

1125

KNOW ALL MEN BY THESE PRESENTS, That Michael D. Short, also known as Michael E. Short

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Pacific West Mortgage Co., an Oregon corporation

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, 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:

PARCEL 1:

Beginning at the NE corner of the SE quarter (SE1/4) of Section 36, Township 24 South, Range 8 East of the W. M.; thence South 254.8 feet to the true point of beginning; thence West Northwesterly 316 feet to the East boundary of U. S. Highway 97; thence Southerly along said boundary, 228.5 feet; thence Easterly at a 90° turn, 30 feet; thence Southerly at right angles, 100 feet to the North boundary line of a parcel of land deeded to Willis and Mabel Jorstad as recorded in Book 155, page 34 in County Clerk's office of Klamath County; thence Easterly along said line 440.4 feet to Section line; thence North 362.9 feet to point of beginning.

PARCEL 2:

A tract of land situated in the NE1/4 of the SE1/4, Section 36, Township 24 South, Range 8 East of the W. M., more particularly described as follows: Beginning at the NE corner of the SE1/4 of said Section 36;

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(continued over)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that

grantor will warrant and forever defend the said 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 \$ 23,381.2

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 27 day of May, 1975; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Michael D. Short

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Marion } ss.
May 27, 1975

Personally appeared the above named Michael D. Short, also known as Michael E. Short

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Walter H. Reed
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 8-21-78

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

Personally appeared _____ and _____ 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)
Notary Public for Oregon
My commission expires: _____

Michael D. Short

GRANTOR'S NAME AND ADDRESS

Pacific West Mortgage Co.
P. O. Box 497
Stayton, Oregon 97383

GRANTEE'S NAME AND ADDRESS

After recording return to:

Pacific West Mortgage Co.
P. O. Box 497
Stayton, Oregon 97383

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Pacific West Mortgage Co.
P. O. Box 497
Stayton, Oregon 97383

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer Deputy

SPACE RESERVED FOR RECORDER'S USE

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thence West along the center line of said Section, 407 feet more or less, to the Easterly right ofway line of the Dalles-California Highway; thence in a Southerly direction along said right of way line 400 feet; thence Easterly at right angles to said highway, 536 feet, more or less, to the Northeasterly corner of Parcel 2 of Deed recorded March 20, 1957 in Deed Volume 290 at page 392 and the true point of beginning; thence Southerly at right angles 400 feet to the Southeasterly corner of Parcel 1 of Deed recorded March 20, 1957 in Deed Volume 290, page 392; thence at right angles Southeasterly to the Section line; thence Northerly along said Section line to the Southeasterly corner of Deed recorded June 19, 1959, in Deed Volume 313 at page 415; thence Northwesterly along the Southerly line of Deed recorded in Volume 313, page 415, to the point of beginning.

PARCEL 3:

A parcel of land lying in the NE 1/4 of the SE 1/4 of Section 36, Township 24 South, Range 8 East of the W. M., and being a portion of that property described in that certain deed to State of Oregon, by and through its State Highway Commission recorded in Deed Volume 252, page 172, records of Klamath County; the said parcel being that portion of said property lying Southeasterly of a line which is parallel to and 100 feet South-easterly of the center line of the relocated The Dalles-California Highway which center line is described as follows: Beginning at Engineer's center line Station 42+00, said Station being 125 feet North and 298 feet West of the East quarter corner of said Section 36; thence South 25°50' West 1000 feet to Station 52+00, said parallel line crosses the Northeasterly and Southwesterly line of said property approximately opposite center line Station 46+30 and 47+30, respectively.

SUBJECT TO THE FOLLOWING:

1. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.
2. Limited access in deed to State of Oregon by and through its State Highway Commission recorded January 14, 1952 in Volume 252 at page 220, Deed Records of Klamath County, Oregon.
3. Right of way contract, including the terms and provisions thereof, granting the right to select a route for permanent pipe line 5 feet in width to Cascade Natural Gas Corporation, recorded August 7, 1963 in Deed Volume 347 at page 218, Deed Records.
4. Limited access in Deed from State of Oregon by and through its State Highway Commission recorded August 16, 1962 in Deed Volume 339 at page 417, Deed Records.
5. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$11,000.00, dated March 1, 1967, recorded March 1, 1967, in Book M-67, at page 1438, from Benjamin N. Glanville and Margaret D. Glanville, husband and wife, mortgagor to United States of America acting through the Farmers Home Administration United States Department of Agriculture, mortgagee.
6. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$3,900.00, dated January 24, 1969, recorded January 24, 1969, in Book M-69 at page 647, from Michael D. Short and Mary E. Short, husband and wife, as mortgagor, and United States of America, acting through the Farmers Home Administration, United States Department of Agriculture.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at _____ TRANSAMERICA TITLE INS. CO

this 28th day of May _____ 1975 at 10:50 o'clock A.M., and

duly recorded in Vol. M. 75 _____ of DEEDS _____ on Page 5870

FEE \$ 4.00

W. D. MILNE, County Clerk

Hazel [Signature]