



File 39243

WARRANTY DEED

293770

KNOW ALL MEN BY THESE PRESENTS, That we, Ann Hummell, a widow; Leon B. Taylor and Carolyn Taylor, husband and wife; George R. Schneider, a single man; Howard A. J. Crispin and Margaret Schneider Crispin, also known as Margaret S. Crispin, husband and wife, Grantors, for the consideration of the sum of Two Thousand Seven Hundred Thirty and No/100 Dollars (\$2,730.00) 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, Grantee, the following described premises, to wit:

A parcel of land lying in the SE $\frac{1}{4}$ of Section 7, Township 2 North, Range 33 East, W. M., Umatilla County, Oregon; the said parcel being that portion of said SE $\frac{1}{4}$ included in a strip of land variable in width, lying on the Northerly side of the center line of a frontage road, which center line is described as follows:

Beginning at Engineer's center line Station "FR" 3+55, said station being 818.22 feet North and 737.46 feet West of the South quarter corner of said Section 7; thence North 41° 11' 30" East, 41.30 feet; thence on a 100 foot radius curve right (the long chord of which bears North 85° 50' 45" East) 155.87 feet; thence South 49° 30' East, 724.83 feet; thence on a spiral curve left (the long chord of which bears South 54° 09' 51" East) 400 feet; thence on a 818.51 foot radius curve left (the long chord of which bears South 70° 13' East) 191.90 feet; thence on a spiral curve left (the long chord of which bears South 86° 16' 09" East) 400 feet; thence North 89° 04' East, 1754.84 feet to Engineer's center line Station "FR" 40+23.74 and at which station the Easterly line of said strip of land lies at right angles to said center line.

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

Station	to	Station	Width on Northerly Side of Center Line
"FR" 10+00		"FR" 20+00	40
"FR" 20+00		"FR" 26+00	40 in a straight line to 90
"FR" 26+00		"FR" 29+50	90 taper to 40
"FR" 29+50		"FR" 31+00	40 taper to 60
"FR" 31+00		"FR" 35+00	60 taper to 40
"FR" 35+00		"FR" 40+23.74	40

ALSO that portion of said SE $\frac{1}{4}$ lying Southerly of said center line.

EXCEPT therefrom that property described in that certain deed to the State of Oregon, by and through its State Highway Commission, recorded in Book 213, Page 587 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 6.7 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 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 Northerly 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 said State of Oregon, by and through its State Highway Commission, its successors and assigns forever.

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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 the covenants, burdens, restrictions and reservations contained herein 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 28th day of March, 1967

Ann Hummell (SEAL)
Ann Hummell

Leon B Taylor (SEAL)
Leon B. Taylor

Carolyn Taylor (SEAL)
Carolyn Taylor

George R. Schneider (SEAL)
George R. Schneider

Howard A. J. Crispin (SEAL)
Howard A. J. Crispin

Margaret Schneider Crispin (SEAL)
Margaret Schneider Crispin

STATE OF OREGON, }
County of Umatilla } ss

On this 28th day of March, 1967, personally came before me, a Notary Public in and for said County and State, the within named Ann Hummell, 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.

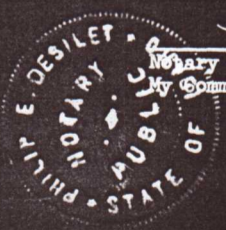


B. D. Skamny
Notary Public for Oregon
My Commission expires: 2/1/70

Idaho }
STATE OF OREGON, }
County of Ada } ss

On this 4th day of April, 1967, personally came before me, a Notary Public in and for said County and State, the within named Leon B. Taylor and Carolyn Taylor, his wife, 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.



Philip E. Desilet
Notary Public for Oregon Idaho
My Commission expires: October 31, 1967