

A-29542

CHARLES CLYDE WHITMORE, JR., Grantor, conveys and warrants to

DONALD B. SARUTZKI and AGNES SARUTZKI, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Beginning at the Southeast corner of the Southeast quarter of the Southeast quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 31, Township 39 South, Range 10 East of the Willamette Meridian; running thence West on the South line of said Section 31 to West line of Lot 7 said Section 31; thence North with meander line on the East side of Lost River to a point on said meander line 7 chains and 68 links North of said Section line; thence in an easterly direction to the Northeast corner of the Southeast quarter of the SE $\frac{1}{4}$  of said Section 31; thence South twenty chains to the place of beginning, being a portion of the South half of the Southeast quarter and Lot 7, Section 31 in Township 39 South, Range 10 East of the Willamette Meridian, excepting therefrom such portion as have been heretofore deeded to the United States of America for canal rights of way, and also excepting that portion thereof deeded to Great Northern Railway Company for railroad rights of way by deed dated June 10, 1931 and recorded on the 13th of June, 1931, in Volume 95 page 454, records of Klamath County, Oregon.

SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, SAVING AND EXCEPTING THAT portion lying within the right of way of the "G" Canal

NE $\frac{1}{4}$ NE $\frac{1}{4}$ , Lots 7, 8, and 9, Section 6, Township 40, South Range 10 East of the Willamette Meridian, SAVING AND EXCEPTING those portions deeded to the United States of America for canal purposes and to Great Northern Railway Company for railroad rights of way.

ALSO SAVING AND EXCEPTING that portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 6, Township 40 S. R. 10 East of the Willamette Meridian lying East of the "G" Canal.

TOGETHER with an easement for purposes of ingress and egress twenty feet in width along the Westerly portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 6, Township 40, South, Range 10, EWM lying East of the "G" Canal extending on the North from Hill Road east of and along the "G" Canal to the South line of the above-mentioned NE $\frac{1}{4}$ NE $\frac{1}{4}$ .

(1) taxes for 1978-79 are now a lien but not yet payable; (2) acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; (3) the assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land; if the land has become or becomes disqualified for the special assessment under the statute, an additional tax may be levied for the years since October 5, 1968, in which the land was subject to the special land use assessment; (3) liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; (4) rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Lost River; (5) agreement, including the terms and provisions thereof, given by Stephen H. Griffith and Grace T. Griffith

**WILLIAM P. BRANDSNESS**

ATTORNEY AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

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and William E. Griffith and ELLA G. GRIFFITH to United States of America dated October 26, 1908 and September 7, 1906 in Deed Volume 25, page 322 and Deed Volume 21, on page 252, records of Klamath County, Oregon; regarding releases of claims for damages during building or maintaining canals; (6) waiver of Riparian Rights, including the terms and provisions thereof, given by John B. Griffith to United States of America and Stephen H. Griffith to United States of America, dated May 7, 1909 and recorded May 11, 1909 in Deed Volume 27 on page 1 and in Deed Volume 27 on page 3, records of Klamath County, Oregon; (7) reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is One Hundred Eighty Seven Thousand One Hundred and No/100ths (\$187,100.00) DOLLARS.

Until a change is requested all tax statements shall be mailed to

Dept of Vet Affairs, Salem

DATED this 19 day of Oct, 1978.

Charles Clyde Whitmore Jr.

STATE OF Oregon } ss. Oct 19, 1978.  
County of Klamath }

Personally appeared the above-named CHARLES CLYDE WHITMORE, JR. and acknowledged the foregoing instrument to be his voluntary act.  
Before me:

Return to

Donald B. Sarutski  
5115 Crossroads  
K. Falls, Or

[Signature]  
Notary Public for Oregon  
My Commission expires 8-31-79

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

on 27th day of October A. D. 1978 at 3:57 clock PM., and

fully recorded in Vol. M78, of Deeds on Page 24326

Fee \$6.00

Wm. D. MILNE, County Clerk  
By Bernetha Hillsich

**WILLIAM P. BRANDSNESS**  
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2. WARRANTY DEED