

Highway Division  
File 50810  
I-82-1(2)  
9B-16-20

R 84 PAGE 321

WARRANTY DEED

77822

KNOW ALL MEN BY THESE PRESENTS, That DAVID SWART, also known as David L. Swart, and ROSALYN SWART, husband and wife, Grantors, for the consideration of the sum of Two Thousand Three Hundred and No/100 DOLLARS (\$2,300.00) received, do hereby convey unto the STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION, Highway Division, Grantee, the following described property, to wit:

A parcel of land lying in Lot 3, Block "A", SAND BUR RANCHO ADDITION, Umatilla County, Oregon; the said parcel being that portion of said Lot 3 lying Easterly of a line parallel with and 30 feet Westerly of the center line of a connection between Talbot Avenue and Brownell Boulevard, which center line is described as follows:

Beginning at Engineer's center line Station "B" 135+50, said station being 263.24 feet North and 808.08 feet East of the Southwest corner of Section 9, Township 5 North, Range 28 East, W.M.; thence South 16° 17' East 199.38 feet; thence on a 477.46 foot radius curve left (the long chord of which bears South 25° 17' East 149.38 feet) 150 feet; thence South 34° 17' East 148.27 feet; thence on a 2864.79 foot radius curve right (the long chord of which bears South 28° 17' East 598.90 feet) 600 feet; thence South 22° 17' East 25.03 feet; thence on a 286.48 foot radius curve right (the long chord of which bears South 11° 34' 14.5" East 106.50 feet) 107.13 feet to Engineer's center line Station "B" 147+79.81.

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

The parcel of land to which this description applies contains 2,100 square feet, more or less.

Also for the above stated consideration, there is hereby conveyed to Grantee all existing, future or potential common law or statutory abutter's easements of access between the above described parcel and all of Grantors' remaining real property.

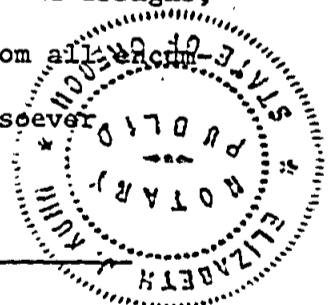
Grantee shall either construct a public frontage road, or provide some other access road on the Westerly side of the highway, and Grantors, their heirs and assigns, shall be entitled to reasonable access to said road for any purpose upon application filed with Grantee pursuant to applicable statutes and regulations. Said road shall be connected to the main highway or to other public ways only at such places as Grantee may select.

And Grantors do hereby covenant to and with Grantee, its successors and assigns, that they are the owners in fee simple of said property which is free from all encumbrances and will warrant and defend the same from all lawful claims whatsoever.

Dated this 19<sup>th</sup> day of AUGUST, 1981.

David Swart  
David Swart

Rosalyn Swart  
Rosalyn Swart



STATE OF OREGON, County of UMATILLA

AUGUST 19, 1981. Personally appeared the above named David Swart, also known as David L. Swart, and Rosalyn Swart, husband and wife, who acknowledged the foregoing instrument to be their voluntary act. Before me:

Elizabeth J. Kuhn  
Notary Public for Oregon

My Commission expires \_\_\_\_\_

My Commission Expires December 7, 1984

ac  
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STATE OF OREGON, } ss  
COUNTY OF UMATILLA, }

I, J. Dean Fouquette, Sr., County Clerk,  
certify that this instrument was received and  
recorded

ON SEP. -1. 1981

at 1:32 o'clock P. M. in the record  
of DEEDS of said County in

Book Page  
R-84 321

J. DEAN FOUQUETTE, SR.  
County Clerk

By B. H. J. Bonning Deputy  
Fees \$4.00 No. 77822

TRANSAMERICA TITLE INS. CO.  
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