



## WARRANTY DEED

#01043481

AFTER RECORDING RETURN TO:

ESTHER HUNT GREWELL

22595 Hwy 70  
Dairy, OR. 97625UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

CHARLES J. SHORT AND BARBARA J. HANSEN, TRUSTEES OF THE DORIS M. SHORT TRUST DATED AUGUST 28, 1992, hereinafter called GRANTOR(S), convey(s) to ESTHER HUNT GREWELL, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

69 "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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above. The true and actual consideration for this transfer is \$50,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 18th day of July, 1995.

THE DORIS M. SHORT TRUST DATED AUGUST 28, 1992

Charles J. Short Trustee  
CHARLES J. SHORT, TRUSTEE

Barbara J. Hansen Trustee  
BARBARA J. HANSEN, TRUSTEE

STATE OF OREGON

County of Klamath

On July 27<sup>th</sup>, 1995, CHARLES J. SHORT and BARBARA J. HANSEN, TRUSTEES OF THE DORIS M. SHORT TRUST DATED AUGUST 28, 1992 personally appeared before me,

\_\_\_\_ who is personally known to me

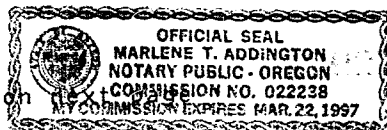
☒ whose identity I proved on the basis of driver's licenses

\_\_\_\_ whose identity I proved on the oath/affirmation of \_\_\_\_\_, a credible witness

to be the signer of the above document, and he/she acknowledged that he/she signed it.

Marlene T. Addington  
Notary Public for Oregon

Continued



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My Commission Expires: 3-22-97

EXHIBIT "A"

Beginning at the Southeast corner of the NE 1/4 of the NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, running thence North 209 feet; thence West 418 feet; thence South 209 feet; thence East 418 feet to the place of beginning.

AND ALSO

A portion of the NW 1/4 NE 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the point of intersection of the West line of said NW 1/4 NE 1/4 with the North line of the Dairy-Bonanza Highway right of way; thence North along said West line a distance of 350 feet; thence East a distance of 281.7 feet, more or less, to the Northwest corner of the tract of land deeded to Martin S. Kroeger, et ux., by deed recorded in Book 260 at Page 435, Deed Records of Klamath County, Oregon; thence South along the East line of said Kroeger tract a distance of 350 feet, more or less, to said North line of the Dairy-Bonanza Highway right of way line; thence West along said North line of said Highway to the point of beginning.

CODE 37 MAP 3811-V3400 TL 300  
CODE 37 MAP 3811-V3480 TL 1800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 27th day  
of July A.D., 19 95 at 3:45 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 19654.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Annette Mueller