

WARRANTY DEED
(Individual)

282856

Know All Men by These Presents, That we, Samuel L. Carson and Gladys Annette Carson, husband and wife, legal owners; Dwight C. Hulit and Edith Hulit, husband and wife, contract purchasers, grantor s., for the consideration of the sum of Four Thousand Five Hundred Forty and No/100 (\$4,540.00) - - - DOLLARS to us 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:

A parcel of land lying in Lot 1, Block 1, MEADOW VALLEY, located in Section 36, Township 4 North, Range 27 East, W.M., Umatilla County, Oregon, and being a portion of that property described in that contract to Dwight C. Hulit and Edith Hulit, recorded in Book 279, Page 180, of Umatilla County Records of Deeds; the said parcel being that portion of said property lying Northeasterly of a line which is parallel to and 40 feet Southwesterly of the center line of a frontage road, which center line is described as follows:

Beginning at Engineer's center line Station "FR" 914+00.32, said Station being 77.52 feet North and 1484.27 feet West of the Northeast corner of said Section 36; 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 center line Station 928+70.28. Said center line crosses the West and East lines of said property approximately at Engineer's Stations "FR" 920+60 and "FR" 923+35, respectively.

EXCEPT therefrom a tract of land lying between lines which are parallel to and 30 feet Northerly and 70 feet Northerly of said center line and between lines drawn at right angles to said center line at Engineer's Stations "FR" 920+75 and "FR" 921+76.15, respectively.

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

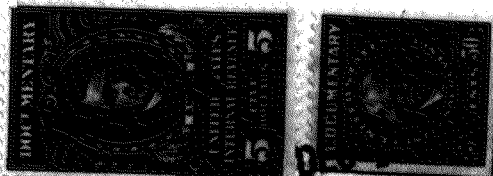
The parcel of land to which this description applies contains 1.07 acres outside of the existing right of way.

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 right of way of the public way identified as the relocated Old Oregon Trail Highway and all of the Grantors' real property described in said Book 279, Page 180, remaining after the conveyance herein made, EXCEPT, however,

Grantee shall either construct a public frontage road or provide some other access road on the Southwesterly side of the highway, and the Grantors, their 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.

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

tk/wo



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 we the said grantors do hereby covenant to and with the said State of Oregon, by and through its State Highway Commission, its successors and assigns, that we are the owners in fee simple of said premises; that they are free from all encumbrances

and that we will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 13th day of December, 1965

Done in presence of:

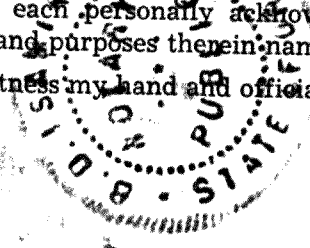
Witness signatures: Samuel L. Carson [Seal], Gladys Annette Carson [Seal], Dwight C. Hulit [Seal], Edith Hulit [Seal]

STATE OF OREGON, County of Umatilla ss.

On this 13th day of December, 1965, personally came before me, a Notary Public in and for said county and state, the within named ~~Samuel L. Carson~~ Dwight C. Hulit and Edith Hulit

to me personally known to be the identical persons described in, and who executed the within instrument, and who each personally acknowledged to me that they 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.



Signature of Notary Public for Oregon, My commission expires Feb. 1, 1966

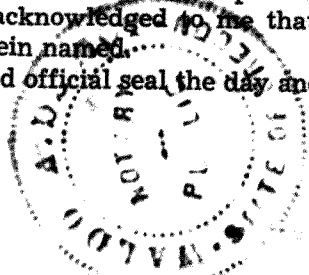
Form E-218-SM-2-63

STATE OF OREGON, County of Wheeler ss.

On this 15 day of December, 1965, personally came before me, a Notary Public in and for said county and state, the within named ~~Samuel L. Carson~~ Samuel L. Carson and Gladys Annette Carson

and Edith Hulit, his wife, to me personally known to be the identical persons described in, and who executed the within instrument, and who each personally acknowledged to me that they 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.



Signature of Notary Public for Oregon, My Commission Expires Aug. 8, 1966

State Printing 49162

Filed for record DEC. 20, 1965 at 2:30 P. M. JACK FOLSOM Recorder of Conveyances