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WARRANTY DEED

Vol. 1790 Page 14407

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 ①, 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, Co-Trustee

REBECCA I. FURMAN SHORT, Co-Trustee

STATE OF OREGON, County of ss.

County of Klamath July 13, 1990

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.

Before me: Michael C. Miller
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 10/24/92

Personally appeared 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: (If executed by a corporation, affix corporate seal)

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 of 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

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EXHIBIT A

14408

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 NW¼NW¼ 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 E¼NW¼ of said Section 30.

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

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 14407

FEE \$33.00

EVELYN BYRN

County Clerk

By

Bernetha A. Letoch

EXHIBIT A