

85057

28-4845
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That PANSY HORNBEAK, a single woman, Grantor, in consideration of TEN OR MORE DOLLARS, to her paid by JOHN SARUTZKI and MARY J. SARUTZKI, husband and wife, Grantees, does hereby grant, bargain, sell and convey unto the said Grantees, as Tenants by the Entirety, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

Beginning at a point on the Southeasterly right-of-way line of the County Road known as the Depot Road extending from the CITY OF MALIN, Oregon, to the Great Northern R.R. Depot, which point of beginning is S. 89°59' E., 296.4 feet, thence South 256.9 feet to the southeasterly line of said road and thence N. 71°00' E. along the southerly line of said road, a distance of 255.5 feet from the brass cap monument marking the northeast corner of Lot 14, Section 16, Township 41 South, Range 12 East, W.M.; thence South 159.1 feet; thence N. 89°34' E. 50 feet; thence North 176.3 feet to the southeasterly line of said Depot Road; thence S. 71°00' W., a distance of 52.9 feet to the point of beginning, being a parcel of land in Lot 15, Section 16, Township 41 South, Range 12 East, Willamette Meridian;

SUBJECT TO: (1) Acreage and use limitations under provisions of the U. S. 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; (2) Right of Way, including the terms and provisions thereof, to The California Oregon Power Company, dated August 15, 1931, recorded December 4, 1931 in Book 96 at page 353, Deed Records of Klamath County, Oregon; and (3) Rights of the public in and to any portion of the above described property lying within the limits of roads or highways.

TO HAVE AND TO HOLD the above described and granted premises unto the said Grantees as tenants by the entirety, their heirs and assigns forever.

And I, the Grantor, covenant that I am lawfully seized in fee simple of the above granted premises free from all incumbrances, with exceptions above stated, and that I will and my heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness my hand and seal this 24th day of January, 1962.

Pansy Hornbeak (SEAL)
Pansy Hornbeak

(SEAL)

(SEAL)

STATE OF OREGON)
County of Klamath) ss.

On this 24th day of January, 1962, before me, the undersigned, a Notary Public for Oregon, personally appeared the within named Pansy Hornbeak, a single woman, who is known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

William D. Brickner
Notary Public for Oregon
My comm. expires 10-29-63

STATE OF OREGON; COUNTY OF KLAMATH; ss.
TRANSAMERICA TITLE INS. CO

Filed for record at request of _____
this 11th day of January A.D., 1974 at 12:38 o'clock P.M., and duly recorded in
Vol. M 74 of DEEDS on Page 322

FEE \$ 2.00

WM. D. MILNE, County Clerk
By Hazel Dargatz Deputy

JAN 11 12 38 PM 1974

Return to:
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17633