

File 39242
300216

DEED

KNOW ALL MEN BY THESE PRESENTS, that this indenture made this 4th day of JANUARY, 1968, by and between Homer W. Peterson and Alta M. Peterson, husband and wife; Beatrice A. Herd, formerly Beatrice A. Peterson, and Quinton O. Herd, wife and husband; Charles A. Peterson; Frederick Peterson, individually and as the duly appointed, qualified and acting Guardian of the estates of Annette Peterson, Carl Frederick Peterson and Chris Charles Peterson, minors, of the County of Umatilla, State of Oregon, the parties of the first part, and the State of Oregon, by and through its State Highway Commission, party of the second part,

WHEREAS, it is the desire of the said State to obtain from the parties of the first part, a deed to the property herein described, and

WHEREAS, on the 2nd day of JANUARY, 1968, the ^{CIRCUIT} ~~County~~ Court of the State of Oregon for Umatilla County, Oregon, made an Order authorizing, directing and permitting the said Guardian to convey any interests owned by the said Annette Peterson, Carl Frederick Peterson and Chris Charles Peterson, minors, in and to the lands hereinafter described, unto STATE, which said Order is entered in Volume 54, in the Journal of said ^{CIRCUIT} ~~County~~ Court, on Pages 494 ^{THROUGH} 496, thereof,

NOW, THEREFORE, pursuant to said Order and for the consideration of the sum of Eleven Thousand Five Hundred and No/100 Dollars (\$11,500.00), said parties of the first part do hereby bargain, sell and convey to State and to its assigns forever, the following described property, to wit:

A parcel of land lying in the N $\frac{1}{2}$ of Section 18, Township 2 North, Range 33 East, W.M., Umatilla County, Oregon; the said parcel being that portion of said N $\frac{1}{2}$ lying Southerly of that property described in that certain Final Judgment dated October 26, 1954 and filed in the Circuit Court of the State of Oregon for the County of Umatilla, wherein the State of Oregon, by and through its State Highway Commission was the plaintiff and Charles A. Peterson et al were the defendants and bearing Case No. 6572, and lying Northerly of a line which is parallel to and 40 feet Southerly of the center line of a frontage road, which center line is described as follows:

Beginning at Engineer's center line Station "S" 1511+00, said station being 280.38 feet South and 292.58 feet West of the Northwest corner of said Section 18; thence North 83° 47' 40" East, 140.79 feet; thence on a 238.73 foot radius curve left (the long chord of which bears North 56° 17' 40" East) 229.16 feet; thence North 28° 47' 40" East, 30.18 feet; thence on a 238.73 foot radius curve right (the long chord of which bears North 63° 02' 40" East) 285.42 feet; thence South 82° 42' 20" East, 145.65 feet; thence on a 1432.39 foot radius curve right (the long chord of which bears South 79° 57' 20" East) 137.50 feet; thence South 77° 12' 20" East, 1606.0 feet; thence on a 572.96 foot radius curve right (the long chord of which bears South 63° 27' 20" East) 275 feet; thence South 49° 42' 20" East, 135.36 feet; thence on a 572.96 foot radius curve left (the long chord of which bears South 66° 27' 20" East) 333.0 feet; thence South 83° 12' 20" East, 2145.12 feet; thence on a 200 foot radius curve right (the long chord of which bears South 42° 10' 05" East) 286.50 feet to Station "S" 1568+49.68 and at which station the South line of said strip of land lies at right angles to said center line.

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

The parcel of land to which this description applies contains 34.7 acres, more or less, 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 parcel herein conveyed and all the remaining real property of the parties of the first part, EXCEPT, however,

Grantee shall either construct a public frontage road or provide some other access road on the Northerly and Southerly sides of the highway, and the parties of the first part, their heirs, successors and assigns, shall be entitled to reasonable access to the said roads 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.

It is expressly intended that the covenants, burdens and restrictions contained herein shall run with the land and shall forever bind the parties of the first part, their heirs, successors and assigns.

The foregoing recital of consideration is true as we verily believe.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Homer W. Peterson (SEAL)
Homer W. Peterson

Alta M. Peterson (SEAL)
Alta M. Peterson

Beatrice A. Herd (SEAL)
Beatrice A. Herd

Quinton O. Herd (SEAL)
Quinton O. Herd

Charles A. Peterson (SEAL)
Charles A. Peterson

Frederick Peterson (SEAL)
Frederick Peterson

Frederick Peterson (SEAL)
Frederick Peterson, Guardian of the
Estates of Annette Peterson, Carl
Frederick Peterson and Chris Charles
Peterson, minors

STATE OF OREGON

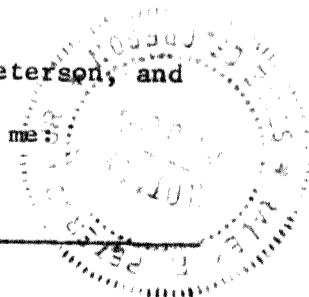
County of Umatilla

Jan 4, 1968

Personally appeared the above named Homer W. Peterson and Alta M. Peterson, and acknowledged the foregoing instrument to be their voluntary act. Before me:

[Signature]
Notary Public for Oregon

My Commission expires 12-26-71



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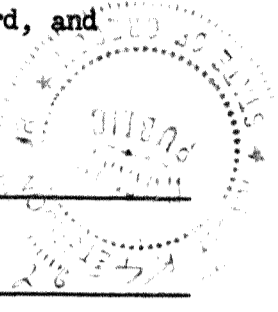
County of Umatilla

Jan 4, 1968

Personally appeared the above named Beatrice A. Herd and Quinton O. Herd, and acknowledged the foregoing instrument to be their voluntary act. Before me:

[Signature]
Notary Public for Oregon

My Commission expires 12-26



STATE OF OREGON

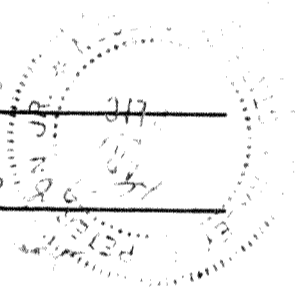
County of Umatilla

Jan 4, 1968

Personally appeared the above named Charles A. Peterson and acknowledged the foregoing instrument to be his voluntary act. Before me:

[Signature]
Notary Public for Oregon

My Commission expires 12-26



STATE OF OREGON

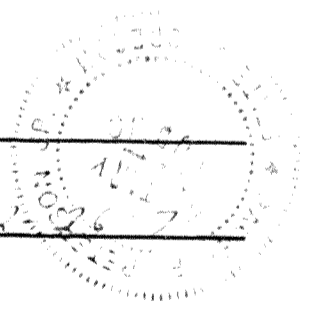
County of Umatilla

Jan 4, 1968

Personally appeared the above named Frederick Peterson and acknowledged the foregoing instrument to be his voluntary act. Before me:

[Signature]
Notary Public for Oregon

My Commission expires 12-26



STATE OF OREGON

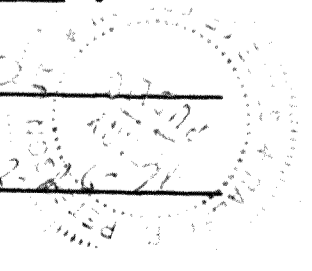
County of Umatilla

On this 4th day of January, 1968, personally came before me, a Notary Public in and for said County and State, the within named Frederick Peterson, who is known to me to be the person described in and who executed the foregoing deed as the duly appointed and qualified Guardian of the Estates of Annette Peterson, Carl Frederick Peterson and Chris Charles Peterson, minors, and who executed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of January, 1968.

[Signature]
Notary Public for Oregon

My Commission expires 12-26



Filed for record JAN. 12. 1968 at 11:00 A. M.
JACK FOLSOM Recorder of Conveyances

tk/ba