

KNOW ALL MEN BY THESE PRESENTS, That HELEN M. SARUTSKI, also known as Helen M. Sarutski, a widow, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GUY DUTTON, single, 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:

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 deg. 59' E. 296.4 feet, thence S. 256.9 ft. to the southeasterly line of said road and thence N. 71 deg. 00' E. along the southerly line of said road, a distance of 255.5 ft. 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 deg. 34' E. 50 feet; thence North 176.3 feet to the southeasterly line of said Depot Road; thence S. 71 deg. 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, W.M.;

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 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 above stated,

and that grantor will warrant and forever defend the above granted 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 \$ 3,200.00 .

[illegible]

WITNESS grantor's hand this 21st day of May, 1973.

Heben M. Sautski

STATE OF OREGON,

County of Klamath

} ss.

BE IT REMEMBERED, That on this 21st day of May, 1973, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named HELEN M. SARUTSKI, also known as Helen M. Sarutski

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.

Wilbur O. Brickner

Wilbur O. Brickner
Notary Public for Oregon
My commission expires Oct. 29, 1975

Wilbur O. Brickner

Notary Public for Oregon.
My Commission expires Oct. 29, 1975

WARRANTY DEED

(FORM No. 703)
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instrument was received for record on the 11th day of January, 1974, at 12:38 o'clock P.M., and recorded in book M 74 on page 323 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By

Wilbur O. Brickner

AFTER RECORDING RETURN TO

FEE \$ 11.00

WILBUR O. BRICKNER
Attorney at Law
P. O. Box 446
Merrill, Ore. 97633