

## WARRANTY DEED

316983

KNOW ALL MEN BY THESE PRESENTS, That MARVIN R. ANDERSON, a single man, hereinafter called "Grantor", for the consideration of the sum of One Hundred Forty and No/100 Dollars (\$140.00) to Grantor paid, has bargained and sold and by these presents does bargain, sell and convey unto the STATE OF OREGON, by and through its STATE HIGHWAY COMMISSION, hereinafter called "Grantee", the following described premises, to wit:

## PARCEL 1

A parcel of land lying in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 3, Township 1 North, Range 34 East, W.M., Umatilla County, Oregon, and being a portion of that property described in that deed to Marvin R. Anderson, recorded in Book 262, Page 133 of Umatilla County Record of Deeds; the said parcel being that portion of said property 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" 975+00, said station being 327.74 feet North and 217.31 feet West of the Southwest corner of said Section 3; thence North 74° 56' 02" East 2500 feet to Engineer's center line Station "EB" 1000+00.

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

Station	to	Station	Width on Southerly Side of Center Line
"EB"975+50		"EB"983+00	110
"EB"983+00		"EB"986+00	110 taper to 135
"EB"986+00		"EB"988+00	135
"EB"988+00		"EB"990+00	135 taper to 110
"EB"990+00		"EB"992+00	110

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

The parcel of land to which this description applies contains 0.3 acre, more or less.

## PARCEL 2

A parcel of land lying in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 3 and in the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 10, Township 1 North, Range 34 East, W.M., Umatilla County, Oregon; the said parcel being that portion of said subdivisions included in a strip of land variable in width, lying on each side of the center line of a frontage road, which center line is described as follows:

Beginning at Engineer's center line Station "AS" 972+77.21, said station being 290.81 feet South and 106.41 feet West of the Southwest corner of said Section 3; thence on a 358.10 foot radius curve left (the long chord of which bears North 37° 57' 15" East) 165.99 feet; thence North 24° 40' 30" East 336.06 feet; thence on a 102.31 foot radius curve right (the long chord of which bears North 51° 24' East) 95.45 feet; thence North 78° 07' 30" East 216.71 feet; thence on a 954.93 foot radius curve right (the long chord of which bears South 88° 29' East) 446.39 feet; thence South 75° 05' 30" East 562.19 feet to Engineer's center line Station "AS" 991+00.

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	Width on Southerly Side of Center Line
"AS"972+77.21		"AS"974+43.20	30	40
"AS"974+43.20		"AS"975+00	30	40 taper to 30
"AS"975+00		"AS"991+00	30	30

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

The parcel of land to which this description applies contains 2.2 acres, more or less.

As a part of the consideration hereinabove stated, there is also bargained, sold, conveyed and relinquished to Grantee all existing, future or potential common law or statutory abutter's easements of access between all of Grantor's remaining real property and the right of way of the public way identified as the relocated Old Oregon Trail Highway.

Grantee shall either construct a public frontage road, or provide some other access road on the Southerly side of the highway, and Grantor, his heirs and assigns, shall be entitled to reasonable access to the 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.

TO HAVE AND TO HOLD the said premises with their appurtenances, in fee simple, unto Grantee, its successors and assigns forever.

And said Grantor does hereby covenant to and with Grantee, its successors and assigns, that he is the owner in fee simple of said premises; that they are free from all encumbrances and that he 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 Grantor, his heirs and assigns.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this 17 day of Dec, 1969.

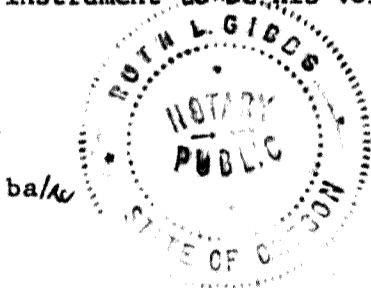
Marvin R. Anderson (SEAL)

STATE OF OREGON

County of Union

December 17, 1969

Personally appeared the above named Marvin R. Anderson, and acknowledged the foregoing instrument to be his voluntary act. Before me:



Ruth L. Gibbs  
Notary Public for Oregon

My Commission expires February 28, 1972