

Memorandum Date: January 3, 2007
Order Date: February 7, 2007

TO: Board of County Commissioners
DEPARTMENT: Public Works/Land Management/Surveyors
PRESENTED BY: Bill Robinson, Lane County Surveyor *BR*
AGENDA ITEM TITLE: IN THE MATTER OF ACCEPTING DEEDS OF LAND TO BE USED AS A PUBLIC ROAD EASEMENT FOR RIVER ROAD AND HIGH PASS ROAD (ALSO KNOWN AS 1ST AVENUE) (COUNTY ROAD NOS. 283 AND 2080) (15-04-32 & 16-04-05)

I. MOTION

TO APPROVE THE ORDER ACCEPTING DEEDS OF LAND TO BE USED AS A PUBLIC ROAD EASEMENT FOR RIVER ROAD AND HIGH PASS ROAD (ALSO KNOWN AS 1ST AVENUE) (COUNTY ROAD NOS. 283 AND 2080) IN SECTION 32, TOWNSHIP 15 SOUTH, RANGE 4 WEST AND SECTION 5, TOWNSHIP 16 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN.

II. AGENDA ITEM SUMMARY

The Board is being asked to decide whether or not to accept deeds of land to be used as a public road easement for River Road and High Pass Road (also known as 1st Avenue) (County Road numbers. 283 and 2080) in Section 32, Township 15 South, Range 4 West and Section 5, Township 16 South, Range 4 West of the Willamette Meridian.

III. BACKGROUND/IMPLICATIONS OF ACTION

A. Board Action and Other History

RIVER ROAD

River Road (also known as 1st Avenue) is an Urban Minor Collector located within the city limits of Junction City. The road was established in 1977 as a 60 foot wide County Road by Order No. 76-12-22-7 and altered in 1978 by Order No. 78-6-20-6. In 2000 an additional 10 feet was acquired and accepted in conjunction with a partition located along the south right of way by Order No. 00-8-2-13, thus expanding the width from 60 feet to 70 feet (30 feet north and 40 feet south of centerline) within this segment of road right of way.

HIGH PASS ROAD

High Pass Road (also known as 1st Avenue) is an Urban Major Collector located within the city limits of Junction City. No original Order establishing the road was found, however, an order establishing a change was made in 1872. Although the Order did not state the width, statutorily it would have been 60 feet wide. In 1954, two deeds conveyed real property along the south right of way which would increase the width to 70 feet (30 feet north and 40 feet south of centerline). There is no record that the County at any time accepted these deeds.

IMPROVEMENT OF RIVER ROAD AND HIGH PASS ROAD

In 2002, a matter came before the board to acquire interest in fee or other interests for improvements within the section of High Pass Road and River Road at the intersection of highway 99. Resolution 02-7-17-8 granted Lane County authority to acquire real property along the sections of road to be improved.

A Record of Survey was filed with the Lane County Surveyor's Office, County Survey No. 39880 and Lane County has acquired real property by deeds recorded and referenced in the attached Order.

The Surveyor's Office has received a request from the Right of Way Management program of the Department of Public Works to accept real property now owned by the County as a public road easement for County Road Numbers 2080 (River Road), and 283 (High Pass Road).

B. Policy Issues

Lane Code Chapter 15 provides for improvement, development or redevelopment of County Roads in accordance with the Comprehensive Plan. Also, Order 02-7-17-8 granted Lane County authority to acquire real property for this project.

C. Board Goals

Lane County Government exists to ensure the safety and well being of the people who live, work and visit our communities. That includes personal safety, security of property, preservation of infrastructure, health safety, and assisting in providing for our citizens' basic needs. One such goal is to protect the public's assets by maintaining, replacing or upgrading the County's investments in systems and capital infrastructure. (GOALS, LANE COUNTY STRATEGIC PLAN 2001-2005, Page 13.)

D. Financial and/or Resource Considerations

This acquisition was part of Lane County's regular Capital Improvement Program. All improvements and acquisitions have been made through the Immediate Opportunity Fund. Therefore, no additional cost will be incurred as a result of completing the acceptance of deeds from High Pass Road and River Road.

E. Analysis

The acquisition of real property on River Road and on High Pass Road was needed to make improvements along sections of road to modify the intersection of Highway 99 with High Pass Road and River Road. Board Resolution and Order No. 02-7-17-8 granted authority to acquire real property in order to make improvements. Acceptance of these acquired properties will ensure that they will be maintained as a County Road.

F. Alternatives/Options

The Board of County Commissioners has the options to:

1. Approve the acceptance of the property referred to in the Order.
2. Deny the acceptance of property referred to in the Order.
3. Continue the matter for further consideration.

V. TIMING/IMPLEMENTATION

Implementation of the proposed order will ensure the road is maintained as a County Road.

VI. RECOMMENDATION

It is recommended by the Public Works Director that the Board support Alternative Number 1. Approving the acceptance of these properties will ensure these portions be maintained as a County Road.

VII. FOLLOW-UP

If the Board of County Commissioners approves the Order of Acceptance, it will be entered in the records of the Board of County Commissioners Journal of Administration. It will then be forwarded to the Lane County Recorder for filing. After which, copies will be forwarded to the County Surveyor and County Assessor for appropriate action.

VII. ATTACHMENTS

Order
Map

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

IN THE MATTER OF ACCEPTING DEEDS)
OF LAND TO BE USED AS A PUBLIC ROAD)
EASEMENT FOR RIVER ROAD AND HIGH)
PASS ROAD (ALSO KNOWN AS 1ST AVENUE)) ORDER NO.
(COUNTY ROAD NOS. 283 AND 2080))
(15-04-32 & 16-04-05))

THIS MATTER now coming before the Board of County Commissioners of Lane County and Roy C. Larson and Morris A. Nix, Gerald D. Bailey and Pearl Bailey, ACTA Limited Partnership, ACTA, LTD, and Dickman Family, LLC owning lands within Lane County and also being within the limits of the Junction City, having on this day presented to the Board of County Commissioners of Lane County good and sufficient deeds, said deeds being properly executed and the Board of County Commissioners of Lane County deeming it proper, as a convenience for property owners in the area and as a benefit to the general public, to accept the following deeds for public road easement:

Table with 3 columns: GRANTOR, RECORD DATE, LANE COUNTY DEED RECORD. Rows include Roy C. Larson and Morris A. Nix, Gerald D. Bailey and Pearl Bailey, ACTA Limited Partnership, ACTA, LTD, and Dickman Family, LLC.

NOW, THEREFORE, IT IS HEREBY ORDERED that the said deeds shall be and are hereby accepted by the Board of County Commissioners of Lane County as a public road easement for County Roads; and

IT IS FURTHER ORDERED that the right of way as described in said deeds be expressly accepted as County Roads by this Order; and

IT IS FURTHER ORDERED that the above Order shall be entered in the records of the Board of County Commissioners' Journal of Administration and in the road records for County Road Numbers 283 and 2080 in the regular numbered road files in the County Surveyor's Office.

DATED this _____ day of _____, 2007.

DEPARTMENT OF PUBLIC WORKS LAND MANAGEMENT DIVISION

BOARD OF COUNTY COMMISSIONERS LANE COUNTY, OREGON

Approved 1-3, 2007

By Jeff Towery, Division Manager

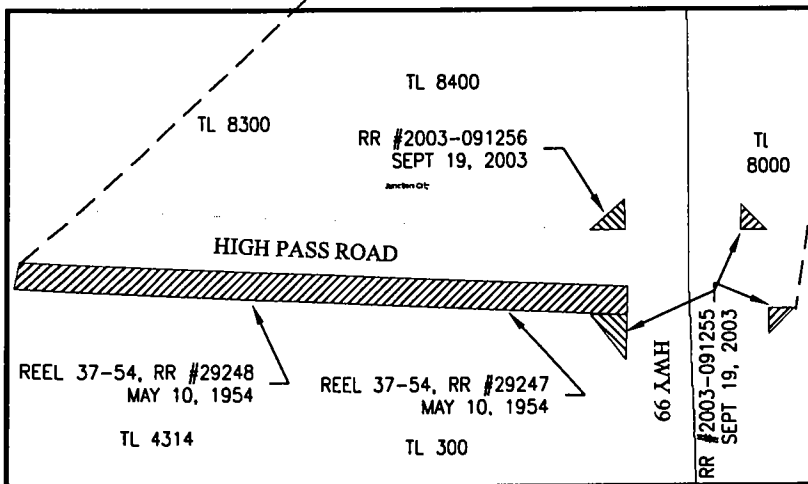
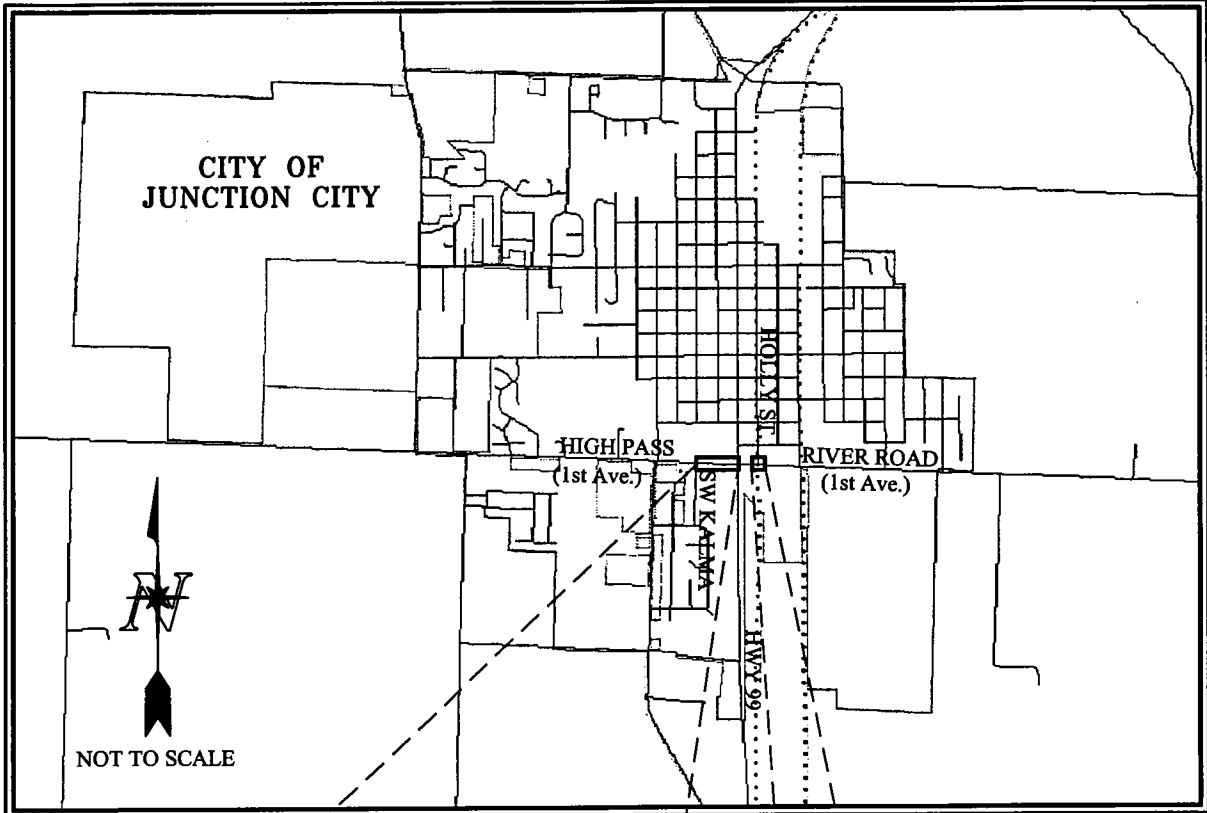
Chair

APPROVED AS TO FORM

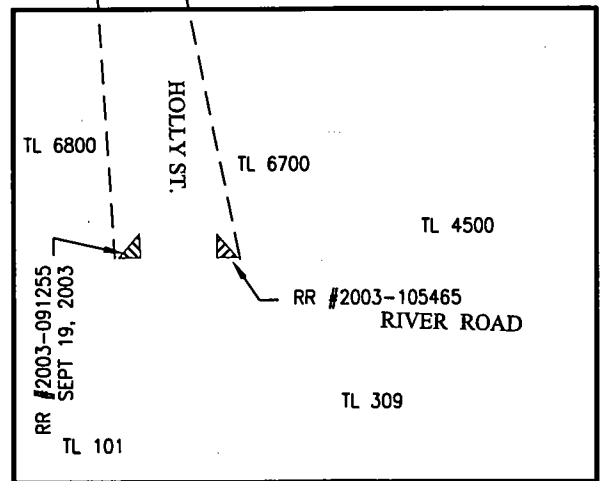
Date 1-19-07 lane county

ATTACHMENT "A"

PROPOSAL FOR THE ACCEPTANCE OF DEEDS OF LAND TO BE USED AS A PUBLIC ROAD EASEMENT FOR RIVER ROAD AND HIGH PASS ROAD (ALSO KNOWN AS 1ST AVENUE) COUNTY ROAD NOS. 283 AND 2080 IN SECTION 32, TOWNSHIP 15 SOUTH, RANGE 04 WEST AND SECTION 05, TOWNSHIP 16 SOUTH, RANGE 04 WEST OF THE WILLAMETTE MERIDIAN



HIGH PASS ROAD
COUNTY ROAD NO. 283



RIVER ROAD
COUNTY ROAD NO. 2080


RETURN TO EVERGREEN LAND TITLE CO.

ECT-2003/10

After Recording Return to, and
Send Tax Statements to:
Lane County Public Works
Right of Way Management Section
3040 North Delta Highway
Eugene, Oregon 97408

Division of Chief Deputy Clerk
Lane County Deeds and Records

2003-105465



\$10.00

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10/28/2003 10:40:20 AM

RPR-DEEDCO Cnt=1 Stn=5 CASHIER 06

\$10.00

WARRANTY DEED

FOR LEGAL COUNSEL
REVIEW ONLY.
DO NOT RECORD.

DICKMAN FAMILY, LLC, hereinafter called **GRANTOR**, for the true and actual consideration of Five Hundred Forty Dollars, conveys to **LANE COUNTY**, a political subdivision of the State of Oregon, hereinafter called **GRANTEE**, fee simple interest in all that real property situated in Lane County, State of Oregon, described as follows:

A parcel of land lying in the Southeast one-quarter of the Southwest one-quarter (SE 1/4 SW 1/4) of Section 32, Township 15 South, Range 4 West of the Willamette Meridian, Lane County, Oregon, and being a portion of that tract of land (Parcel II) conveyed to **DICKMAN FAMILY, LLC**, by that certain deed recorded August 6, 1997, on Reel 2323, Recorder's Reception Number 9753227, **LANE COUNTY OREGON DEED RECORDS**, included in a strip of land variable meters in width lying on the northerly side of the centerline of First Avenue as surveyed by Lane County in 2002; the centerline and widths in meters being described as follows:

Beginning at Engineers' Centerline Station L 0+081.703 POB (Co Rd No 2080) = L 3+097.987 PI (Co Rd No 283), said station being 18.683 meters South and 444.154 meters East of the Brass Cap marking the Section Corner common to Sections 31 and 32, Township 15 South, Range 4 West of the Willamette Meridian, and Sections 5 and 6, Township 16 South, Range 4 West of the Willamette Meridian, Lane County, Oregon; run thence South 87° 35' 28" East, 118.297 meters to Engineers' Centerline Station L 0+200.000 POT and there ending, all in Lane County, Oregon.

The widths in meters of the strip of land herein described are as follows:

STATION TO STATION

**WIDTH ON NORTH'LY
SIDE OF C/LINE**

L 0+090.279 POT L 0+096.000 POT

12.400 meters tapering on a straight line to 9.144 meters.

The northerly line of the above described strip of land crosses **GRANTOR'S** westerly and southerly property lines opposite approximate Engineers' Centerline Stations L 0+090 POT and L 0+096 POT, respectively.

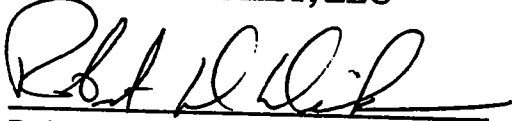
Conversion: 1 Meter = 3.2808 Feet

OCT 30 2003

INSTRUMENT WILL 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 INTEREST TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN O.R.S. 30.930.

Dated this 23RD day of October, 2003.


DICKMAN FAMILY, LLC



Robert D. Dickman, General Partner

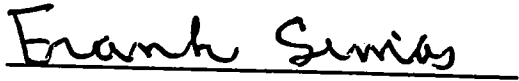
STATE OF OREGON)
) ss.
County of Lane)

On October 23, 2003, personally appeared the above-named Robert D. Dickman who, being sworn, stated that he is the General Partner of DICKMAN FAMILY, LLC, an Oregon Limited Partnership, and that this conveyance was voluntarily signed in behalf of said company. Before me:


Notary Public for Oregon
My Commission Expires: 2/11/2007

This conveyance is accepted and approved for recording on behalf of Lane County.





Conversion: 1 Meter = 3.2808 Feet

Page 2 of 2 **WARRANTY DEED**
1334-04A First Avenue (Co Rd No 2080) - jes/rr - 10/23/2003
15-04-32-34 6700

RETURN TO EVERGREEN LAND TITLE CO

After Recording Return to, and
Send Tax Statements to:
Lane County Public Works
Right of Way Management Section
3040 North Delta Highway
Eugene, Oregon 97408

2003-09

Division of Chief Deputy Clerk
Lane County Deeds and Records

2003-091256



\$10.00

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RPR-DEEDCO Cnt=1 Stn=5 CASHIER 07

\$10.00

WARRANTY DEED

**FOR LEGAL COUNSEL
REVIEW ONLY.
DO NOT RECORD.**

ACTA, LTD., a limited partnership, hereinafter called **GRANTOR**, for the true and actual consideration of One Thousand Six Hundred Ten Dollars, conveys to **LANE COUNTY**, a political subdivision of the State of Oregon, hereinafter called **GRANTEE**, fee simple interest in all that real property situated in Lane County, State of Oregon, described as follows:

A parcel of land lying in the Southwest one-quarter of the Southwest one-quarter (SW 1/4 SW 1/4) of Section 32, Township 15 South, Range 4 West of the Willamette Meridian, Lane County, Oregon, and being a portion of that tract of land conveyed to ACTA, LTD., a limited partnership, by that certain deed recorded September 19, 1989, on Reel 1594, Recorder's Reception Number 8942242, LANE COUNTY OREGON DEED RECORDS, included in a strip of land variable meters in width on the northerly side of the centerline of High Pass Road as surveyed by Lane County in 2002; the centerline and widths in meters being described as follows:

Beginning at Engineers' Centerline Station L 3+097.987 PI (Co Rd No 283) = L 0+081.703 POB (Co Rd No 2080), said station being 18.683 meters South and 444.154 meters East of the Brass Cap marking the Section Corner common to Sections 31 and 32, Township 15 South, Range 4 West of the Willamette Meridian, and Sections 5 and 6, Township 16 South, Range 4 West of the Willamette Meridian, Lane County, Oregon; run thence North 87° 35' 28" West, 202.013 meters to Engineers' Centerline Station L 3+300.000 POT and there ending, all in Lane County, Oregon.

The widths in meters of the strip of land herein described are as follows:

<u>STATION TO STATION</u>		<u>WIDTH ON NORTH'LY SIDE OF C/LINE</u>
L 3+168.704 POT	L 3+202.991 POT	12.301 meters tapering on a straight line to 14.707 meters.
L 3+202.991 POT	L 3+208.000 POT	14.707 meters tapering on a straight line to 9.144 meters.

The northerly line of the above described strip of land crosses GRANTOR'S easterly and southerly property lines opposite approximate Engineers' Centerline Stations L 3+203 POT and L 3+208 POT, respectively.

Conversion: 1 Meter = 3.2808 Feet

Dated this 17th day of September, 2003.

ACTA, LTD., a limited partnership

By: *Herbert N. Nill*
Herbert N. Nill, General Partner

STATE OF OREGON)
) ss.
County of Lane)

On September 17, 2003, personally appeared the above-named Herbert N. Nill who, being sworn, stated that he is the General Partner of ACTA, LTD., a Limited Partnership, and that this conveyance was voluntarily signed in behalf of said company. Before me:

Karl L. Oakes
Notary Public for Oregon
My Commission expires February 11, 2007

This conveyance is accepted and approved for recording on behalf of Lane County.

Frank Smith



Conversion: 1 Meter = 3.2808 Feet

RETURN TO EVERGREEN LAND TITLE CO

After Recording Return to, and
Send Tax Statements to:
Lane County Public Works
Right of Way Management Section
3040 North Delta Highway
Eugene, Oregon 97408

Division of Chief Deputy Clerk
Lane County Deeds and Records

2003-091255



\$10.00

09/19/2003 10:35:15 AM

RPR-DEEDCO Cnt=1 Stn=5 CASHIER 07
\$10.00

FOR LEGAL COUNSEL
REVIEW ONLY.
DO NOT RECORD.

WARRANTY DEED

ACTA LIMITED PARTNERSHIP, an Oregon limited partnership, hereinafter called **GRANTOR**, for the true and actual consideration of Four Thousand Six Hundred Forty Dollars, conveys to **LANE COUNTY**, a political subdivision of the State of Oregon, hereinafter called **GRANTEE**, fee simple interest in all that real property situated in Lane County, State of Oregon, described as follows:

Parcels of land lying in the North one-half of the Northwest one-quarter (N 1/2 NW 1/4) of Section 5, Township 16 South, Range 4 West of the Willamette Meridian, and in the South one-half of the Southwest one-quarter (S 1/2 SW 1/4) of Section 32, Township 15 South, Range 4 West of the Willamette Meridian, Lane County, Oregon, and being a portion of those tracts of land conveyed to ACTA, LTD., a limited partnership, by those certain deeds recorded August 23, 1989, on Reel 1589, Recorder's Reception Numbers 8937515 and 8937522, LANE COUNTY OREGON DEED RECORDS, and being a portion of that tract of land conveyed to ACTA, LIMITED PARTNERSHIP, an Oregon limited partnership, by that certain deed recorded April 3, 1997, on Reel 2281, Recorder's Reception Numbers 9722562, included in a strip of land variable meters in width lying on both sides of the centerline of First Avenue as surveyed by Lane County in 2002; the centerline and widths in meters being described as follows:

Beginning at Engineers' Centerline Station L 3+097.987 PI (Co Rd No 283) = L 0+081.703 POB (Co Rd No 2080), said station being 18.683 meters South and 444.154 meters East of the Brass Cap marking the Section Corner common to Sections 31 and 32, Township 15 South, Range 4 West of the Willamette Meridian, and Sections 5 and 6, Township 16 South, Range 4 West of the Willamette Meridian, Lane County, Oregon; run thence North 87° 35' 28" West, 202.013 meters to Engineers' Centerline Station L 3+300.000 POT and there ending, all in Lane County, Oregon.

The widths in meters of the strip of land herein described are as follows:

<u>STATION TO STATION</u>		<u>WIDTH ON NORTH'LY SIDE OF C/LINE</u>	<u>WIDTH ON SOUTH'LY SIDE OF C/LINE</u>
L 3+100.000 POT	L 3+107.679 POT	11.548 meters	
L 3+107.679 POT	L 3+112.000 POT	11.548 meters tapering on a straight line to 9.144 meters	

Conversion: 1 Meter = 3.2808 Feet

Page 1 of 3 **WARRANTY DEED**
1334-01A First Avenue (Co Rd No 2080) & High Pass Road (Co Rd No 283) - jes/rr - 09/17/2003
1334-02A ~~16-04-05-22-101, 300~~ and 15-04-32-34 6800, 8000
1334-03A
1334-08A

SEP 29 2003

L 3+160.795 POT

L 3+197.941 POT

15.597 meters tapering on a straight line to 15.090 meters

L 3+197.941 POT

L 3+203.000 POT

15.090 meters tapering on a straight line to 12.192 meters.

The northerly line of the above described strip of land crosses GRANTOR'S easterly, southerly and westerly property lines opposite approximate Engineers' Centerline Stations L 3+108 POT, L 3+112 POT, L 3+162 POT and L 3+169 POT.

The southerly line of the above described strip of land crosses GRANTOR'S northerly, westerly, and easterly property lines opposite approximate Engineers' Centerline Stations L 3+150 POT, L 3+161 POT, L 3+198 POT and L 3+203 POT.

The parcels of land to which this description applies contains 0.0045 of a hectare, more or less, exclusive of existing right of way.

The bearings used herein are based on a bearing of South 88° 19' 39" East between LCCM 445 and LCCM 402 set by the Lane County Surveyors Office, said bearing based on the Oregon Coordinate System (NAD 83/91), South Zone.

To have and to hold the said premises unto said GRANTEE and covenants the GRANTOR is the owner of the above described property free and clear of all encumbrances except easements, conditions and restrictions of record and will warrant and defend the same against all persons who may lawfully claim the same, except as may be shown above.

THIS INSTRUMENT WILL 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 INTEREST TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN O.R.S. 30.930.

Conversion: 1 Meter = 3.2808 Feet

Page 2 of 3 **WARRANTY DEED**

1334-01A First Avenue (Co Rd No 2080) & High Pass Road (Co Rd No 283) - jes/tr - 09/17/2003

1334-02A 16-04-05-22 101, 300 and 15-04-32-34 6800, 8000

1334-03A

1334-08A

Dated this 17th day of September, 2003.

ACTA LIMITED PARTNERSHIP,
an Oregon limited partnership

By *Herbert N. Nill*
Herbert N. Nill, General Partner

STATE OF OREGON)
) ss.
County of Lane)

On September 17, 2003, personally appeared the above-named Herbert N. Nill who, being sworn, stated that he is the General Partner of ACTA LIMITED PARTNERSHIP, an Oregon Limited Partnership, and that this conveyance was voluntarily signed in behalf of said company. Before me:

Karl L. Oakes
Notary Public for Oregon
My Commission expires February 11, 2007

This conveyance is accepted and approved
for recording on behalf of Lane County.



Frank Simias

Conversion: 1 Meter = 3.2808 Feet

Page 3 of 3 **WARRANTY DEED**

1334-01A First Avenue (Co Rd No 2080) & High Pass Road (Co Rd No 283) - jes/rr - 09/17/2003
1334-02A 16-04-05-22 101, 300 and 15-04-32-34 6800, 8000
1334-03A
1334-08A

KNOW ALL MEN BY THESE PRESENTS, That
husband and wife

in consideration of One and 00/100 Dollars,

to them paid by Lane County, a political subdivision of the State of Oregon

do hereby grant, bargain, sell and convey unto said Lane County, a Political Subdivision of the State of Oregon, its successors

and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Lane and State of Oregon, bounded and described as follows, to-wit:

Beginning at a point on the North line of Section 5, Township 16 South, Range 4 West, Willamette Meridian, said point being South 89° 17' East 390.04 feet from the Northwest corner of said section; thence along said Section line South 89° 17' East a distance of 509.16 feet to the east line of said property; thence South 1° 57' East 40.02 feet; thence North 89° 17' West a distance of 510.48 feet to the east line of Lot 1 Block 1 of Brentwood Homes; thence North 0° 00' West a distance of 40 feet to the point of beginning.

The parcel of land to which this description applies contains 0.47 acres, of which 0.23 acres lie within the existing right-of-way, title to which hereby is acknowledged to be in the public, and 0.24 acres lie outside of the existing right-of-way.

To Have and to Hold the above described and granted premises unto the said Lane County, a Political Subdivision of the State of Oregon, its successors heirs and assigns forever.

And Gerald D. Bailey and Pearl A. Bailey, husband and wife,

the grantors above named do covenant to and with the above named grantee its successors heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances,

and that they will and their heirs, executors and administrators shall warrant and defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

KNOW ALL MEN BY THESE PRESENTS, That
husband and wife

in consideration of One and 00/100 Dollars,

to them paid by Lane County, a political subdivision of the State of Oregon

do hereby grant, bargain, sell and convey unto said Lane County, a Political Subdivision of the State of Oregon,

its successors ~~and~~ and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Lane and State of Oregon, bounded and described as follows, to-wit:

Beginning at a point on the North line of Section 5, Township 10 South, Range 4 West, Willamette Meridian, said point being South 89° 17' East 390.04 feet from the Northwest corner of said section; thence along said Section line South 89° 17' East a distance of 509.16 feet to the east line of said property; thence South 1° 57' East 40.02 feet; thence North 89° 17' West a distance of 510.48 feet to the east line of Lot 1 Block 1 of Brentwood Homes; thence North 0° 00' West a distance of 40 feet to the point of beginning.

The parcel of land to which this description applies contains 0.47 acres, of which 0.23 acres lie within the existing right-of-way, title to which hereby is acknowledged to be in the public, and 0.24 acres lie outside of the existing right-of-way.

To Have and to Hold the above described and granted premises unto the said Lane County, a Political Subdivision of the State of Oregon,

its successors

have and assigns forever.

And Gerald D. Bailey and Pearl A. Bailey, husband and wife,

the grantors
above named do covenant to and with the above named grantee its successors ~~and~~ and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances,

and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

29248

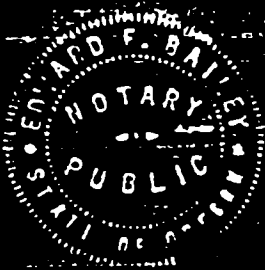
STATE OF OREGON,

County of Lane

BE IT REMEMBERED, That on this 7th day of May, 1954, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Gerald D. Bailey and Pearl A. Bailey, husband and wife

known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Edward F. Bailey
Notary Public for Oregon.
My Commission expires Nov. 7, 1956

WARRANTY DEED

(FORM No. 1)

TO

114

STATE OF OREGON,

County of

I certify that the within instrument

State of Oregon,
County of Lane,
Harry L. Chase, County Clerk and
ex-officio Reporter of Conveyance, in
and for said county, do hereby certify
that the within instrument was received
for record at

1954 MAY 10 PM 2 28

REEL 375A D

Lane County Records
HARRY L. CHASE, County Clerk
By *[Signature]* Deputy

FOR LEGAL COUNSEL
REVIEW ONLY.
DO NOT RECORD.

29247

29247

KNOW ALL MEN BY THESE PRESENTS, That Roy C. Larson and Morris A. Mix, co-partners doing business as Junction City Motor Company ~~incorporated~~ ^{Gregor} in consideration of One and no/100 (\$1.00) ----- Dollars,

to them paid by Lane County Oregon, a political subdivision of the State of Oregon

do hereby remise, release and forever QUITCLAIM unto the said Lane County, Oregon, a Political Subdivision of the State of Oregon, and unto its successors and assigns

all of their right, title and interest in and to the following described parcel of real estate, together with the tenements, hereditaments and appurtenances, situate in

County of Lane, State of Oregon, to wit:

Beginning at a point on the westerly right of way line of the Junction City-Eugene section of the Pacific Highway, opposite and 62.0 feet distant westerly from Engineer's centerline Station 15+18.8, said beginning point being the intersection of said westerly line of the highway with the north line of Section 5, Township 16 South, Range 4 West, ~~the~~ ^{the} ~~Meridian~~ ^{Meridian}, 1129.2 feet South 89°17' East of the Northwest corner of said Section 5, and running thence South 1°57' East along the said westerly line of the highway 40.02 feet; thence North 89°17' West 230.0 feet; thence North 1°57' West 40.02 feet to the north line of said Section 5; thence South 89°17' East 230.0 feet to the point of beginning.

The parcel of land to which this description applies contains 0.21 acre, of which 0.10 acre lies within the existing right of way, title to which hereby is acknowledged to be in the public, and 0.11 acre lies outside of the existing right of way.

do hereby remise, release and forever QUITCLAIM unto the said Lane County, Oregon, a Political Subdivision of the State of Oregon, and unto its successors and assigns all of their right, title and interest in and to the following described parcel of real estate, together with the tenements, hereditaments and appurtenances, situate in

County of Lane, State of Oregon, to wit:

Beginning at a point on the westerly right of way line of the Junction City-Eugene section of the Pacific Highway, opposite and 62.0 feet distant westerly from Engineer's centerline Station 15+18.8, said beginning point being the intersection of said westerly line of the highway with the north line of Section 5, Township 16 South, Range 1 West, Willamette Meridian, 1129.2 feet South 89°17' East of the Northwest corner of said Section 5, and running thence South 1°57' East along the said westerly line of the highway 40.02 feet; thence North 89°17' West 230.0 feet; thence North 1°57' West 40.02 feet to the north line of said Section 5; thence South 89°17' East 230.0 feet to the point of beginning.

The parcel of land to which this description applies contains 0.21 acre, of which 0.10 acre lies within the existing right of way, title to which hereby is acknowledged to be in the public, and 0.11 acre lies outside of the existing right of way.

To Have and to Hold the same to the said Lane County, Oregon, a political subdivision of the State of Oregon and to its successors and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 6th

day of May, 1954.

Executed in the presence of

Roy C. Larson

(SEAL)

Marion A. Fox

(SEAL)

(SEAL)

(SEAL)

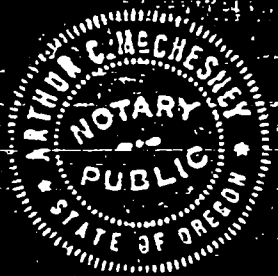
2924

STATE OF OREGON,

County of Lane

BE IT REMEMBERED, That on this 6th day of May, 1954, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Roy C. Larson and Morris A. [unclear], co-partners doing business as Junction City Motor Company [unclear] known to me to be the identical individual[s] described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Arthur C. McChesney
Notary Public for Oregon
My Commission expires Sept 1, 1954

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CLAIM DEED
FORM No. 4

644-212
[unclear]
[unclear]
[unclear]

STATE OF OREGON
County of [unclear]

I certify that the within instru-
ment is a true and correct copy of the original as the same was received by me at [unclear] of Oregon, [unclear] County Clerk and Harry L. Chase, County Clerk and [unclear] Recorder of Conveyance in [unclear] or said County, do hereby certify that the within instrument was received [unclear] word at [unclear]

MAY 10 PM 2 27

REEL 3754 D

County of [unclear] Clerk
ARRY L. CHASE, County Clerk
[unclear]