

2000 DEC 28 AM 9:33

# STATUTORY WARRANTY DEED

Vol MOO Page 46544

REBECCA I. SHORT as Successor Trustee of the JOHN A. SHORT TRUST DATED DECEMBER 10, 1991, Grantor, conveys and warrants to REBECCA I. SHORT and RONALD C. SHORT, tenants in common, each as to an undivided 1/2 interest, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

See attached Exhibit "A"

The true and actual consideration for this conveyance is according to the terms of the John A. Short Trust.

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 30.930.

Until a change is requested, all tax statements are to be sent to the following address:

**Ronald C. Short**  
7960 Short Road  
Klamath Falls, Oregon 97601

Rebecca I. Short  
P.O. Box 1013  
Klamath Falls, Oregon 97601

Dated this 20 day of December, 2000.

Rebecca D Short

[illegible]

The foregoing instrument was acknowledged before me this 20 day of February, 2000, by  
REBECCA I. SHORT.



Notary Public for Oregon  
My Commission expires:

**Richard Fairclo  
Attorney at Law  
280 Main Street  
Klamath Falls OR 97601**

## EXHIBIT "A"

46545 #4

the following-described real property in Klamath County, Oregon: 3909-24-300

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 Theima 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  
Recorded 12/28/00, at 9:33 a.m.  
In Vol. M00 Page 46544  
Linda Smith,  
County Clerk Fee\$ 26<sup>00</sup>