

3/2

After recording, return to:
George L. Anderson
Attorney at Law
475 E. Main St.
Hermiston, OR 97838-1926

State of Oregon
County of Umatilla



Instrument received
and recorded on
1/14/2019 1:39:09 PM

in the record of instrument
code type DE-EAS

Instrument number 2019-6810360
Fee \$105.00

Umatilla County
Received:1/14/2019



Office of County Records
Steve Churchill
Records Officer
1091719 P3

ACCESS AND UTILITY EASEMENT

Windblown Ranch, Inc., A.K.A. Wind Blown Ranch, Inc., an Oregon corporation, Grantor, conveys and warrants to Steven F. Scott and Wanda M. Scott, husband and wife, as tenants by the entirety, Grantee, a perpetual non-exclusive easement for ingress-egress and utility purposes, the following described real property:

The South 30.00 feet of the Southwest quarter of Section 16 and the North 30.00 feet of Northwest quarter of Section 21, all in Township 4 North, Range 29 East, Willamette Meridian, Umatilla County, Oregon, lying westerly of the westerly right-of-way margin of South Edwards Road, County Road Number 1201, more particularly described as follows:

Beginning at the Northwest corner of said Section 21; Thence North 00°53'29" West, along the West line of the Southwest quarter of said Section 16 for a distance of 30.00 feet; Thence leaving the West line of the Southwest quarter of said Section 16, North 88°05'55" East, 105.05 feet to the westerly right-of-way margin of said South Edwards Road, being 30.00 feet westerly and at right angles to the centerline thereof; Thence along the westerly right-of-way margin of said South Edwards Road the following courses and distances:

Thence South 02°19'11" West, 55.65 feet;
Thence South 01°22'50" East, 4.35 feet;

Thence leaving the westerly right-of-way margin of said South Edwards Road, South 85°05'55" West, 106.40 feet to the West line of the Northwest quarter of said Section 21; Thence North 01°01'57" West, along the West line of the Northwest quarter of said Section 21 for a distance of 30.00 feet to the Point of Beginning.

Contains 6,346 square feet, more or less.

Together with and subject to easements, reservations, covenants and restrictions apparent or of record.

The true and actual consideration for this conveyance is none.

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.

[SIGNATURE ON FOLLOWING PAGE]

DATED this 9 day of JAN, 2019.

GRANTOR(S):

Windblown Ranch, Inc.

By: 

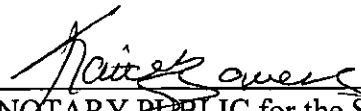
Arthur Prior, President of Windblown Ranch, Inc.

STATE OF OREGON)
) §
COUNTY OF UMATILLA)

On this 9th day of Jan, 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.




NOTARY PUBLIC for the State of Oregon

My Commission Expires 2-25-22