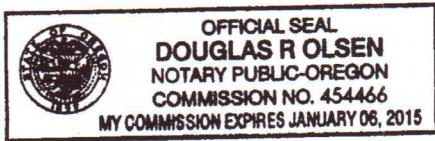
Dated May 10, 2012. Personally appeared the above named Jesse Hibler  
and \_\_\_\_\_, Members of Hibler, LLC, who acknowledged the foregoing instrument to  
be their voluntary act. Before me:



[Signature]  
Notary Public for Idaho  
My Commission expires 7/7/14

OREGON  
STATE OF ~~IDAHO~~, County of Umatilla

Dated May 29, 2012. Personally appeared W. Lawrence Givens,  
who, being sworn, stated that he/she is the Chair, Board of Commissioners, of Umatilla County, a  
political subdivision of the State of Oregon, and that this instrument was voluntarily signed on behalf of the County by  
authority of an order of the Board of Commissioners. Before me:



[Signature]  
Notary Public for Idaho  
My Commission expires 1/6/2015



STATE OF OREGON, County of UMATILLA

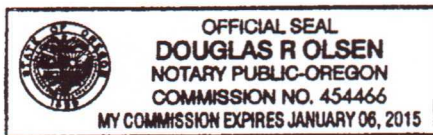
Dated May 11, 2012. Personally appeared the above named TRAVIS WHIBLER  
and n/a, Members of Hibler, LLC, who acknowledged the foregoing instrument to  
be their voluntary act. Before me:



Christina D Engelbrecht  
Notary Public for Oregon  
My Commission expires September 3, 2015

STATE OF OREGON, County of Umatilla

Dated May 29, 2012. Personally appeared W. Lawrence Givens,  
who, being sworn, stated that he/she is the Chair, Board of Commissioners, of Umatilla County, a  
political subdivision of the State of Oregon, and that this instrument was voluntarily signed on behalf of the County by  
authority of an order of the Board of Commissioners. Before me:



[Signature]  
Notary Public for Oregon  
My Commission expires 1/6/2015



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EXHIBIT A - Page 1 of 1

File 7574003  
Drawing: Sketch  
11-30-2011

**Parcel 1- Fee**

A parcel of land lying in the SW1/4SW1/4 of Section 19, Township 4 North, Range 28 East of the Willamette Meridian, Umatilla County, Oregon, said parcel being a portion of that property described in that Quitclaim Deed to Hibler, L.L.C., recorded January 8, 2009 as Document No. 2009-5460236 of the Umatilla County Records, said parcel being that portion of said property lying in said SW1/4SW1/4 of Section 19 and included in a strip of land of variable width lying on the Southeasterly side of a center line, which center line is described as follows:

Commencing at the section corner common to Sections 24 and 25 in T.4N., R.27E. and Sections 19 and 30 in T.4N., R.28E., of the Willamette Meridian, thence S 79°21'12" W 957.78 feet to Engineer's Station 22+00.00 on said center line and the True Point of Beginning:

Thence along said center line N 86°09'32" E 552.66 feet to Engineer's Station PC 27+52.66;

Thence on the arc of a 700.00 foot radius circular curve to the Left a distance of 537.36 feet (the Long Chord of which bears N 64°10'02" E 524.26 feet) to Engineer's Station PT 32+90.02;

Thence N 42°10'33" E 1186.41 feet to Engineer's Station 44+76.43 and the terminus of said center line, from which said terminus the one quarter corner common to Section 24 in T.4N., R.27E. and Section 19 in T.4N., R.28E., of the Willamette Meridian bears N 28°34'20" W 1907.96 feet.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Right Side of Center Line
32+00 POC		35+50.00 POT	62.00' in a straight line to 45.00'
35+50.00 POT		37+70.00 POT	45.00' in a straight line to 36.00'

Bearings are based upon County Survey No. 03-308-C, filed October 3, 2003, Umatilla County, Oregon.

This parcel of land contains 8,900 square feet, more or less, outside the existing right of way.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Michael B. Posada*  
OREGON  
JANUARY 20, 1998  
MICHAEL B. POSADA  
02849LS

EXPIRES: 12-31-12

DATED: 11-30-11