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RECEIVED

MAR 12 1999

UMATILLA COUNTY RECORDS

BARGAIN AND SALE DEED

Last Chance Tavern, Inc., Grantor, conveys to Umatilla County, a political subdivision of the State of Oregon, Grantee, the following described real property:

A parcel of land for road purposes located in the Northeast 1/4 of the Southeast 1/4 of Section 9, Township 4 North, Range 28 East of the Willamette Meridian, being more particularly described as follows:

Commencing at a railroad spike marking the Southeast 1/16th Corner of Section 9, T. 4 N., R. 28 E.W.M. and the center of County Road No. 1238; thence N89°49'56"E, 1115.76 feet to a 5/8-inch rebar set on the northerly right-of-way line of County Road No. 1238 and the true point of beginning of this description; thence N00°00'33"E, 5.00 feet; thence N89°08'27"W, 25.00 feet parallel to and 25.00 feet distant from the centerline of County Road No. 1238; thence S00°00'33"W, 5.00 feet to the northerly right-of-way line of said County Road No. 1238; thence S89°08'27"E, 25.00 feet to the point of beginning. Said parcel is located in Umatilla County and contains 0.003 acre, more or less.

The true consideration for this conveyance is \$ ~~0~~ *mutual benefit of both parties. no cash involved curb/gutter, in-fill paving and city water connect to the home to be completed by Village Park-Prosser, a OR LLC. Work completion guaranteed by Centennial Bank checkable letter of credit dated Sept 3, 1998*

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THE INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Return TO: *Commissioner Journal*



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State of Oregon)

County of Umatilla)

This instrument was received and recorded on

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Office of County Records

Received by

J. McNamee

Records Officer