

State of Oregon
County of Umatilla



Instrument received
and recorded on
2/27/2019 8:54:54 AM

in the record of instrument
code type DE

Instrument number 2019-6830032
Fee \$0.00

After recording, return to:

George L. Anderson
Attorney at Law
475 E. Main St.
Hermiston, OR 97838-1926

Until further notice,
send tax statements to:

Non-Assessable Property
(Umatilla County Tax Lot)

Umatilla County
Received:2/27/2019



1093494

Office of County Records

Steve Churchill

Records Officer
1093494 P4

BARGAIN AND SALE DEED

Windblown Ranch, Inc., AKA Wind Blown Ranch, Inc., an Oregon corporation, **Grantor**, conveys to Umatilla County, Oregon, a political subdivision of the State of Oregon, **Grantee**, for zero consideration, the following described real property, over which the public has a right of use for road and utility purposes:

That portion of the Northwest quarter of Section 28, Township 4 North, Range 29 East, Willamette Meridian, Umatilla County, Oregon, being a portion of lands as described under Document Number 2012-5900528, Umatilla County Records, being further described as follows:

Beginning at a 2-3/8" brass cap marking the Northwest corner of said Section 28; Thence South 39°37'48" East, 176.47 feet, more or less, to a point on the easterly right-of-way margin of South Edwards Road, being 30.00 feet easterly and at right angles to the centerline thereof, said point being South Edwards Road Station (hereinafter referred to as "SER" Station) 77+69.67, 30.00 feet right, according to Road Legalization Order RD2019-02, Instrument Number 2019-6810670, Umatilla County Records, and Road Survey 19-004-B, Umatilla County Surveyor Records, said point also being the TRUE POINT OF BEGINNING of the parcel to be described;

Thence northerly along the easterly right-of-way margin of said South Edwards Road, North 00°18'39" West, 98.42 feet, more or less, to a point on the southerly right-of-way margin of Feedville Road, County Road Number 1000, said point also being "SER" Station 78+68.09, 30.00 feet right; Thence easterly along southerly right-of-way margin of said Feedville Road, North 87°40'43" East, 52.76 feet, Thence leaving the southerly right-of-way margin of said Feedville Road, South 27°25'33" West, 113.29 feet, more or less, to the TRUE POINT OF BEGINNING.

Contains 2,595 square feet, more or less.

TOGETHER WITH

That portion of the Southwest quarter of Section 21, Township 4 North, Range 29 East, Willamette Meridian, Umatilla County, Oregon, being a portion of lands as described under Document Number 2012-5900528, Umatilla County Records, being further described as follows:

Beginning at a 2-3/8" brass cap marking the Southwest corner of said Section 21; Thence North 69°51'31" East, 119.22 feet, more or less, to a point on the easterly right-of-way margin of South Edwards Road, being 30.00 feet easterly and at right angles to the centerline thereof, said point being South Edwards Road Station (hereinafter referred to as "SER" Station) 79+46.82, 30.00 feet right, according to Road Legalization Order RD2019-02, Instrument Number 2019-6810670, Umatilla County Records, and Road Survey 19-004-B, Umatilla County Surveyor Records, said point also being the TRUE POINT OF BEGINNING of the parcel to be described;

Thence southerly along easterly right-of-way margin of said South Edwards Road, South 00°02'19" West, 28.51 feet, more or less, to a point on the northerly right-of-way margin of Feedville Road, County Road Number 1000, said point also being "SER" Station 79+18.31, 30.00 feet right; thence easterly along the northerly right-of-way margin of said Feedville Road North 87°40'43" East, 54.66 feet; Thence leaving the northerly right-of-way margin of said Feedville Road, North 64°16'47" West, 60.60 feet, more or less, to the TRUE POINT OF BEGINNING.

Contains 779 square feet, more or less.

TOGETHER WITH AND SUBJECT TO any and all water rights, rights of way, roads, easements, and any other matters of record.

The true and actual consideration for this conveyance is \$-0-.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST

PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

If Grantor is a corporation, this has been signed by authority of the Board of Directors.

DATED this 7 day of FEB, 2019.

GRANTOR(S):

Windblown Ranch, Inc.

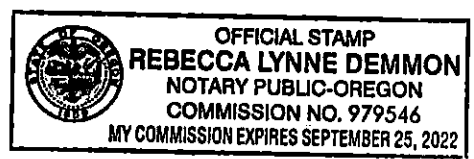
By: *Arthur Prior*

Arthur Prior, President of Windblown Ranch, Inc.

STATE OF OREGON)
) § _____
COUNTY OF UMATILLA)

On this 7 day of FEB, 2019, before me, the undersigned Notary Public in and for the State of Oregon, duly commissioned and sworn, personally appeared Arthur Prior, to me known to be the President of **WINDBLOWN RANCH, INC.**, the corporation that executed the foregoing document and acknowledged the same to be the free and voluntary act of said corporation for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said document on behalf of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.

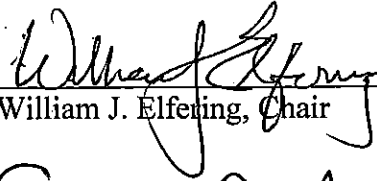


Rebecca Lynne Demmon
NOTARY PUBLIC for the State of Oregon

My Commission Expires Sept. 25, 2022

DEDICATION AS LOCAL ACCESS ROAD ACCEPTED:

UMATILLA COUNTY, OREGON
by its Board of Commissioners



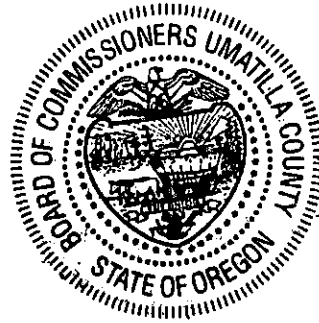
William J. Elfering, Chair



George L. Murdock, Commissioner




John M. Shafer, Commissioner



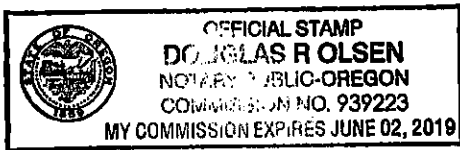
State of Oregon)
) ss
County of Umatilla)

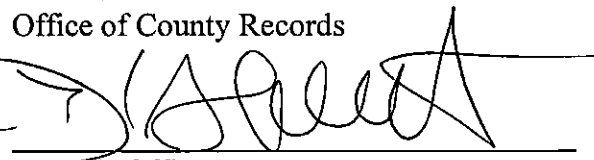
February 19, 2019

Personally appeared before me the within named William J. Elfering, George L. Murdock and John M. Shafer, and acknowledged the foregoing to be the voluntary act and deed of Umatilla County, Oregon.



Notary Public for Oregon



ATTEST:
Office of County Records


Records Officer

