

70-854
WARRANTY DEED

41786

VOL. M-70 PAGE 4725

This Indenture Witnesseth, THAT BERNIECE D. KNAPP, a single woman,
hereinafter known as grantor for the consideration hereinafter recited,
has bargained and sold, and by these presents does grant, bargain, sell and convey unto

EDWARD K. SILANI, a single man,
his heirs and assigns, the following described premises, situated in Klamath County,
Oregon, to-wit:

Lot 12, Block 125, MILLS ADDITION to the City of Klamath Falls,
Oregon.

SUBJECT TO: Easements and rights of way of record and those
apparent on the land, if any.

AND ALSO SUBJECT TO Trust Deed from Berniece Knapp, a single woman,
as grantor, to William Ganong, as trustee, and First Federal Savings
and Loan Association of Klamath Falls, Oregon, a corporation, as
beneficiary, dated September 5, 1969, and recorded September 12, 1969,
in Volume M-69, page 7864, Records of Klamath County, Oregon,
which grantee expressly assumes and agreed to pay.

The true and actual consideration for this transfer is \$ 13,630.00. *knapp*

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
his heirs and assigns forever. And the said grantor do hereby covenant to and with the said
grantee, his heirs and assigns, that she is the owner in fee simple of said premises;
that they are free from all incumbrances, except as above set out,
and that she will warrant and defend the same from all lawful claims whatsoever, except those
above set forth.

IN WITNESS WHEREOF, grantor has hereunto set her hand and seal
this 12th day of June 19 70.

(SEAL) *Berniece D. Knapp* (SEAL)
(SEAL)

STATE OF OREGON, County of Klamath ss. June 12, 19 70
Personally appeared the above named BERNIECE D. KNAPP, a single woman,
and acknowledged the foregoing instrument to be her voluntary act and deed.

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

Before me:
Ernest F. Gordon
Notary Public for Oregon
My commission expires 5-15-72

STATE OF OREGON, }
County of Klamath } ss.
I certify that the within instrument was received
for record on the 12th day of June
19 70 at 11:25 clock A. M., and recorded in book
M-70 on page 4725 Record of Deeds of
said County.
Witness my hand and seal of County affixed.

Wm. D. Milne
County Clerk-Recorder.
By *Deane M. Knutson* Deputy
Fee 1.50

Edna Realty
314 & 7th
Klamath Falls, OR

The
TO
his
grantee
that they
and that
above set forth
IN WIT
this 12th day