

1-1-74

53191

WARRANTY DEED—SURVIVORSHIP

Vol. 1485 Page 14725

KNOW ALL MEN BY THESE PRESENTS, That Peter Hricziscse

for the consideration hereinafter stated to the grantor paid by Maynard Hricziscse and Kenneth Hricziscse

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship; their assigns and the heirs of the survivor of said grantees; all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

See reverse side of this document for legal description and by this reference said legal description is incorporated herein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

and that grantor will warrant and forever defend the said 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 \$100.00 and love and affection. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 7 day of September, 1985; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Peter Hricziscse

STATE OF OREGON

STATE OF OREGON, County of Washington, ss.

County of Clatsop, ss.

September 7, 1985

Personally appeared

and

Personally appeared the above named
Peter Hricziscse

who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

and acknowledged the foregoing instrument to be his voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires: 5/89

Peter Hricziscse

GRANTOR'S NAME AND ADDRESS

Maynard Hricziscse and Kenneth Hricziscse

4316 Barry Ave., Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Maynard Hricziscse

4316 Barry Ave., Rte 1, Box 126

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Above Grantees

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

Deputy

By

Joe pd
cc

PARCEL 2: 14726

A tract of land situated in Sections 15 and the NE $\frac{1}{4}$ of Section 22, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point from which the Section corner common to Sections 14, 15, 22 and 23 in said Township and Range, bears South 64° 03' 38" East 3410.52 feet; thence North 45° 00' 00" East 1480.00 feet to a point in the Easterly right of way fence of Hricziscse Road; thence along said Easterly right of way fence, North 40° 52' 17" West 175.29 feet; thence North 82° 39' 03" East 1483 feet, more or less, to the Westerly bank (edge of water) of the Langell Valley Irrigation District high line canal; thence Southeasterly along said bank, to its intersection with the East line of said Section 15, from which the corner common to said Sections 14, 15, 22 and 23 bears Southerly 1675 feet; thence Northerly to the North 1/16th corner common to said Sections 14 and 15; thence Westerly to the CN 1/16th corner of said Section 15; thence Southerly to the C $\frac{1}{2}$ corner of said Section 15; thence Westerly to the 1/16th corner common to said Sections 15, 16, 21 and 22; thence Southerly to the 1/16th corner common to said sections 15 and 22; thence Easterly to the Northwest 1/16th corner of said Section 22; thence Southerly, along the South line of the NE $\frac{1}{4}$ of said Section 22 to a point that bears South from the point of beginning; thence North 2822 feet, more or less, to the point of beginning, with bearings based on solar observation.

EXCEPTING THEREFROM THE FOLLOWING:

A tract of land situated in Sections 15 and 22, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is North 64° 03' 38" West a distance of 3410.52 feet from the Southeast corner of said Section 15; thence South 2822 feet, more or less, to the Southerly line of the NE $\frac{1}{4}$ of said Section 22; thence Westerly, along said Southerly line to the Northwest 1/16th corner of said Section 22; thence Northerly to the West 1/16th corner common to said Sections 15 and 22; thence Westerly to the Southwest corner of said Section 15; thence Northerly to the West $\frac{1}{2}$ corner of said Section 15; thence Easterly along the center-section line of said Section 15 to a point which bears North from the point of beginning; thence South to a point that is North 84.85 feet from the point of beginning; thence North 45° 00' 00" East to the centerline of Hricziscse Road; thence Southeasterly along the said center line, to a point which bears North 45° 00' 00" East from the point of beginning; thence South 45° 00' 00" West to the point of beginning, with bearings based on solar observation.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of September A.D. 19 85 at 11:28 o'clock A M., and duly recorded in Vol. M85
of Deeds on Page 14725

FEE \$9.00

Evelyn Biehn, County Clerk
By Frank Smith

Notary Public
My commission expires _____
I hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of the County of Klamath, State of Oregon.

RECORDED
INDEXED
1985 SEP 12 PM 4:30
CLERK OF COUNTY