

WARRANTY DEED

284009

KNOW ALL MEN BY THESE PRESENTS, That we, Jess Correa, Jr. and Cecilia Correa, husband and wife, Grantors, for the consideration of the sum of Fifteen Thousand Three Hundred and No/100 Dollars (\$15,300.00) 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, 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, and being that property described in that certain deed to Jess Correa, Jr., and Cecilia Correa, recorded in Book 193, Page 507 of Umatilla County Record of Deeds; the said parcel being described as follows:

Beginning at the quarter corner common to Sections 5 and 6, Township 3 North, Range 29 East, W.M.; thence South along the line between Sections 5 and 6, 1141 feet to the Northerly right of way line of the State Highway; thence South  $76^{\circ} 24'$  East along the said right of way line 557.21 feet to the point of beginning of this description; thence South  $76^{\circ} 24'$  East along said right of way line 272.10 feet; thence North  $4^{\circ} 44'$  East 103.80 feet; thence South  $81^{\circ} 45'$  West, 275.80 feet to the point of beginning.

The parcel of land to which this description applies contains 0.31 acre, more or less.

PARCEL NO. 2

A parcel of land lying in the  $SE\frac{1}{4}SW\frac{1}{4}$  of Section 5, Township 3 North, Range 29 East, W.M., Umatilla County, Oregon; the said parcel being that portion of said  $SE\frac{1}{4}SW\frac{1}{4}$  included in a strip of land variable in width, lying on the Southerly 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, 3500 feet to Engineer's Station "EB" 1345+00.

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 Southerly Side of Center Line</u> |
|----------------|--------------|----------------|---|
| "EB" 1327+00   | "EB" 1338+00 |                | 75  |
| "EB" 1338+00   | "EB" 1344+00 |                | 75 taper to 110                               |

EXCEPT therefrom that property described in those deeds to the State of Oregon, by and through its State Highway Commission, recorded in Book 160, Page 639, and in Book 160, Page 139 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 0.85 acre, more or less.

PARCEL NO. 3

The South 60 feet of the  $SE\frac{1}{4}SW\frac{1}{4}$  of Section 5, Township 3 North, Range 29 East, W.M., Umatilla County Oregon, containing 1.8 acres.

Subject to any and all existing power line easements and water rights of ways heretofore granted over Parcel No. 3 hereinabove described.

Grantors, their heirs and assigns, do hereby reserve reasonable access to that certain roadway constructed or to be constructed over and across Parcel No. 3 herein-above 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. 2 herein described and all of the Grantors' remaining real property.

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 except as herein set forth, and that we 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 Grantors, their heirs and assigns.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 1st day of February, 1966.

Jess Correa, Jr. (SEAL)  
Cecilia 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 Jess Correa, Jr. and Cecilia Correa, 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.

Alfred F. Benha  
Notary Public for Oregon

My commission expires: 11/6/69

tk:wo:ds