

24-486

51674

WARRANTY DEED

VOL. 171 4354

L.F.

This Indenture Witnesseth, THAT JOHN FABIANEK, JR. and LORENA F. FABIANEK,

husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto PORTLAND MORTGAGE COMPANY, an Oregon Corporation, its successors

and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

A portion of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

All that portion of the following parcel lying West of the Klamath Project A-3-B Lateral: Beginning at a point on the Westerly boundary of the right-of-way line of Homedale Road, which point is on the Southerly boundary of the U.S.R.S. Drain Ditch running East and West across the Northerly part of the said NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, and running thence South along the Westerly boundary line of said Homedale Road 872.4 feet to the point of beginning; thence West to the Easterly right-of-way line of Klamath Project Drain #1-C-1-A-1; thence Southerly along said Easterly boundary line of said Drain to the South line of said NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of said Section 14, Township 39 South, Range 9 East of the Willamette Meridian; thence East along said South line of said NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 14, Township 39 South, Range 9 East of the Willamette Meridian to the Westerly right-of-way line of Homedale Road; thence Northerly along the Westerly right-of-way line of Homedale Road to the point of beginning.

EXCEPT THEREFROM that portion conveyed to Klamath County for road purposes as set forth in Deed Volume 93 at page 467.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; Reservations set forth in deed recorded June 26, 1940 in Book 130 at page 191 of Deed Records of Klamath County, Oregon.

The true and actual consideration for this transfer is \$ 6,800.00

The foregoing recitation of consideration is true as I verily believe.  
TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, its successors and assigns forever. And the said grantors do hereby covenant to and with the said grantee, its successors and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 12th day of May, 19 71.

(SEAL) John Fabianek, Jr. (SEAL)  
(SEAL) Lorena F. Fabianek (SEAL)

STATE OF OREGON, County of Klamath ss. May 12, 1971.  
Personally appeared the above named John Fabianek, Jr. and Lorena F. Fabianek, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

NOTARY  
From Office of  
GANONG, GANONG & GORDON  
First Federal Building  
Klamath Falls, Oregon

Before me: *Ronald E. Waite*  
Notary Public for Oregon.  
My commission expires 7/1/72

STATE OF OREGON, }  
County of Klamath } ss.  
I certify that the within instrument was received for record on the 13th day of May 1971, at 11:52 o'clock A. M., and recorded in book M 71 on page 4354 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne  
25 By *Alice C. Fager* County Clerk-Recorder  
Fee \$1.50 Deputy

Return to:  
Equitable Savings  
P.O. Box 1750  
City

STATE OF OREGON  
Personally appeared  
husband and wife  
and acknowledged  
NOTARY  
From Office of  
GANONG, GANONG & GORDON  
First Federal Building  
Klamath Falls, Oregon