

WARRANTY DEED

284007

KNOW ALL MEN BY THESE PRESENTS, That I, Argentina Correa, a widow, Grantor, for the consideration of the sum of Eight Thousand Three Hundred and No/100 Dollars (\$8,300.00) to me 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 $W\frac{1}{2}SW\frac{1}{4}$ of Section 5, Township 3 North, Range 29 East, W.M., Umatilla County, Oregon; the said parcel being that portion of said $W\frac{1}{2}SW\frac{1}{4}$ included in a strip of land variable in width, lying on each side of the center line of the Eastbound lane of The Old Oregon Trail Highway as said highway has been relocated, which center line is described as follows:

Beginning at Engineer's center line Station "EB" 1310+00, said Station being 1045.59 feet South and 490.78 feet West of the West quarter corner of said Section 5; thence South $77^{\circ} 06' 54''$ East, 2000 feet to Engineer's center line Station "EB" 1330+00. Said center line crosses the West and East lines of said $W\frac{1}{2}SW\frac{1}{4}$ approximately at Engineer's center line Stations "EB" 1315+20 and "EB" 1328+95, 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</u> <u>Side of Center Line</u>	<u>Width on Southerly</u> <u>Side of Center Line</u>
"EB" 1310+00	"EB" 1324+75		295	75
"EB" 1324+75	"EB" 1326+00		295 taper to 255	75
"EB" 1326+00	"EB" 1330+00		255	75

EXCEPT therefrom that property described in that certain deed to David Helfenbein, et ux, recorded in Book 269, Page 596 of Umatilla County Records of Deeds.

ALSO EXCEPT therefrom that property described in that deed to the State of Oregon, by and through its State Highway Commission, recorded in Book 160, Page 139 of Umatilla County Records of Deeds.

ALSO EXCEPT therefrom that property described in that deed to Jess Correa, Jr., and Cecilia Correa, recorded in Book 193, Page 507 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 7.3 acres, more or less.

PARCEL NO. 2

A parcel of land lying in the $SW\frac{1}{4}SW\frac{1}{4}$ of Section 5, Township 3 North, Range 29 East, W.M., Umatilla County, Oregon; the said parcel being the South 60 feet of said $SW\frac{1}{4}SW\frac{1}{4}$.

The parcel of land to which this description applies contains 1.8 acres.

Subject to any and all existing power line easements and water rights of ways heretofore granted over Parcel No. 2 hereinabove described.

Grantor, her heirs and assigns, do hereby reserve reasonable access to that certain roadway constructed or to be constructed over and across Parcel No. 2 hereinabove described. Said road shall be connected to public ways only at such places as the Grantee may select.



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 Parcel No. 1 herein described and all of the Grantor's 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 Grantor, her 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.

And I the said Grantor do hereby covenant to and with the said State of Oregon, by and through its State Highway Commission, its successors and assigns, that I am the owner in fee simple of said premises; that they are free from all encumbrances except as herein set forth, and that I will warrant and defend the same from all lawful claims whatsoever, except as herein stated.

It is expressly intended that the covenants, burdens, restrictions and reservations contained herein shall run with the land and shall forever bind the Grantor, her heirs and assigns.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of February, 1966.

Argentina Correa (SEAL)

STATE OF OREGON }
County of Umatilla } ss

On this 1st day of February, 1966, personally came before me, a Notary Public in and for said County and State, the within named Argentina Correa, 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.



Fred F. Cullen
Notary Public for Oregon

My commission expires: 11/6/69