

OK 17789

WARRANTY DEED

Vol. 1790 Page 14405

KNOW ALL MEN BY THESE PRESENTS, That JOHN A. SHORT and REBECCA I. FURMAN, nka REBECCA I. SHORT, surviving co-trustees of the THELMA E. SHORT TRUST dated March 1, 1982, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN A. SHORT, a widower, 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:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

(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 those of record

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 \$estate planning. 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 13th day of July, 1990; 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

John A. Short
JOHN A. SHORT, Co-Trustee

Rebecca I. Furman Short
REBECCA I. FURMAN SHORT, Co-Trustee

STATE OF OREGON,)
County of Klamath) ss.
July 13, 1990

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 _____ president and that the latter is the _____ secretary of _____

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:

(If executed by a corporation, affix corporate seal)

Personally appeared the above named JOHN A. SHORT and REBECCA I. FURMAN SHORT

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

(OFFICIAL SEAL)

Before me:

Michael C. Miller

Notary Public for Oregon

My commission expires: 10/24/92

THELMA E. SHORT TRUST

GRANTOR'S NAME AND ADDRESS

JOHN A. SHORT
7404 Short Road
Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:
Michael C. Miller
601 Main Street, Suite 210
Klamath Falls OR 97601-6007

NAME, ADDRESS, ZIP

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

John A. Short
7404 Short Road
Klamath Falls OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

65-144-6-100-06

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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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Michael C. Miller the 19th day
of July A.D., 19 90 at 1:59 o'clock P M., and duly recorded in Vol. M90
of Deeds on Page 14405

FEE \$33.00

EVELYN BLINN

County Clerk

By

Barbara A. Petrich