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File No. 32310, L-3819

WARRANTY DEED

272193

KNOW ALL MEN BY THESE PRESENTS, That we, Blanche Staggs Beamer and James Beamer, wife and husband, Grantors, for the consideration of the sum of One Thousand Five Hundred Eighty-seven and 50/100 Dollars (\$1,587.50) 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 NO. 1

A parcel of land lying in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  and the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 2, Township 4 North, Range 35 East, W.M., Umatilla County, Oregon, and being a portion of that property described in that deed to Blanche Staggs Beamer, recorded in Book 161, Page 456, of Umatilla County Records of Deeds; the said parcel being that portion of said property included in a strip of land variable in width, lying on the Northwesterly side of the center line of the Oregon-Washington Highway as said highway has been relocated, which center line is described as follows:

Beginning at Engineer's center line Station 1120+00, said Station being 455.46 feet South and 1379.28 feet East of the Southwest corner of said Section 2; thence North 33° 30' East, 1295.29 feet; thence on a spiral curve right (the long chord of which bears North 35° East) 600 feet; thence on a 3819.72 foot radius curve right (the long chord of which bears North 42° 15' 15" East) 567.22 feet; thence on a spiral curve right (the long chord of which bears North 49° 30' 30" East) 600 feet to Station 1150+62.51 Back = 1197+25.10 Ahead; thence North 51° 00' 30" East Back = North 51° 00' 20" East, Ahead, 40.54 feet to Station 1197+65.64.

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

Station	to	Station	Width on Northwesterly Side of Center Line
1138+95.29		1144+62.51	95 in a straight line to 200
1144+62.51		1149+00	200 in a straight line to 180

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

The parcel of land to which this description applies contains 1.0 acre, more or less.

PARCEL NO. 2

A parcel of land lying in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  and in the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 2, Township 4 North, Range 35 East, W.M., Umatilla County, Oregon, and being a portion of that property described in that certain deed to Blanche Staggs Beamer, recorded in Book 161, Page 456 of Umatilla County Records of Deeds; the said parcel being that portion of said property lying Northwesterly of Parcel No. 1, Southwesterly of the O. W. R. & N. Company right of way and Southeasterly of a line which is parallel to and 60 feet Northwesterly of the center line of the "B" line crossing of the relocated Oregon-Washington Highway which "B" line center line is described as follows:

Beginning at Engineer's center line Station "B" 41+53.67, which Station is equal to Station L 1141+58.23 on the center line of the relocated Oregon-Washington Highway; said Station being 1317.48 feet North and 2607.13 feet East of the Southwest corner of said Section 2; thence on a 286.48 foot radius curve right (the long chord of which bears North 4° 12' 59" West) 273.83 feet; thence North 23° 10' East, 331.04 feet; thence on a 2291.83 foot radius curve left (the long chord of which bears North 16° 46' 15" East) 511.67 feet; thence North 10° 22' 30" East, 229.79 feet to Station "B" 55+00, said center line crosses the Northwesterly line of said Parcel No. 1 and the Southwesterly line of said O. W. R. & N. Company right of way approximately at Stations "B" 43+40 and "B" 52+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 1.6 acres.

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.

Reserving, for service of the said remaining property, right of access from Grantors' remaining property to the highway right of way, at the following place and for the following width:

Hwy. Engr's Sta.	Side of Hwy.	Width	Purpose
"B" 47+50	Northwesterly	25 feet	Unrestricted

Grantee has the right to construct or otherwise provide at any future time a public frontage road or roads; whereupon all rights of access hereinabove reserved to and from the highway that are on or adjacent to any such frontage road or roads shall cease, but the Grantors, their heirs and assigns, shall have access to the frontage road or roads for any purpose upon obtaining a permit from the State under the applicable statutes and regulations governing the same. Said road or roads 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.

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,

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 12 day of Oct 12, 1964.

Blanche Staggs Beamer (SEAL)  
James Beamer (SEAL)



On this Oct 12 day of 1964, 1962, personally came before me, a Notary Public in and for said county and state, the within named Blanche Staggs Beamer and James Beamer, her husband, 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.

C. W. Wrinkle  
Notary Public for Oregon  
My commission expires March 29, 1966

Filed for record OCT 16 1964 at 1:30 P. M.  
JACK FOLSOM Recorder of Conveyances