

RETURN TO
OREGON STATE HIGHWAY DIVISION
RIGHT OF WAY SECTION
STATE HIGHWAY BLDG. ROOM 110
SALEM, OREGON 97310

Highway Division
File 50812
I-82-1(2)
9B-16-20

105644
ORIGINAL

R 89 PAGE 874

WARRANTY DEED

81778

KNOW ALL MEN BY THESE PRESENTS, That MARY H. NOBLES, also known as Mary Nobles, Grantor, for the consideration of the sum of Forty Thousand Seven Hundred Fifty and No/100 DOLLARS (\$40,750.00) received, does 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 1, Block "B", SAND BUR RANCHO ADDITION, Umatilla County, Oregon; the said parcel being that portion of said Lot 1 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 4,200 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 right of way of the public way identified as the McNary Highway and all of Grantor's 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 Grantor, her 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 Grantor does hereby covenant to and with Grantee, its successors and assigns, that she is the owner 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 5th day of February, 1982.

Mary H. Nobles
Mary H. Nobles

STATE OF OREGON, County of UMATILLA

FEBRUARY 5, 1982. Personally appeared the above named Mary H. Nobles,

also known as Mary Nobles, who acknowledged the foregoing instrument to be her

voluntary act. Before me:

[Signature]
Notary Public for Oregon

My Commission expires _____
My Commission Expires December 7, 1984

00
M

~~INDEXED~~
~~INDEXED~~

R 89 PAGE 875

STATE OF OREGON. } ss
COUNTY OF UMATILLA. }

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

ON FEB. 26. 1982

at 10:40 o'clock A. M. in the record
of DEEDS of said County in

Book	Page
R-89	874

J. DEAN FOUQUETTE, SR.
County Clerk

By Betty J. Brown Deputy
Fees \$ 5.00 No. 81478

TRANSAMERICA TITLE INS. CO. (6)