

1-1-74

A-27069

WARRANTY DEED

Vol. 77 Page 1643

KNOW ALL MEN BY THESE PRESENTS, That John A. Short & Thelma E. Short, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Steven B. Preslar & Judith Preslar, husband and wife, hereinafter called 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:

As set forth in Exhibit "A" attached hereto.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservation, conditions, waiver of riparian rights of record, easements and rights of way of record and those apparent on the land. The premises are specially assessed for farmlands.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 except as above set forth

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 \$ 60,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 28 day of January, 1977; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
January 28, 1977

Personally appeared the above named John A. Short & Thelma E. Short, husband and wife,

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9-17-78

STATE OF OREGON, County of _____) ss.
January 28, 1977

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

John A. Short
Route 2, Box 547
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Steven B. Preslar and
Judith Preslar, husband and wife
1303 Altamont Drive, Klamath Falls, OR
GRANTEE'S NAME AND ADDRESS 97601

After recording return to:

Grantee named above

NAME, ADDRESS, ZIP

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

Grantee named above

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____

I certify that the within instrument was received for record on the day of _____, 1977,

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

1644

PARCEL 4: A piece or parcel of land situate in the Southeast quarter of Section 24 Township 39 South, Range 9 E.W.M., more particularly described as follows: Beginning at the intersection of the centerline of the U.S.B.R. #A-7(K) Lateral as the same is presently located and constructed and the old existing fence generally accepted as the South line of Section 24 Township 39 South, Range 9 E.W.M., from which the iron monument marking the Southeast corner of said Section 24 bears North 89°16'50" East 890.1 feet distant; thence South 89°16'50" West along said fence line 20.0 feet to an iron pin reference monument; thence continuing South 89°16'50" West along said fence line 1764.4 feet to an iron pin; thence North 0°12'50" West along an old existing fence 1361.6 feet to an iron pipe; thence North 1°27'50" East along said old existing fence 693.9 feet to an iron pin on the centerline of the U.S.B.R. #1-C-1-C Lateral as the same is presently located and constructed; thence along the centerline of the 1-C-1-C Lateral the following courses and distances: South 87°27' East 266.6 feet and South 48°34'20" East 1700.4 feet, more or less, to the intersection with the centerline of the A-7(K) Lateral as the same is presently located and constructed; thence along the centerline of the A-7(K) Lateral the following courses and distances: South 31°32'10" West 116.6 feet, South 11°31' West 205.3 feet, South 2°18' West 299.1 feet, and South 49°18' East 454.5 feet, more or less, to the point of beginning. SAVING AND EXCEPTING THEREFROM that portion conveyed to United States of America for laterals by deed Vol. 24, page 131, records of Klamath County, Oregon.

Together with an easement over a parcel of land situate in the N¹/₄NE¹/₄ of Section 25 Township 39 South, Range 9 E.W.M., more particularly described as follows: Beginning at a point on the North line of Section 25, 774.9 feet East from the North quarter corner thereof; thence South 0°27' East to a point on the North line of the County Road; thence North 89°33' East along the North line of the County Road 60 feet to a point; thence North 0°27' West to a point on the North line of said Section 25; thence West along the North line of Section 25, 60 feet, more or less, to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Exhibit A

led for record at request of KLAMATH COUNTY TITLE CO

this 28th day of JANUARY A. D. 19 77 at 3:45 o'clock P. M., and

duly recorded in Vol. M 77, of DEEDS on Page 1643

Wm. D. MILNE, County Clerk

FEE \$ 6.00

Harold Duane