

28-4836

KNOW ALL MEN BY THESE PRESENTS, That DYRAL R. SHAFER AND MINNIE K. SHAFER, husband and wife AKA Dyrall Ralph Shafer & Minnie Karhleen Shafer, his wife for the consideration hereinafter stated to the grantor paid by PACIFIC WEST MORTGAGE CO., an Oregon corporation

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants 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:

PARCEL 1:

A parcel of land situate in the S 1/2 SW 1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Commencing at a point of intersection of the section line marking the Southerly boundary of the said Section 30, with a line parallel with and 50.00 feet distant at right angles Southeasterly from the center line of the Klamath Falls Midland section of the Oregon State Highway, as the same is now located and constructed from which point of intersection the Southwesterly corner of said Section 30 bears South 89° 42 1/2' West 827.1 feet more or less distant and running thence North 89° 42 1/2' East 517.57 feet along said Section line to the true point of beginning of this description and running thence North 0° 17' West 130.0 feet; thence South 89° 42 1/2' West 74.32 feet more or less to a point in a line parallel with and 325.00 feet distant at right angles Southeasterly from the said center line of the Oregon State Highway; thence North 36° 49 1/2' East along said parallel line 188.11 feet; thence North 89° 42 1/2' East parallel with said section line 110.81 feet; thence South 0° 17 1/2' East 280.00 feet more or less to a point in said Section line; thence South 89° 42 1/2' West 150.00 feet more or less along said Section line to the said true point of beginning.

PARCEL 2:

A tract of land situate in the S 1/2 SW 1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Commencing at the point of intersection of the section line marking the Southerly boundary of said Section 30 with a line parallel with and 50 feet distant at right angles Southeasterly from the center line of the Klamath Falls-Midland section of the Oregon State Highway as the same is now located and constructed, from which point of intersection the Southwesterly corner of said Section 30 bears South 89° 42 1/2' West 827.1 feet more or less, distant and running thence North 89° 42 1/2' East 667.57 feet along said section line to the true point of beginning of the tract to be herein described; thence North 0° 17 1/2' West 280 feet; thence North 89° 42 1/2' East and parallel with said section line, 50 feet to a point; thence South 0° 17 1/2' East 280.00 feet more or less to a point in said section line; thence South 89° 42 1/2' West 50 feet more or less along said section line to said true point of beginning.

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PARCEL 3:

A tract of land in the S 1/2 SW 1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Commencing at a point of intersection of the section line marking the Southerly boundary of said Section 30 with a line parallel with and 50 feet distant at right angles Southeasterly from the center line of the Klamath Falls Midland Section of the Oregon State Highway as the same is now located and constructed from which point of intersection the Southwesterly corner of said Section 30 bears South 89° 42 1/2' West 827.1 feet more or less, and distant and running thence North 89° 42 1/2' East 717.57 feet along said section line to the true point of beginning of the tract herein to be described; thence North 0° 17 1/2'

the Southerly boundary of the said Section 30, with and 50.00 feet distant at right angles Southeasterly from the center line of the Klamath Falls Midland section of the Oregon State Highway, as the same is now located and constructed from which point of intersection the Southwesterly corner of said Section 30 bears South 89° 42 1/2' West 827.1 feet more or less distant and running thence North 89° 42 1/2' East 517.57 feet along said Section line to the true point of beginning of this description and running thence North 0° 17' West 130.0 feet; thence South 89° 42 1/2' West 74.32 feet more or less to a point in a line parallel with and 325.00 feet distant at right angles Southeasterly from the said center line of the Oregon State Highway; thence North 36° 49 1/2' East along said parallel line 188.11 feet; thence North 89° 42 1/2' East parallel with said section line 110.81 feet; thence South 0° 17 1/2' East 280.00 feet more or less to a point in said Section line; thence South 89° 42 1/2' West 150.00 feet more or less along said Section line to the said true point of beginning.

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Commencing at the point of intersection of the section line marking the Southerly boundary of said Section 30 with a line parallel with and 50 feet distant at right angles Southeasterly from the center line of the Klamath Falls-Midland section of the Oregon State Highway as the same is now located and constructed, from which point of intersection the Southwesterly corner of said Section 30 bears South 89° 42 1/2' West 827.1 feet more or less, distant and running thence North 89° 42 1/2' East 667.57 feet along said section line to the true point of beginning of the tract to be herein described; thence North 0° 17 1/2' West 280 feet; thence North 89° 42 1/2' East and parallel with said section line, 50 feet to a point; thence South 0° 17 1/2' East 280.00 feet more or less to a point in said section line; thence South 89° 42 1/2' West 50 feet more or less along said section line to said true point of beginning.

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SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

3. Reclamation Extension Act, including the terms and provisions thereof, accepted by Alexander A. Davis recorded in Deed Volume 43 at page 409, Records of Klamath County, Oregon.

4. An easement created by instrument, including the terms and provisions thereof, dated April 28, 1941, recorded September 12, 1941 in Book 141 at page 71, Deed Records in favor of the California Oregon Power Co., a California corporation, for electric transmission line over Lot 3 and S 1/2 SW 1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian.

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(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

Taxes for the year 1972-73.

and that grantor 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 those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 14,000.00
 However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).^⑥

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 12th day of May, 1973; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Ralph R. Shafer
Minnie K. Shafer

(If executed by a corporation,
 affix corporate seal)

STATE OF OREGON,

County of Klamath

ss.

Personally appeared, the above named Dyrall R. Shafer and Minnie K. Shafer AKA Dyrall Ralph Shafer & Minnie Kathleen Shafer, his wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

PUBLIC

Notary Public for Oregon

My commission expires: 2-6-77

Notary Public for Oregon

My commission expires:

NOTE: The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

(SURVIVORSHIP)

DRYAL R. SHAFER, et ux.

TO

PACIFIC WEST MORTGAGE CO.

an Oregon corporation

STEVEN-NESS LAW PUB. CO., PORTLAND, ORE.

BELL & BELL
 ATTORNEYS AT LAW
 STAYTON, OREGON 97383

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

FEE \$ 6.00

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 11th day of May, 1973, at 10:49 o'clock A.M., and recorded in book M 73 on page 5811.

Record of Deeds of said County. Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

Bo Hazel Drangil Deputy.