

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ALTON A. SHORT and GRACE T. SHORT, husband and wife, hereinafer call the grantor, in consideration of Twelve thousand and no/100 (\$12,000.00) dollars to the grantor paid by ROY HOWARD, a single man, and RUTH OXLEY hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenanats in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

A tract of land situated in the E 1/2 SE 1/4 of Section 13 Township 39 South, Range 9 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at the 5/8 inch iron pin marking the South one-fourth corner of said Section 13; thence East along the south line of said Section 13 a distance of 1919.79 feet; thence North a distance of 30.00 feet to a 5/8 inch iron pin on the north right-of-way line of the County Road known as Airway Drive, said point being the true point of beginning of this description; thence North 01°07' 45" East a distance of 1803.40 feet to a 5/8 inch iron pin; thence continuing North 01°07' 45" East a distance of 30 feet, more or less, to the Southwesterly right-of-way line of the USBR Main Canal; thence southeasterly along said right-of-way line to its intersection with the westerly right-of-way line of the Klamath Falls-Merrill State Highway; thence South 00°35' 40" West along said right-of-way line a distance of 25 feet, more or less, to a 5/8 inch iron pin; thence continuing South 00°35' 40" West along said right-of-way line a distance of 1014.96 feet to a 5/8 inch iron pin which is the intersection of the Northerly line of Airway Drive and the Westerly line of the Klamath Falls-Merrill State Highway; thence West along the Northerly line of Airway Drive a distance of 731.70 feet to the true point of beginning.

RAMIREZ & HOOTS
ATTORNEYS AT LAW
514 WALNUT STREET
KLAMATH FALLS, OREGON 97601
TELEPHONE 894-9275

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Subject to:

Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.

Acceptance of Terms and Conditions of Reclamation Extension Act executed by Burrell W. Short dated November 20, 1914, recorded November 21, 1914, Vol. 43 of Deeds, page 95, records of Klamath County, Oregon.

Right of way, including the terms and provisions thereof, given by Burrell Short and Elizabeth Short, his wife, to The California Oregon Power Company, a California corporation, dated March 3, 1932, recorded March 18, 1932. Vol. 97 of Deeds, page 155, records of Klamath County, Oregon.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship; that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantors above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantors is lawfully seized in fee simple of the above granted premises, that the said premises are free from all encumbrances and that grantors will and grantor's 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 in whomsoever.

In constructing this deed it is understood that the singular includes the plural wherever the context so requires.

WITNESS grantor's hand and seal this 5 day of March, 1968.

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Burrell W. Short (Seal)

Grace P. Short (Seal)

RAMIREZ & HOOTS
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1 STATE OF OREGON,)
2) ss.
County of Klamath)

3 March 5, 1968.

4 Personally appeared the above names ALTON A. SHORT and
5 GRACE T. SHORT and acknowledged the foregoing instrument to be
6 our voluntary act and deed.
7

8
9 Before me: Bryan Williams
Notary Public for Oregon
My commission expires Aug. 13, 1970

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11
12
13
14 STATE OF OREGON) ss.
County of Klamath)
Filed for record at request of

15
16
17 on the 25 day of March A. D. 19 68

18 at 4:13 o'clock PM, and duly

19 recorded in Vol. M-68 of Deeds

20 Page 2323

21 ROBERT ROBERTS, County Clerk

22 Deputy

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Return
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