

14582
MAY 1984

FR. UIN (2)
OREGON STATE HIGHWAY DIVISION
RIGHT OF WAY SECTION
STATE HIGHWAY BLDG. ROOM 119
SALEM, OREGON 97310

Highway Division
File 52406
I-82-1 (2) 1A-18-23

R 117 PAGE 1012

WARRANTY DEED

104670

KNOW ALL MEN BY THESE PRESENTS, That RONALD R. BAKER and JANE IRENE BAKER, husband and wife, Grantors, for the consideration of the sum of Three Thousand Four Hundred and No/100 DOLLARS (\$3,400.00) 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:

PARCEL 1

A parcel of land lying in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 24, Township 4 North, Range 27 East, W.M., Umatilla County, Oregon; the said parcel being that portion of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ included in a strip of land variable in width, lying on the Easterly side of the center line of the Southbound lane of the McNary Highway which center line is described as follows:

Beginning at Engineer's center line Station "SB" 605+00, said station being 1443.57 feet North and 263.8 feet West of the South quarter corner of Section 24, Township 4 North, Range 27 East, W.M.; thence South 0° 45' East 1567.34 feet to Engineer's center line Station "SB" 620+67.34.

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

Station	to	Station	Width on Easterly Side of Center Line
"SB"605+00		"SB"614+00	200
"SB"614+00		"SB"619+00	200 in a straight line to 485
"SB"619+00		"SB"620+67.34	485 in a straight line to 650

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

The parcel of land to which this description applies contains 1.45 acres, more or less.

PARCEL 2

A parcel of land lying in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 24, Township 4 North, Range 27 East, W.M., Umatilla County Oregon; the said parcel being that portion of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ included in a strip of land variable in width, lying on the Northerly side of the center line of a County Road as said county road has been relocated, which center line is described as follows:

Beginning at Engineer's center line Station "DE" 28+71.79, said station being 187.45 feet South and 242.5 feet West of the South quarter corner of Section 24, Township 4 North, Range 27 East, W.M.; thence North 89° 17' East 1219.19 feet; thence on an 11,459.16 foot radius curve left (the long chord of which bears North 87° 44' 19" East 617.81 feet) 617.89 feet; thence North 86° 11' 38" East 1091.13 feet to Engineer's center line Station "DE" 58+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
"DE"28+71.79		"DE"56+75	80
"DE"56+75		"DE"58+00	80 in a straight line to 150

R. J.

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

The parcel of land to which this description applies contains 0.01 acre, more or less, outside of the existing right of way.

RESERVING, HOWEVER, unto Grantors, their heirs and assigns, any water rights appurtenant to the above described ~~PROPERTY~~ parcels. *R.R.B. G.A.O.*

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 Grantors' remaining real property.

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 7 day of Sept, 1984.

Ronald R. Baker
Ronald R. Baker
Jane Irene Baker
Jane Irene Baker

STATE OF OREGON, County of UWATILLA

SEPTEMBER 8, 1984. Personally appeared the above named Ronald R. Baker and Jane Irene Baker, who acknowledged the foregoing instrument to be their voluntary act. Before me:

James [Signature]
Notary Public for Oregon
My Commission expires 4/3/85

1984 SEP 18 P 2:50

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1157-4

STATE OF OREGON, }
COUNTY OF UMATILLA, } ss

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

ON SEP. 18, 1984

at 2:50 o'clock P.M. in the records
of DEEDS of said County in

Book Page
R-117 1012

J. DEAN FOUQUETTE, SR.

County Clerk

By Beth Browning Deputy
Fees \$ 9.00 No. 104670