

WARRANTY DEED

319120

KNOW ALL MEN BY THESE PRESENTS, That W. C. ROHDE and ADELIA S. ROHDE, husband and wife, hereinafter called "Grantors", for the consideration of the sum of Eight Hundred and No/100 DOLLARS (\$800.00) received, do hereby convey unto the STATE OF OREGON, by and through its STATE HIGHWAY COMMISSION, hereinafter called "Grantee", the following described property, to wit:

PARCEL 1

A parcel of land lying in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 22, Township 2 North, Range 33 East, W.M., Umatilla County, Oregon, and being a portion of that property described in that deed to Adelia S. Rohde, recorded in Book 281, Page 694 of Umatilla County Record of Deeds; the said parcel being that portion of said property in said SW $\frac{1}{4}$ NW $\frac{1}{4}$ included in a strip of land variable in width, lying on the Easterly side of the center line of the Umatilla Mission Highway as said highway has been relocated, which center line is described as follows:

Beginning at Engineer's center line Station "M" 1+00, at which station the Northerly line of said strip of land lies at right angles to said center line, said station being 6539.48 feet North and 5465.78 feet West of the East quarter corner of Section 27, Township 2 North, Range 33 East, W.M.; thence South 1° 04' 52" East 2400 feet to Engineer's center line Station "M" 25+00.

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

| Station | to | Station | Width on Easterly Side of Center Line |
|---------|----|----------|--|
| "M"1+00 | | "M"2+00 | 40 taper to 90 |
| "M"2+00 | | "M"15+00 | 90 |

EXCEPT therefrom that property described in that Land Sale Contract to West Coast Service Company, recorded in Book 296, Page 6 of Umatilla County Record of Deeds.

ALSO EXCEPT therefrom that property described in that contract to George E. and LaVelle J. Bonbright, recorded in Book 302, Page 612 of Umatilla County Record of Deeds.

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

The parcel of land to which this description applies contains 0.18 acre, more or less.

PARCEL 2

A parcel of land lying in the W $\frac{1}{2}$ W $\frac{1}{2}$ of Section 22, Township 2 North, Range 33 East, W.M., Umatilla County, Oregon, and being a portion of that property described in that deed to Adelia S. Rohde, recorded in Book 281, Page 694 of Umatilla County Record of Deeds; the said parcel being that portion of said property included in a strip of land variable in width, lying on the Northeast-erly side of the center line of a frontage road, which center line is described as follows:

Beginning at Engineer's center line Station "FR" 425+88.39, said station being 5814.89 feet North and 5452.12 feet West of the East quarter corner of Section 27, Township 2 North, Range 33 East, W.M.; thence on a 409.26 foot radius curve right (the long chord of which bears South 63° 31' 37" East) 393.63 feet; thence on a spiral curve right (the long chord of which bears South 26° 38' 13" East) 200 feet; thence South 21° 58' 22" East 147.75 feet; thence on a spiral curve left (the long chord of which bears South 23° 18' 22" East) 200 feet; thence on a 1432.39 foot radius curve left (the long chord of which bears South 35° 13' 22" East) 462.50 feet; thence on a spiral curve left (the long chord of which bears South 47° 08' 22" East) 200 feet; thence South 48° 28' 22" East 807.73 feet to Engineer's center line Station "FR" 450+00.

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

| Station | to Station | Width on Northeasterly Side of Center Line |
|---------------|---------------|--|
| "FR"430+00 | "FR"439+92.27 | 40 |
| "FR"439+92.27 | "FR"441+92.27 | 40 in a straight line to 30 |
| "FR"441+92.27 | "FR"450+00 | 30 |

ALSO that portion of said property lying Southwesterly of said center line and Northeasterly of a line which is parallel to and 150 feet Northeasterly of the center line of the Westbound lane of the relocated Old Oregon Trail Highway, which center line is described as follows:

Beginning at Engineer's center line Station "WB" 430+17.72, said station being 5316.33 feet North and 5442.71 feet West of the East quarter corner of Section 27, Township 2 North, Range 33 East, W.M.; thence South 48° 28' 22" East 2482.28 feet to Engineer's center line Station "WB" 455+00.

EXCEPT therefrom that property described in that Land Sale Contract to West Coast Service Company, recorded in Book 296, Page 6 of Umatilla County Record of Deeds.

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

The parcel of land to which this description applies contains 0.84 acre, more or less.

And Grantors do hereby covenant to and with Grantee, its successors and assigns, that they are the owners 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 6 day of April, 1970.

W C Rohde
Adelia S Rohde

STATE OF OREGON, County of Umatilla

April 6, 1970. Personally appeared the above named W. C. Rohde and Adelia S. Rohde, who acknowledged the foregoing instrument to be their voluntary act.

Before me:

Merle E. Griffin
 Notary Public for Oregon

My Commission expires April 26 1973

ba/jb

