

HOMESTEAD TITLE - 14588

ORIGINALLY FILED IN DIVISION
STATE OF OREGON
BOOK 119
PAGE 1407

Highway Division
File 52412
I-82-1 (2) 1A-18-23
ORIGINAL

R 113 PAGE 1407 WARRANTY DEED 101849

KNOW ALL MEN BY THESE PRESENTS, That JANE MILLER, Grantor, for the consideration of the sum of Fifty Four Thousand and No/100 DOLLARS (\$54,000.00) 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 the SW $\frac{1}{4}$ of Section 25, Township 4 North, Range 27 East, W.M., Umatilla County, Oregon and being a portion of that property described in that deed to Jane Miller, recorded in Book 327, Page 70 of Umatilla County Record of Deeds; the said parcel being that portion of said property lying Northerly of a line parallel with and 40 feet Southerly of the center line of a Frontage Road which center line is described as follows:

Beginning at Engineer's center line Station "FRS" 870+00, said station being 967.46 feet North and 534.63 feet West of the Southwest corner of Section 25, Township 4 North, Range 27 East, W.M.; thence South 75° 19' 10" East 604.69 feet; thence on a 300 foot radius curve right (the long chord of which bears South 57° 46' 50" East 180.81 feet) 183.66 feet; thence South 40° 14' 30" East 91.81 feet; thence on a 716.20 foot radius curve left (the long chord of which bears South 68° 19' 31" East 674.31 feet) 702.09 feet; thence North 83° 35' 28" East 753.91 feet; thence on a 2864.79 foot radius curve right (the long chord of which bears South 86° 45' 50" East 959.95 feet) 964.50 feet; thence South 77° 07' 08" East 36.61 feet to Engineer's center line Station "FRS" 903+37.27 Back equals 902+00 Ahead; thence continuing South 77° 07' 08" East 100 feet to Engineer's center line Station 903+00.

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

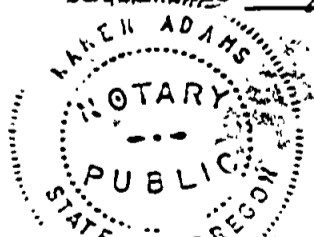
The parcel of land to which this description applies contains 13.6 acres, more or less.

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 above described parcel and all of Grantor's remaining real property, EXCEPT, however,

Grantee shall either construct a public frontage road, or provide some other access road on the Southerly 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 7th day of May, 1984.



JANE MILLER
By [Signature]
Howard I. Bobbit, Attorney-in-Fact
for Jane Miller

STATE OF OREGON, County of Multnomah
May 7, 1984. Personally appeared the above named Howard I. Bobbit, who being duly sworn, did say that he is the Attorney-in-Fact for Jane Miller and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged to me that as Attorney-in-Fact for said principal he executed the same freely and voluntarily for the uses and purposes therein mentioned. Before me:

Karen Adams
Notary Public for Oregon
My Commission expires 2/26/85

1984 MAY 18 P 3:34

~~RECORDED~~

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STATE OF OREGON, }
COUNTY OF UMATILLA, } ss

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

ON MAY 18, 1984

at 3:34 o'clock P. M. in the record
of DEEDS of said County in

Book

Page

R-113

1407

J. DEAN FOUQUETTE, SR.

County Clerk

By *Beth Blasingame* Deputy

Fees \$ 5.00 No. 101819

AST-3