

1-1-74

96541

WARRANTY DEED

Vol. M89 Page 1859

KNOW ALL MEN BY THESE PRESENTS, That ALTON A. SHORT and GRACE SHORT, as tenants by the entirety,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL R. PETERSON and PEGGY LOU PETERSON, as tenants by the entirety, 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:

A parcel of land situate in the E½ of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at the quarter corner common to Sections 13 and 24, Township 39 South, Range 9 East of the Willamette Meridian; thence North along the North South center section line 30.0 feet to the true point of beginning; thence continuing North along the North South center section line 4190.0 feet to the intersection with the Southerly right of way line of the U.S.B.R. A-Canal; thence Southeasterly along the Southerly right of way line of said canal to a point that is 1130.0 feet East of the West line of the E½ of Section 13; thence South parallel to the North South center section line 2830.0 feet to the intersection of the North right of way line of the County road (Airway Drive); thence West along the North right of way line 1130.0 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying South of the Northerly boundary of the proposed South Side ByPass.

ALSO EXCEPTING THEREFROM a parcel of land situate in the E½ of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at the quarter corner common to Sections 13 and 24, Township 39 South, Range 9 East of the Willamette Meridian; thence North along the North South center section line 30.0 feet to the true point of beginning; thence continuing North along the North South center section line 4190.0 feet to the intersection with the Southerly right of way line of the U.S.B.R. A-Canal; thence Southeasterly along the Southerly right of way line of said canal to its intersection with the centerline of a drain ditch, some 620 feet East of the West line of the E½ of said Section 13; thence in a generally Southerly direction along said canal centerline to its intersection with the centerline of a second drain ditch; thence in a generally Southeasterly direction along the centerline of the second drain ditch, to a point that is some 565 feet East of the West line of the E½ of said Section 13; thence due South to a point 30 feet North of the South line of said Section 13; thence West 503 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion lying South of the Northerly boundary of the proposed South Side By-Pass.

AND ALSO EXCEPTING those portions lying within the canal right of ways.

ALTON A. & GRACE SHORT
6827 AIRWAY DRIVE
KLAMATH FALLS, ORE. 97601

GRANTOR'S NAME AND ADDRESS

MICHAEL R. & PEGGY LOU PETERSON
2811 KANE STREET
KLAMATH FALLS, OREGON 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Arten C. Kagay
13619 E. JOYGLEN DR
Whittier, Ca, 90605

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

SS.

I certify that the within instrument was received for record on the 30th day of Jan., 1989, at 2:00 o'clock P.M., and recorded in book M89 on page 1859 or as file/reel number 96541, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mulvaney, Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$13.00

89 JAN 30 PM 2 00

1890

GRANTEES are to be entitled to use the existing roads on GRANTORS' property for access until completion of the proposed South Side Bypass, at which time Grantees shall have full rights of ingress and egress from any new roads created by said bypass on Grantors' property.

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 \$ 56,700.00
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 APRIL, 1978, 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.)
APRIL 28, 1978)
ALTON A. SHORT and GRACE SHORT,)
as Grantees by the entirety)
and acknowledged the foregoing instru-)
ment to be their)
voluntary act and deed.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 4-5-82

STATE OF OREGON, County of ss.)
Personally appeared)
and)
who, being duly sworn,)
each for himself and not one for the other, did say that the former 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 be-)
half 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)

After recording return to:
GRANTEE'S NAME AND ADDRESS
ALTON A. & GRACE SHORT
6827 AIRWAY DRIVE
KLAMATH FALLS, ORE. 97601
GRANTOR'S NAME AND ADDRESS
MICHAEL R. & PEGGY LOU PETERSON
2811 KANE STREET
KLAMATH FALLS, OREGON 97601
NAME, ADDRESS, ZIP
ALTON C. KAGAY DE
13619 E. JOYCE LN DE
WHITIER, Ca. 90605

STATE OF OREGON, County of Klamath, ss.)
I certify that the within instru-)
ment was received for record on the)
30th day of Jan., 1989,)
at 2:00 o'clock P.M., and recorded)
in book M89 on page 1859, or as)
file/reel number 96541)
Record of Deeds of said county.)
Witness my hand and seal of)
County affixed.)
Evelyn Blehm, County Clerk)
Recording Officer)
Bonneville Mullock, Deputy)
Fee \$13.00