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Vol. 72 Page 710WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, Jerry A. Short and Lorena L. Short, husband and wife, in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations to us paid by Lee Dixon and Renee B. Dixon, husband and wife, do hereby grant, bargain, sell and convey unto said Lee Dixon and Renee B. Dixon, husband and wife, as an estate by the entirety, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

PARCEL NO. 1:

All of Section 1, except Lots 3 and 9 thereof, and excepting all of Lots 1 and 2 of said Section lying East of the State Highway; Lots 8 and 9 of Section 12, both in Township 38 S. R. 8 E.W.M.;

All those parts of Lots 2, 3 and 4 of Section 6, and Lots 3, 4 and 5 of Section 7, Township 38 South of Range 9 E.W.M. lying East of the Southern Pacific Right of Way, South of Upper Lake Garden Tracts as same is now platted and West of the right of way of the old Dalles-California Highway;

SAVING AND EXCEPTING that portion of Lot 5 of Section 7, Tp. 38 S. R. 9 E.W.M. which lies South of the 1/16 line common to the N $\frac{1}{2}$ N $\frac{1}{2}$  and S $\frac{1}{2}$ N $\frac{1}{2}$  of said Section 7 if extended West through said Lot 5;

Also Saving and Excepting Portion conveyed to the State of Oregon, dated April 21, 1941, for a parcel of land in the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Sec. 7, and in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 6, Tp. 39 S. R. 9 E.W.M., containing 4.51 acres, also a parcel of land in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Sec. 1, Tp. 38 S. R. 8 E.W.M., containing 0.51 acres.

Also Saving and Excepting that portion of Section 1, Township 38 S., R. 8 E.W.M., included in the Upper Lake Garden Tracts, according to the duly recorded plat thereof.

PARCEL NO. 2:

That portion of Lot 1 of Section 7, Township 38 South of Range 9 East of Willamette Meridian, which lies North of the 1/16th line common to the N $\frac{1}{2}$ N $\frac{1}{2}$  and S $\frac{1}{2}$ N $\frac{1}{2}$  of Section 7, if extended West through Lot 1, and lying East of the Southern Pacific Railway.

PARCEL NO. 3:

All that portion of Lot 2, Section 6, Township 38 South of Range 9 East Willamette Meridian, described as follows: Beginning at a point on the Northeasterly line of the right of way of the county road bearing North 600.0 feet and West 834 feet from the one quarter corner common to Sections 6 and 7 above Township and Range; thence East 261.5 feet; thence Southwest at right angles to the County road, 170 feet, more or less to the county road; thence North 49°20' West 199.0 feet along the Northeasterly line of the road to the point of beginning; containing .51 acres, more or less.

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PARCEL NO. 4:

All that part of Lot 2, Section 6, Township 38 South of Range 9 East of Willamette Meridian, described as follows: Beginning at a point in the Northeastly line of the right of way of the county road, bearing North 600.0 feet and West 834 feet from the quarter corner common to Sections 6 and 7, above Township and Range; thence N. 49° 20' W. along the Northeastly line of the road, 400.0 feet; thence Northeastly at right angles, 170.0 feet; thence Southeastly at right angles 599.0 feet to the tract conveyed to Hoffman, by deed recorded in Vol. 149 of Deeds, page 397, records of Klamath County, Oregon; thence Westerly along the Northerly line of said tract 261.5 feet to the point of beginning, containing 1.95 acres of land, more or less.

PARCEL NO. 5:

Beginning at a point on the North South quarter line 600 feet North of the one quarter corner common to Sections 6 and 7, Township 38 South of Range 9 East of Willamette Meridian, and running thence: Continuing North a distance of 1295.0 feet to a point; thence West a distance of 2460.0 feet to a point which lies on the Northeastly right of way line of the County Road, formerly the Dalles-California Highway, which point is 30 feet radially Northeastly from the center line of said County Road; thence Southeastly following the Northeastly right of way line of the County Road to the point which marks the Northwestly corner of that certain tract of land deeded to Helen E. and Arant Hoffman, described on page 397 of Vol. 149 of Deed Records of Klamath County, Oregon; thence Easterly a distance of 831 feet, more or less, to the point of beginning, said tract containing 50.1 acres, more or less, lying in Lots 1 and 2, and the NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 6, Township 38 S. R. 9 E.W.M.

Saving and excepting the following: All that portion of Lot 2, Section 6, Township 38 South of Range 9 E.W.M. described as follows: Beginning at a point in the Northeastly line of the right of way of the county road bearing North 600.0 feet and West 834 feet from the quarter corner common to Sections 6 and 7 above Township and Range; thence North 49° 20' West along the Northeastly line of the road, 400.0 feet; thence Northeastly at right angles 170.0 feet; thence Southeastly at right angles 599.0 feet to the tract conveyed to Hoffman by deed recorded in Vol. 149 of Deeds, page 397, records of Klamath County, Oregon; thence West along the North line of said tract 261.5 feet to the point of beginning, containing 1.95 acres of land, more or less. (Being Parcel 4 above described).

PARCEL NO. 6:

Beginning at an iron pin which lies S. 61° E. along the meander line a distance of 126.8 feet from the iron pin which marks the Easterly meander corner on the most Northerly line of Lot 1 of Section 12, Township 38 S. R. 8 E.W.M., in Klamath County, Oregon and running thence: S. 29° W. a distance of 120.4 feet to an iron pin; thence S. 46° E. a distance of 213.5 feet to an iron pin; thence S. 69 $\frac{1}{2}$ ° E. a distance of 158.2 feet, more or less, to an iron pin on the Westerly right of way line of the Central Pacific Railroad; thence North along the above mentioned railroad right of way line to its intersection with the meander line; thence N. 61° W. along the meander line to the point of beginning, said tract containing 1.1 acres, more or less, in the Northeast corner of Lot 1, Section 12, Township 38 South of Range 8 East of Willamette Meridian.

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PARCEL NO. 7:

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Beginning at a point where the East Right-of-way line of the Cove Point Road intersects the meander line, and which point lies South along the one-quarter line a distance of 142.76 feet and S.  $47^{\circ}10'$  E. along the meander line a distance of 555.3 feet and East along the meander line a distance of 54.4 feet from the iron pin which marks the one-quarter corner common to Sections 1 and 12, Township 38 S. R. 8 E.W.M., in Klamath County, Oregon, and running thence: Southeasterly along the Easterly right of way line of the Cove Point Road, the following courses and distances: S.  $39^{\circ}$  E. 94.47 feet, S.  $68^{\circ}30'$  E. 318 feet, S.  $84^{\circ}$  E. 475.5 feet, S.  $66^{\circ}30'$  E. 560.2 feet, S.  $45^{\circ}30'$  E. 428.3 feet to a point 40 feet North of the South line of Lot 1, Section 12, Township 38 South, Range 8 E.W.M.; thence East parallel to the South line of Lot 1, and 40 feet Northerly at right angles therefrom a distance of 235.4 feet to an iron pin; thence along the Westerly right of way line of a private road N.  $42^{\circ}10'$  E. a distance of 78.4 feet to an iron pin; thence N.  $2^{\circ}30'$  W. along the West right of way of a private road a distance of 122.25 feet to an iron pin; thence N.  $28^{\circ}12'$  W. along the W. right of way of a private road a distance of 227.8 feet to an iron pin; thence along the West right of way of a private road N.  $23^{\circ}22'$  E. a distance of 92.65 feet to an iron pin which marks a corner of that certain tract described in Vol. 132, page 381, Deed Records of Klamath County, Oregon; thence following the boundaries of the above mentioned tract N.  $46^{\circ}$  W. a distance of 213.5 feet to an iron pin; thence N.  $29^{\circ}$  E. a distance of 120.4 feet to an iron pin marking the most Northerly corner of the above mentioned tract; thence N.  $61^{\circ}$  W. along the meander line a distance of 126.8 feet to the iron pin which marks the Easterly meander corner on the North line of Lot 1, Section 12, Township 38 S. R. 8 E.W.M., thence West along the meander line a distance of 1767.2 feet, more or less, to the point of beginning, said tract containing 16.17 acres, more or less, in Lots 1 and 2, Section 12, Township 38 S. R. 8 E.W.M.

PARCEL NO. 8:

Beginning at the iron pin which marks the one quarter section corner between Sections 1 and 12, Township 38 S. R. 8 E.W.M., thence running West a distance of 91.52 feet along the Section line; thence N.  $42^{\circ}09'$  W. a distance of 245 feet; thence N.  $66^{\circ}44'$  W. a distance of 198.6 feet to a point on the meander line; thence N.  $51^{\circ}00'$  W. along the meander line a distance of 575 feet; thence N.  $43^{\circ}41'$  W. a distance of 112. feet; thence N.  $54^{\circ}14'$  W. along the meander line, a distance of 252.3 feet to a point on the meander line; thence N.  $51^{\circ}00'$  W. along the meander line a distance of 30 feet; thence N.  $70^{\circ}30'$  W. along the meander line a distance of 320 feet; thence N.  $31^{\circ}22'$  E. a distance of 30 feet; thence N.  $58^{\circ}38'$  W. a distance of 30 feet to low water line of canal; thence N.  $31^{\circ}22'$  E. along low water line a distance of 151 feet; thence N.  $20^{\circ}40'$  E. along low water line a distance of 186.7 feet to a point on the North line of Lot 9; thence East along the North line of Lot 9, 1356.8 feet to the Northeast corner of Lot 9; thence South along the one quarter line a distance of 1320 feet, more or less, to the point of beginning, said tract containing 27.62 acres, more or less, in Lot 9, Section 1, Township 38 S. R. 8 E.W.M., in Klamath County, Oregon.

PARCEL NO. 9:

Beginning at an iron pin on the Westerly right of way line at the Central Pacific Railroad, which lies S.  $61^{\circ}$  E. a distance of 126.8

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feet and S. 29° W. a distance of 120.4 feet, and S. 46° E. a distance of 213.5 feet and S. 23° 13' E. a distance of 55.9 feet and S. 69° 08' E. a distance of 143 feet from the iron pin which marks the Easterly Meander Corner on the North line of Lot 1, Section 12, Township 38 S. R. 8 E.W.M. in Klamath County, Oregon, and running thence: N. 69° 08' W. a distance of 143 feet to an iron pin; thence S. 16° 31' W. a distance of 55.5 feet to an iron pin; thence S. 31° 43' E. a distance of 156.58 feet to an iron pin; thence S. 7° 57' E. a distance of 225.4 feet to an iron pin which lies on a line parallel to and 40 feet North of the South line of Lot 1, Section 12, Township 38 S. R. 8 E.W.M.; thence Easterly along this parallel line a distance of 94.2 feet to the Westerly right of way line of the Central Pacific Railroad; thence Northerly along the Westerly right of way line of the Central Pacific Railroad to the point of beginning, said tract containing 0.91 acres, more or less, in Lot 1, Section 12, Tp. 38 S. R. 8 E.W.M., in Klamath County, Oregon.

SAVING AND EXCEPTING from the above parcels of land, the following:  
Right of way of the Central Pacific Railroad (Oregon Eastern Railway Co.), and existing roadways.

SUBJECT TO THE FOLLOWING:

1. An agreement, including the terms and provisions thereof, between The Klamath Development Co., a corporation, and The California Oregon Power Company, a corporation, dated Dec. 1, 1931, recorded May 17, 1932, on page 383 of Vol. 97 Deed Records of Klamath County, Oregon.
2. Release, including the terms and provisions thereof, between The Klamath Development Co., a corporation, and California-Oregon Power Company, a California corporation and The California Oregon Power Company, a corporation, dated Dec. 28, 1931, recorded May 17, 1932, on page 388 of Vol. 97 of Deed records of Klamath County, Oregon.
3. Easement for transmission line conveyed by The Klamath Development Co., an Oregon corporation, to The California Oregon Power Company, dated April 4, 1933, recorded May 18, 1933, on page 64 of Vol. 101 of Deed Records of Klamath County, Oregon.
4. Easement for transmission line conveyed by Jerry A. Short et ux to The California Oregon Power Company, dated April 5, 1944, recorded July 3, 1944, on page 469 of Vol. 166 of Deed records of Klamath County, Oregon.
5. Easement for transmission line conveyed by Jerry A. Short et al to the California Oregon Power Company, dated April 5, 1944, recorded June 3, 1944, on page 515 of Vol. 615 of Deed records of Klamath County, Oregon.
6. An agreement, including the terms and provisions thereof, executed by Wilson Title & Abstract Co., a corporation, J. A. Short and Lorena L. Short, his wife, first parties, and B. E. Eells and Cardula E. Eells, his wife, second parties, dated March 31, 1944, recorded March 30, 1945, on page 513 of Vol. 174 of Deed records of Klamath County, Oregon.
7. Easement for transmission line conveyed by Jerry A. Short et ux to The California Oregon Power Company, dated December 11, 1950, recorded December 14, 1950, on page 73 of Vol. 244 of Deed Records of Klamath County, Oregon.

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And we, the grantors at fee simple of the premises are free stated, and that shall warrant and part and parcel and persons whom



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8. Right of way for transmission line conveyed by H. C. Lord et ux to The California Oregon Power Company, dated May 13, 1926, recorded May 22, 1926, on page 575 of Vol. 69 of Deed Records of Klamath County, Oregon.

9. Easement for transmission line conveyed by Berkeley E. Eells et ux to The California Oregon Power Company, dated April 7, 1944, recorded June 3, 1944, on page 517 of Vol. 165 of Deeds, records of Klamath County, Oregon.

10. Contract for water supply between the United States of America and B. E. Eells and Cardula E. Eells, husband and wife, dated February 4, 1942, recorded March 24, 1942, on page 189 of Vol. 146 of Deed Records of Klamath County, Oregon, affecting Parcel 9 only.

11. An agreement, including the terms and provisions thereof, between H. D. Mortensen, and California-Oregon Power Company, a California corporation, dated February 25, 1932, recorded May 17, 1932, on pages 386 and 388 of Vol. 97 of Deed records of Klamath County, Oregon.

12. An agreement, including the terms and provisions thereof, between H. D. Mortensen and The California Oregon Power Company, a corporation, dated December 1, 1931, recorded May 17, 1932, on page 381 of Vol. 97 Deed Records of Klamath County, Oregon.

13. Easement agreement, including the terms and provisions thereof, between B. E. Eells and Cardula E. Eells, and Paul Buck and James D. Buck, dated March 22, 1946, recorded March 23, 1946, on page 507 of Vol. 186, Deed Records of Klamath County, Oregon.

14. Mortgage executed by Jerry A. Short (also known as Jerry Short) and Lorena L. Short (also known as Lorena Short), husband and wife, to The Travelers Insurance Company, a corporation, in the amount of \$100,000.00, dated July 14, 1954, recorded August 5, 1954, on page 242 of Vol. 157 of Mortgage Records of Klamath County, Oregon.

And we, Jerry A. Short and Lorena L. Short, husband and wife, the grantors above named, do covenant to and with the above named grantees, their heirs and assigns, that we are lawfully seized in fee simple of the above granted premises, and that the above granted premises are free from all encumbrances, save and except as above stated, and that we will, and our 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.

WITNESS our hands and seals this 6th day of August, 1954.

Jerry A. Short (SEAL)  
Jerry A. Short

Lorena L. Short (SEAL)  
Lorena L. Short

STATE OF OREGON )  
( SS:  
COUNTY OF KLAMATH )

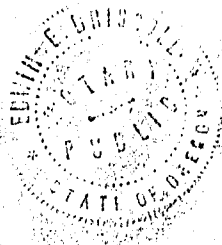
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BE IT REMEMBERED that on this 6th day of August, 1954,  
before me, the undersigned, a Notary Public in and for said County  
and State, personally appeared the within named Jerry A. Short and  
Lorena L. Short, husband and wife, known to me to be the identical  
individuals 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.

Edwin D. Dinsell  
NOTARY PUBLIC FOR OREGON

My Commission expires 8/10/57



STATE OF OREGON, }  
County of Klamath } ss.

Filed for record at request of:

SAM W. CHERNABAEFF  
on this 19 day of January A. D., 1973  
at 10:07 o'clock A M. and duly  
recorded in Vol. M 73 of DEEDS  
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WM. D. MILNE, County Clerk

Fee \$ 12.00 By Hazel Dinsell Deputy.

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