

TA 10565 ORIGINAL

ORIGINATION DIVISION  
STATE HIGHWAY BLDG. ROOM 119  
SALEM, OREGON 97310

Highway Division  
File 50823  
I-82-1(2) 9B-16-21

R 110 PAGE 1542

WARRANTY DEED

99748

KNOW ALL MEN BY THESE PRESENTS, That CLARA A. HALL, Grantor, for the consideration of the sum of Seventeen Thousand Five Hundred Twenty-Five and No/100 DOLLARS (\$17,525.00) received, does 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 $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 32, Township 5 North, Range 28 East, W.M., Umatilla County, Oregon; the said parcel being that portion of said SE $\frac{1}{4}$ SW $\frac{1}{4}$  included in a strip of land variable in width, lying on the Southeasterly 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" 240+36.83, said station being 1342.61 feet North and 681.51 feet West of the Northeast corner of Section 29, Township 5 North, Range 28 East, W.M.: thence on an 11,459.16 foot radius curve right (the long chord of which bears South 13° 11' 30" West 10,797.74 feet) 11,243.34 feet to Engineer's center line Station "SB" 352+80.17 Back equals "SB" 353+03.83 Ahead; thence South 41° 18' West 2196.17 feet to Engineer's center line Station "SB" 375+00.

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

Station	to	Station	Width on Southeasterly Side of Center Line
"SB"349+33.45		"SB"355+00	230 in a straight line to 265
"SB"355+00		"SB"356+50	265 in a straight line to 300
"SB"356+50		"SB"362+50	300 in a straight line to 640
"SB"362+50		"SB"364+00	640 in a straight line to 600
"SB"364+00		"SB"367+50	600 in a straight line to 285
"SB"367+50		"SB"370+00	285 in a straight line to 225
"SB"370+00		"SB"375+00	225

ALSO that portion of said SE $\frac{1}{4}$ SW $\frac{1}{4}$  lying Northwesterly of said center line.

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

The parcel of land to which this description applies contains 16.1 acres, more or less, outside of the existing right of way.

PARCEL 2

A parcel of land lying in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 32, Township 5 North, Range 28 East, W.M., Umatilla County, Oregon; the said parcel being that portion of said SE $\frac{1}{4}$ SW $\frac{1}{4}$  lying Southerly of Parcel 1 and included in a strip of land variable in width, lying on each side of the center line of relocated Power Line Road, which center line is described as follows:

Beginning at Engineer's center line Station "PE" 25+00, said station being 466.02 feet North and 1200.40 feet West of the Northeast corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence South 7° 38' East 1919.44 feet; thence on a spiral curve right (the long chord of which bears South 6° 58' East 199.98 feet) 200 feet; thence on a 2864.79 foot radius curve right (the long chord of which bears South 4° 30' 55" East 111.80 feet) 111.81 feet; thence on a spiral curve right (the long chord of which bears South 2° 03' 50" East 199.98 feet) 200 feet to Engineer's center line Station "PE" 49+31.25.

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

Station	to	Station	Width on Westerly Side of Center Line	Width on Easterly Side of Center Line
"PE"40+00		"PE"44+19.44	100 in a straight line to 65	100 in a straight line to 70

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

The parcel of land to which this description applies contains 0.65 acre, more or less, outside of the existing right of way.

PARCEL 3

A parcel of land lying in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 32, Township 5 North, Range 28 East, W.M., Umatilla County, Oregon; the said parcel being that portion of said SE $\frac{1}{4}$ SW $\frac{1}{4}$  lying Southerly of Parcel 1 and Westerly of Parcel 2.

The parcel of land to which this description applies contains 0.73 acre, more or less, outside of the existing right of way.

TOGETHER WITH all water rights appurtenant to the above described property, which water rights are for 1.63 acres of land.

RESERVING, However, unto Grantor, her heirs and assigns, a continuous right to use the existing irrigation ditch located on the above described property.

Also for the above stated consideration, there is hereby conveyed to Grantee all existing, future or potential common law or statutory abutter's easements of access to the McNary Highway, and the relocated Power Line Road northerly of Engineer's Station "PE"43+12 on the Easterly side of said road and northerly of Engineer's Station "PE"42+92 on the westerly side of said road, and all of Grantor's remaining property.

And Grantor does hereby covenant to and with Grantee, its successors and assigns, that she is the owner in fee simple of said property which is free from all encumbrances and will warrant and defend the same from all lawful claims whatsoever.

Dated this 7<sup>th</sup> day of July, 1984.

Clara A. Hall  
Clara A. Hall

STATE OF OREGON, County of Umatilla

July 7, 1984. Personally appeared the above named Clara A. Hall, who acknowledged the foregoing instrument to be her voluntary act. Before me:

[Signature]  
Notary Public for Oregon

My Commission expires May 16, 1987.

PTC-7A-  
GKJ

FILED  
J. DEAN FOUQUETTE, SR.  
UMATILLA COUNTY CLERK

1984 FEB 29 A 11:37

INDEXED ✓  
SERIALIZED ✓

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STATE OF OREGON, }  
COUNTY OF UMATILLA, } ss

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

ON FEB. 29, 1984

at 11:37 o'clock A.M. in the record  
of DEEDS of said County in

Book Page  
R-110 1542

J. DEAN FOUQUETTE, SR.  
County Clerk

By Betty J. Browning Deputy

Fees \$ 9.00 No. 99748

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PIONEER TITLE CO.  
126 S.E. Court Ave.  
Pendleton, OR 97801