

WARRANTY DEED

284274

KNOW ALL MEN BY THESE PRESENTS, That we, Maude E. Wink, a widow, legal owner; Donald D. Wink and Everett P. Snyder, as individuals and as partners, doing business as Northwestern Livestock Commission Company; Roselyn Wink, wife of Donald D. Wink, and Viola C. Snyder, wife of Everett P. Snyder, contract purchasers, Grantors, for the consideration of the sum of Fifteen Thousand Six Hundred and No/100 Dollars (\$15,600.00), 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:

Parcel 1.

A parcel of land lying in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, the N $\frac{1}{2}$ NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 31, Township 4 North, Range 28 East, W.M., Umatilla County, Oregon; the said parcel being that portion of said subdivisions included in a strip of land variable in width, lying on the Northerly side of the center line of the Eastbound lane of the relocated Old Oregon Trail Highway as said highway has been relocated, which Eastbound lane center line is described as follows:

Beginning at Engineer's center line Station "EB" 920+00, said Station being 41.28 feet North and 877.39 feet West of the Northwest corner of said Section 31; thence South 77° 06' 54" East, 5000 feet to Engineer's center line Station 970+00. Said center line crosses the West line of said N $\frac{1}{2}$ NW $\frac{1}{4}$ and the East line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 31, approximately at Engineer's center line Stations "EB" 929+00 and "EB" 967+70, respectively.

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

<u>Station</u>	<u>to</u>	<u>Station</u>	<u>Width on Northerly Side of Center Line</u>
"EB" 925+00		"EB" 964+00	205
"EB" 964+00		"EB" 966+00	205 taper to 220
"EB" 966+00		"EB" 970+00	220

EXCEPT that tract of land conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded in Book 160, Page 148, of Umatilla County Records of Deeds.

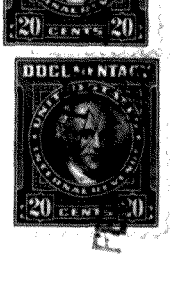
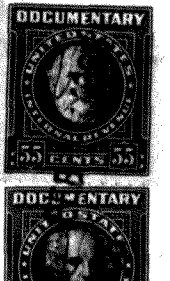
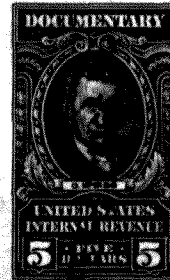
(Bearings used herein are based upon the Oregon Co-ordinate System, North Zone.)

The parcel of land to which this description applies contains 13.7 acres, more or less.

Parcel 2.

A parcel of land lying in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30 and in the N $\frac{1}{2}$ of Section 31, Township 4 North, Range 28 East, W.M., Umatilla County, Oregon; the said parcel being that portion of said subdivisions lying Northerly of Parcel #1 and Southerly of a line which is parallel to and 30 feet Northerly of the center line of a frontage road, which center line is described as follows:

Beginning at Engineer's center line Station "FR^{NE}" 922+24.26, said Station being 550.4 feet North and 428.53 feet West of the Northwest corner of said Section 31; thence on a 200 foot radius curve right (the long chord of which bears South 76° 22' 57" East) 225.27 feet; thence South 44° 06' 54" East, 227.87 feet; thence on a spiral curve left (the long chord of which bears South 45° 46' 54" East) 200 feet; thence on a 1145.92 foot radius curve left (the long chord of which bears South 60° 36' 54" East) 460 feet; thence on a spiral curve left (the long chord of which bears South 75° 26' 54" East) 200 feet; thence South 77° 06' 54" East, 2462.60 feet to Engineer's



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center line Station "FR^{NE}" 960+00 and at which Station the Easterly line of said strip of land lies at right angles to said center line.

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

The parcel of land to which this description applies contains 4.7 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 parcels herein described and all of the Grantors' remaining real property; EXCEPT, however,

Grantee shall either construct a public frontage road or provide some other access road on the Southerly 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.

TO HAVE AND TO HOLD the said premises with their appurtenances, in fee simple, unto the 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 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.

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, successors and assigns.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 10th day of February, 1966.

Maude E Wink (SEAL)
Maude E. Wink

Donald D. Wink and Everett P. Snyder,
as partners, doing business as
Northwestern Livestock Commission
Company

By Donald D Wink (SEAL)
Donald D. Wink Partner

By Everett P. Snyder (SEAL)
Everett P. Snyder Partner

Donald D Wink (SEAL)
Donald D. Wink, as an individual

Roselyn Wink (SEAL)
Roselyn Wink

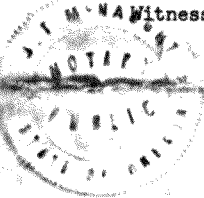
Everett P. Snyder (SEAL)
Everett P. Snyder, as an individual

Viola C Snyder (SEAL)
Viola C. Snyder

STATE OF OREGON)
County of Wasco } ss

On this 10th day of February, 1966, personally came before me, a Notary Public in and for said county and state, the within named Maude E. Wink, a widow, to me personally known to be the identical person described in, and who executed the within instrument, and who personally acknowledged to me that she 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]
Notary Public for Oregon

My commission expires: _____

My Commission Expires Nov. 8, 1969

STATE OF OREGON)
County of Umatilla } ss

On this 14th day of February, 1966, personally came before me, a Notary Public in and for said county and state, the within named Donald D. Wink and Everett P. Snyder, personally known to me and who acknowledged that they are partners of Northwestern Livestock Commission Company and that they executed the within instrument, freely and voluntarily, with authority of said partnership and as individuals, for the uses and purposes therein named.

Witness my hand and official seal the day and year last above written.

[Signature]
Notary Public for Oregon

My commission expires: _____

MY COMMISSION EXPIRES MAY 30, 1969

STATE OF OREGON)
County of Umatilla } ss

On this 11th day of February, 1966, personally came before me, a Notary Public in and for said county and state, the within named Roselyn Wink, wife of Donald D. Wink, to me personally known to be the identical person described in, and who executed the within instrument, and who personally acknowledged to me that she 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]
Notary Public for Oregon

My commission expires: _____

MY COMMISSION EXPIRES JULY 20, 1969

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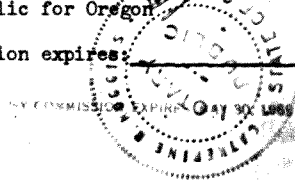
STATE OF OREGON)
County of UMATILLA) ss

On this 14th day of February, 1966, personally came before me, a Notary Public in and for said county and state, the within named Viola C. Snyder, wife of Everett P. Snyder, to me personally known to be the identical person described in, and who executed the within instrument, and who personally acknowledged to me that she 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.

Catherine B. Higgins
Notary Public for Oregon

My commission expires: _____



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