

WARRANTY DEED

(Individual)

286342

Know All Men by These Presents, That we, Lawrence Cutts and

Pauline Cutts, husband and wife grantor.s., for the consideration of the sum of Two Thousand and No/100 (\$2,000.00) DOLLARS to us paid, have bargained and sold and by these presents do bargain, sell and convey unto the STATE OF OREGON, by and through its STATE HIGHWAY COMMISSION, the following described premises, to wit:

A parcel of land lying in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 36, Township 4 North, Range 27 East, W. M., Umatilla County, Oregon, and being a portion of that property described in that certain deed to Lawrence Cutts and Pauline Cutts, recorded in Book 259, Page 121 of Umatilla County Record of Deeds; the said parcel being described as follows:

Beginning at the Southeast corner of said property; thence North along the East line of said property, (the West line of the County Road) to the Northeast corner of said property; thence Westerly along the Northerly line of said property to the Northwest corner of said property; thence South along the West line of said property to a line which is parallel to and 40 feet Southwesterly of the center line of a frontage road; thence Southeasterly parallel to said center line to a point opposite Engineer's Station "FR" 926+00 on said center line; thence Southeasterly in a straight line to a point opposite and 70 feet Southwesterly of Station "FR" 928+70.28 on said center line; thence Easterly parallel to said center line to a point opposite Engineer's Station "FR" 930+00 on said center line; thence Southerly in a straight line to the place of beginning. The center line of the frontage road herein referred to being described as follows:

Beginning at Engineer's center line Station "FR" 914+00.32, said Station being 77.52 feet North and 1484.27 feet West of the Northeast corner of said Section 36; thence on a spiral curve right (the long chord of which bears South 75° 54' 54" East) 240 feet; thence on a 1909.86 foot radius curve right (the long chord of which bears South 65° 28' 39" East) 535.83 feet; thence on a spiral curve right (the long chord of which bears South 55° 02' 24" East) 240 feet; thence South 53° 50' 24" East, 454.13 feet; thence on a 200 foot radius curve left (the long chord of which bears South 79° 50' 24" East) 181.51 feet to Engineer's center line Station "FR" 930+51.79.

(Bearings used herein are based upon the Oregon Co-ordinate System, North Zone.)

The parcel of land to which this description applies contains 5.83 acres.

As a part of the consideration hereinabove stated, there is also bargained, sold, conveyed and relinquished to the grantee all existing, future or potential common law or statutory abutter's easements of access between the parcel herein described and all of the Grantors' remaining real property; reserving, however, all rights of access to that portion of Meadow Valley County Road lying Southerly of Meadow Valley County Road Engineers' center line Station "MV2" 27+20.

Grantee shall either construct a public frontage road or provide some other access road on the Southerly side of the highway, and the Grantors, their heirs and assigns, shall be entitled to reasonable access to that portion of said road lying Westerly of Engineer's center line Station "FR" 929+50, for any purpose, upon application filed with the State 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 the Grantee may select.



It is expressly intended that the covenants, burdens, restrictions and reservations contained herein shall run with the land and shall forever bind the Grantors, their heirs, and assigns.

ba/tk

TO HAVE AND TO HOLD the said premises with their appurtenances, in fee simple, unto the said State of Oregon, by and through its State Highway Commission, its successors and assigns forever.

And we the said grantor.s. do hereby covenant to and with the said State of Oregon, by and through its State Highway Commission, its successors and assigns, that we the owner.s. in fee simple of said premises; that they are free from all encumbrances

and that we will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, we have hereunto set our hand.s. and seals. this 27th day of April, 1966.

Done in presence of:

Lawrence Cutts [SEAL]
Pauline Cutts [SEAL]

INDEXED

PAGED

Form E12-3M-10-53

Warranty Deed

(Individual)

FROM

Lawrence Cutts

Pauline Cutts

TO

STATE OF OREGON
BY AND THROUGH ITS
STATE HIGHWAY COMMISSION

STATE OF OREGON,
COUNTY OF UMATILLA, ss.

I, Jack Folsom, Recorder, certify that this instrument was received and recorded

ON MAY 10, 1966 at 10:30 o'clock A.M. in the record of DEEDS of said County in

Book 284 Page 441

Jack Folsom Recorder of Conveyances

By Deputy Fees \$ 31.00 No. 286342

Return to OREGON STATE HIGHWAY COMMISSION Salem, Oregon State Printing 70313

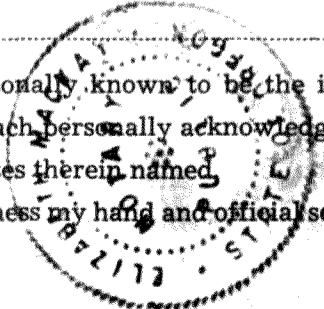
STATE OF OREGON, County of Umatilla ss.

On this 27 day of April, 1966, personally came before me, a Notary Public in and for said county and state, the within named Lawrence Cutts

and Pauline Cutts, his wife,

to me personally known to be the identical persons described in, and who executed the within instrument, and who each personally acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named

Witness my hand and official seal the day and year last above written.



Elizabeth Mackay Notary Public for Oregon My commission expires May 19, 1968