

AFTER RECORDING, RETURN TO:

City of Hermiston  
180 NE 2<sup>nd</sup> Street  
Hermiston, OR 97838

**DEDICATION DEED**

**GOOD SHEPHERD HEALTH CARE SYSTEM an Oregon non-profit corporation**, (hereinafter referred to as the "Grantor"), does hereby dedicate, grant, transfer and convey to **CITY OF HERMISTON**, an Oregon municipal corporation (hereinafter referred to as the "City"), its successors and assigns, to be used and held by the CITY as public right-of-way for roadway and/or for utility purposes, the following described real property in Exhibit A and B, attached hereto and by this reference made a part hereof.

The true and actual consideration for this conveyance is Two Hundred Forty Four Thousand Eight Hundred and no/100 Dollars (\$244,800.00).

TO HAVE AND TO HOLD, the above described and granted premises unto the said CITY, its successors in interests and assigns forever.

The GRANTOR hereby covenants to the CITY, and the CITY'S successors in interest and assigns that GRANTOR is lawfully seized in fee simple of the above-named premises, free from all encumbrances and that GRANTOR and their heirs and personal representatives shall warrant and forever defend the said premises against all unlawful claims and demands of all persons claiming by, through, or under GRANTOR.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2026.

**GRANTOR:**

By: \_\_\_\_\_  
Good Shepherd Health Care System

State of Oregon            )  
  ) ss.  
County of Umatilla        )

This record was acknowledged before me on \_\_\_\_\_, 2026 by  
\_\_\_\_\_ as \_\_\_\_\_ of  
Good Shepherd Health Care System an Oregon non-profit corporation.

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_

CITY ACCEPTANCE

The above dedication of land to public use is approved and accepted by the City of Hermiston.

CITY OF HERMISTON

By: \_\_\_\_\_  
Byron Smith, City Manager

State of Oregon            )  
  ) ss.  
County of Umatilla        )

This record was acknowledged before me on \_\_\_\_\_, 2026 by Byron Smith,  
City Manager of the City of Hermiston, Oregon, a municipal corporation.

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_

HERMISTON – ASPEN DRIVE  
AP (RES) 12-05-2024  
Good Shepard Health Care System

**Aspen Drive**

A tract of land located in the Southwest one-quarter of Section 2, Township 4 North, Range 28 East, Willamette Meridian, City of Hermiston, Umatilla County, Oregon and being a portion of Warranty Deed to Good Shepard Health Care System an Oregon non-profit corporation, recorded June 10, 2022 as Instrument number 2022-7420297 of Umatilla County Records said tract is more particularly described as follows:

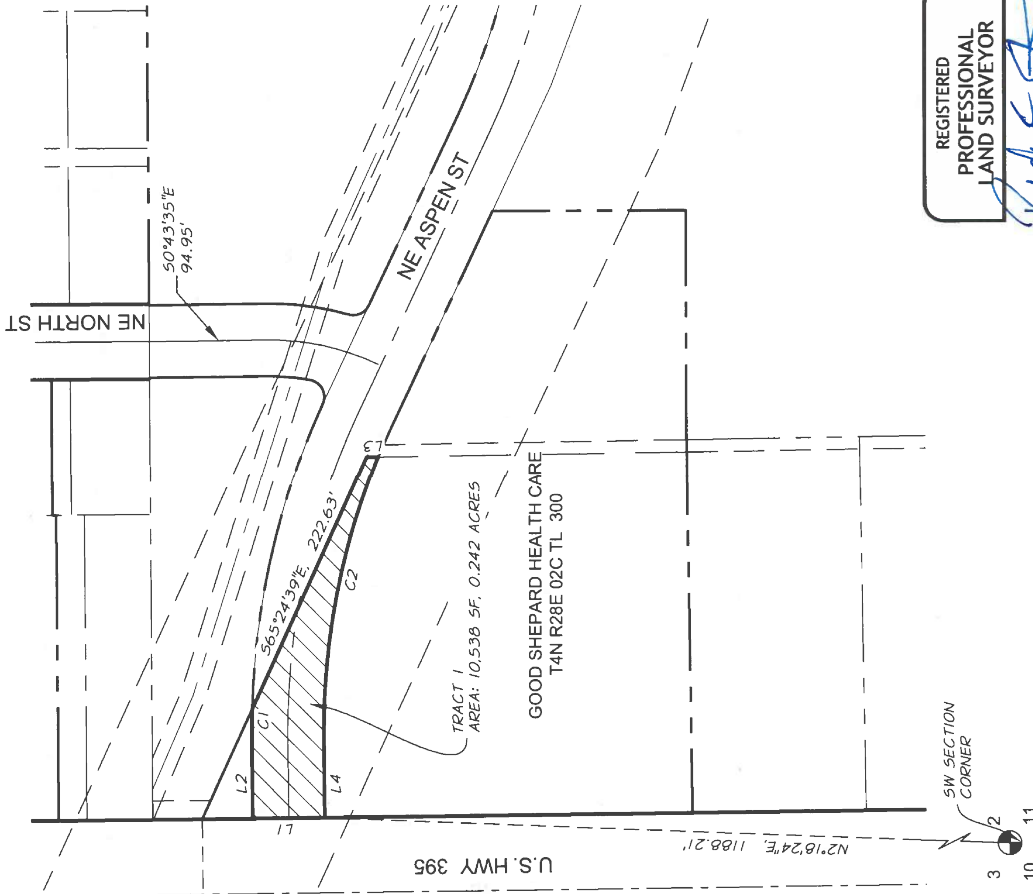
**Beginning** at a point at the East right-of-way line of US Highway 395 which bears N02°18'24"E, 1188.21 feet from the Southwest corner of said Section 2;  
thence N00°33'49W, along said East right-of-way line, 58.00 feet;  
thence N89°28'03"E, 64.38 feet;  
thence 23.07 feet along a curve to the right having a radius of 629.00 feet, a central angle of 02°06'07" (chord bears S89°28'54"E, 23.07 feet) to a point on the Northerly line of property;  
thence S65°24'39"E, along said Northerly line, 222.63 feet to the East line of said property;  
thence S00°49'55"E, along said East property line, 9.13 feet;  
thence 230.93 feet along a non-tangent curve to the left having a radius of 571.00 feet, a central angle of 23°10'21" (chord bears N78°56'47"W, 229.36 feet);  
thence S89°28'03"W, 64.35 feet to the **Point of Beginning**.

Contains an area of 10,538 Square Feet, 0.242 Acres, more or less.

N89°41'08"E which is the North line of the Southwest Corner of the Southwest Corner of Section 2, Township 4 North, Range 28 East, Willamette Meridian, City of Hermiston, Umatilla County, Oregon.



EXPIRES: 06/30/2026

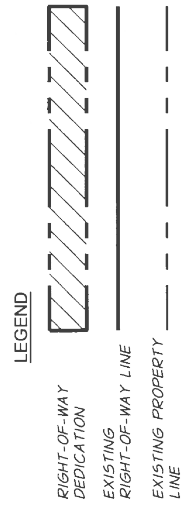
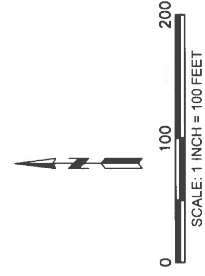


**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEAR	CHORD DIST
C1	23.07'	629.00'	27°06'07"	N89°28'54"W	23.07'
C2	230.93'	571.00'	23°10'21"	N78°56'47"W	229.36'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N0°33'49"W	58.00'
L2	N89°28'03"E	64.38'
L3	S0°49'55"E	9.13'
L4	S89°28'03"W	64.35'



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*R. Stein*

OREGON  
FEBRUARY 8, 2000  
RICHARD E. STEIN  
49593PL5

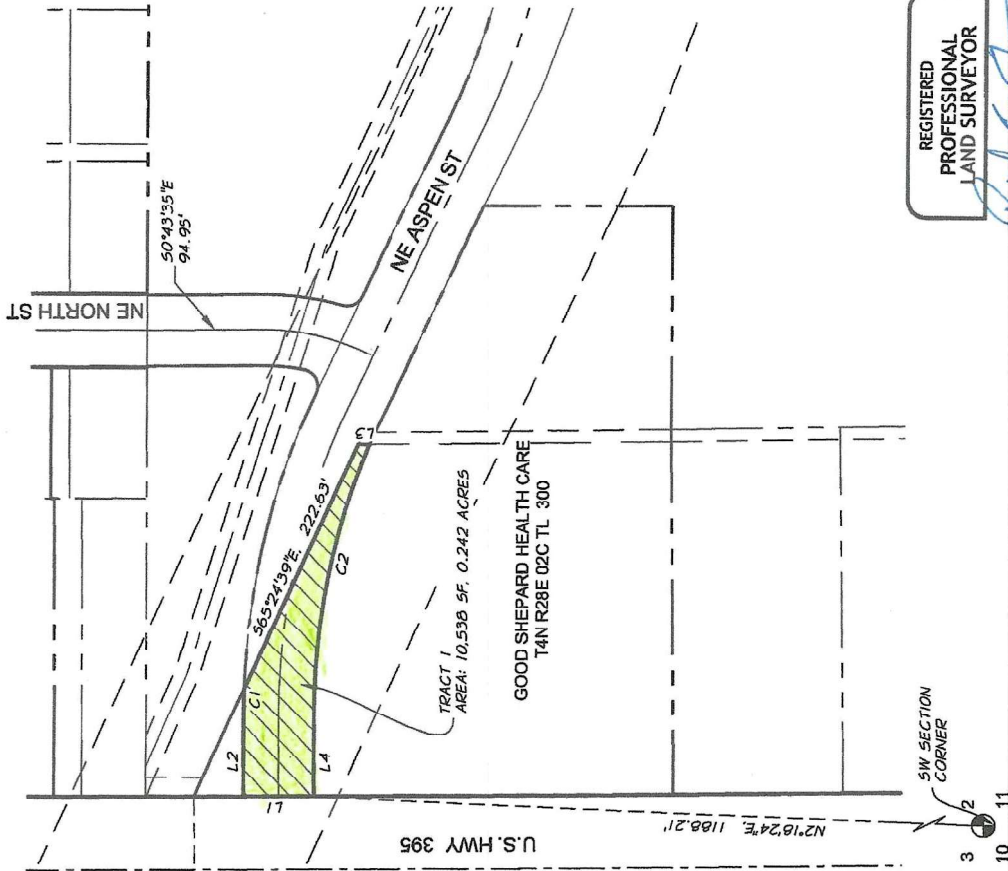
EXPIRES: 6/30/2026



**EXHIBIT "B"**  
CITY OF HERMISTON, OREGON  
SW ¼ OF SECTION 2, TOWNSHIP 4N, RANGE 28E,  
WILLAMETTE MERIDIAN, CITY OF HERMISTON  
UMATILLA COUNTY, OREGON

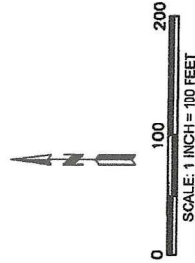
**FIGURE  
1**

X:\Client\Hermiston OR\736 - 190 SE ASPEN DR\EXTENSIC\MSURV\Draw\Legal Descriptions\Good Shepard Aspen Street ROW.dwg, 1/11, 12/21/2024 10:33 AM, rslbin

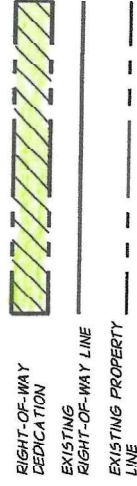


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEAR	CHORD DIST
C1	23.07'	629.00'	2°06'07"	N89°28'54"W	23.07'
C2	230.93'	571.00'	23°10'21"	N78°56'47"W	229.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N0°33'49"W	58.00'
L2	N89°28'03"E	64.38'
L3	S0°49'55"E	9.13'
L4	S89°28'03"W	64.35'



**LEGEND**



REGISTERED PROFESSIONAL LAND SURVEYOR

*Richard E. Stein*

OREGON  
FEBRUARY 18, 2000  
RICHARD E. STEIN  
49593PLS  
EXPIRES: 6/30/2026

**epanderson**

EXHIBIT "B"  
CITY OF HERMISTON, OREGON  
SW ¼ OF SECTION 2, TOWNSHIP 4N, RANGE 28E,  
WILLAMETTE MERIDIAN, CITY OF HERMISTON  
UMATILLA COUNTY, OREGON

FIGURE  
**1**