

9599

## BARGAIN AND SALE DEED

Vol. 1782 Page 2614

THELMA E. SHORT, Grantor, conveys to JOHN A. SHORT, REBECCA I. FURMAN and THELMA E. SHORT, Co-Trustees of THE THELMA E. SHORT TRUST, created by Trust Agreement dated March 1, 1982, Grantees, the following described real property situate in Klamath County, Oregon, described as:

## PARCEL I

Beginning at the section corner common to Sections 19 and 30, Township 39 South, Range 10 E.W.M., and Sections 24 and 25, Township 39 South, Range 9 E.W.M. and running thence North 89°39' East along the Section line between the said Sections 19 and 30 a distance of 600 feet to the true point of beginning; thence continuing North 89°39' East along said section line a distance of 1916.5 feet, more or less, to a point in the line marking the Westerly boundary of the right of way for the "C" Canal of the U. S. Bureau of Reclamation Klamath Project; thence South 14°18' West along said boundary line of "C" Canal right of way 1331.5 feet; thence South 89°39' West parallel with said section line between Sections 19 and 30 a distance of 1590.6 feet, more or less, to a point which is 600 feet distant from the West line of said Section 30; thence North 0°08' East parallel with and 600 feet distant at right angles Easterly from said section line a distance of 1288.2 feet, more or less, to the point of beginning. Together with an easement over and across the Northerly 30 feet of that portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 30 adjoining the above described parcel on the Westerly side thereof for road and public utility purposes. Also, together with the right and privilege of conveying irrigation water to the above described tract along certain ditches now located and constructed over and across the E $\frac{1}{2}$ NW $\frac{1}{4}$  of said Section 30.

Subject to an easement for that certain irrigation ditch conveying irrigation water to the Henley School Grounds.

## PARCEL II

Beginning at the Northeast corner of the Southeast quarter of Section 24, Township 39 South, Range 9 E.W.M.; thence West along the North line of said Southeast quarter to the Northwest corner thereof; thence South along the West line of said Southeast quarter 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 degrees 27' East 266.6 feet and South 48 degrees 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 following the centerline of said A-7(K) Lateral in a Northeasterly direction to a point on the Southerly boundary, as extended, of that parcel of land conveyed at Page 8438 of Vol. M67 of the deed records of Klamath County, Oregon; thence Easterly to the Southwest corner of said parcel of land conveyed at Page 8438 of Vol. M67 of Deeds; thence following the easterly bank of said A-7(K) Lateral the following courses and distances: North 42 degrees 30'00" East a distance 224.80 feet and North 27 degrees 09'30" East a distance of 294.3 feet; thence northeasterly along the easterly Bank of said Lateral to the west boundary of the Merrill Highway; thence east to the east boundary of Section 24; thence north, along the East boundary of Section 24 to the point of beginning.

This property is subject to a common easement created in that certain Contract of Sale and purchase of real property dated December 30, 1977, wherein John A. Short and Thelma E. Short are Sellers, and Paul H. Fairclo is Purchaser. A "Notice of Contract" was recorded on December 30, 1977 as Document No. 41068, in Volume M77, Page 25140 Klamath County Records.

The true and actual consideration for this transfer is none.

Until a change is requested, all tax statements shall be mailed to Grantees at: 7504 Short Rd. K. Falls. Ore  
DATED this 1st day of March, 1982.

Thelma E. Short

STATE OF OREGON )  
 ) ss.  
County of Klamath )

Personally appeared the above-named THELMA E. SHORT and acknowledged the foregoing instrument to be her voluntary act.  
Before me:

Marlene K. Swamy  
Notary Public for Oregon  
My Commission expires: 9/16/85

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at~~ March

this 2 day of March A.D. 19 82 at 11:19 o'clock A.M., and  
duly recorded in Vol. M 82, of Deeds on Page 2614

Fee \$8.00

EVELYN BIEHN, County Clerk

By Joyce McQuinn

Return to:  
William P. Brandsness, P.C.  
411 Pine Street  
Klamath Falls, Or 97601