

1899-1900  
WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That We, BENJAMIN D. MURPHY and EDITH J. MURPHY, husband and wife, hereinafter called the grantors, in consideration of Ten and No/100 Dollars to grantors paid by SHORT ENTERPRISES, INC., hereinafter called the grantee, do hereby grant, bargain, sell and convey unto the said grantee and grantee's successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:



The Southeast Quarter of Section 24, Township 39 South, Range 9 E., W.M.,

EXCEPTING THEREFROM The following: Beginning at the iron axle marking the southeast corner of said Section 24; thence North along the east line of said Section 24 a distance of 1109.26 feet; thence N 81°31'00" West a distance of 30.33 feet to a one-half inch iron pin on the west right-of-way line of the Klamath Falls-Merrill Highway, said point being in an existing fence line, and said point being the True Point of Beginning of this description; thence northwesterly along said fence line the following courses and distances: N 81°31'00" W a distance of 185.67 feet to a one-half inch iron pin, N 76°30'30" W a distance of 237.35 feet to a one-half inch iron pin, N 69°22'00" W a distance of 147.53 feet to a one-half inch iron pin, and N 52°00'30" W a distance of 94.53 feet to the intersection with the easterly bank of the USRS K lateral; thence leaving the fence line and following the easterly bank of said K lateral the following courses and distances: N 42°30'00" E a distance of 224.80 feet and N 27°09'30" E a distance of 294.30 feet; thence leaving said K lateral N 89°45'30" E a distance of 340.85 feet to a one-half inch iron pin on the west right-of-way line of the Klamath Falls-Merrill Highway; thence South along said right-of-way line a distance of 622.00 feet to the True Point of Beginning.

The above excepted tract of land contains 6.36 acres and the bearings of the description are based on the east line of said Section 24 between the iron axles marking the southeast and northeast corners as being North and South.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, easements and rights of way or record and those apparent on the land;

SUBJECT TO Federal Land Bank Mortgage dated October 12, 1959, recorded in Volume 193, Page 9 of the Mortgage Records of Klamath County, Oregon, which Grantee expressly assumes and agrees to pay as the same becomes due and owing.

To Have and to Hold the above described and granted premises unto the said grantee and grantee's successors and assigns forever.

And said grantors hereby covenant to and with said grantee and grantee's successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove set forth, and that grantors will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except as hereinabove set forth.

WITNESS Grantors' hands and seals this 19th day of

January, 1965.

Benjamin D. Murphy (SEAL)

Edith J. Murphy (SEAL)

STATE OF OREGON, )  
( ss.  
County of Klamath. )

January 19th, 1965, Personally appeared the above named BENJAMIN D. MURPHY and EDITH J. MURPHY, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

George H. Grant  
Notary Public for Oregon.

My Commission Expires: 9/17/66.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Short Enterprises, Inc.  
this 11th day of September A.D. 1967 at 4:11 o'clock P.M., and  
duly recorded in Vol. 1167, of Deeds on Page 7183

Fee \$ 3.00

DOROTHY ROGERS, County Clerk  
By [Signature]

Return to:  
Short Enterprises, Inc.  
Route 2, Box 511  
Klamath, Oregon.

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