

79054

WARRANTY DEED

Vol. <sup>44</sup> 73 Page 9183

This Indenture Witnesseth, THAT

RAMONA A. WASSON,

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,

his heirs and assigns, the following described premises, situated in Klamath County,

Oregon, to-wit: A parcel of land situated in the SE $\frac{1}{4}$  of Section 10, Township 40 South,  
Range 9 East of the Willamette Meridian, more particularly described as follows:

Commencing at a 2" x 36" iron pipe with a Brass Cap marking the Northwest corner of  
said SE $\frac{1}{4}$ ; thence South 0°21'17" West along the Westerly line of said SE $\frac{1}{4}$ , 1334.56 feet  
to the true point of beginning; thence continuing South 0°21'17" West a distance of 352.11  
feet; thence leaving said Westerly quarter section line and running East along the Spring  
Lake meander line, a distance of 291.79 feet; thence South 66°15' East a distance of  
380.00 feet; thence North 82°40' East a distance of 22.74 feet; thence leaving said Spring  
Lake and running North 0°16'43" East a distance of 455.95 feet to the North line of the  
SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 10; thence South 89°45'43" a distance of 662.44 feet to  
the point of beginning.

Subject to: Regulations, including levies, assessments, water and irrigation rights and  
easements for ditches and canals, of Klamath Irrigation District; Regulations, including  
levies, assessments, water and irrigation rights and easements for ditches and canals,  
of Klamath Basin Improvement District, and subject to the terms and provisions of that  
certain instrument recorded July 24, 1970 in Vol. M-70, page 6187 as "Notice to persons  
intending to plat lands within the Klamath Basin Improvement District"; Rights of the  
public and of Governmental bodies in and to any portion of the above property lying  
below high water mark of Spring Lake; Acceptance of terms and conditions of Reclamation  
Extension Act of Aug. 13, 1914, recorded Oct. 31, 1914 in Deed Vol. 42, page 592; Release  
of damage occasioned by overflow or seepage of water of Melhase-Ryan Sump, recorded July  
7, 1924 in Deed Vol. 64, page 291; Easements and rights of way of record or apparent on  
the land, if any; and to real property taxes for fiscal year commencing July 1, 1973,  
which are now a lien but not yet payable.

The true and actual consideration for this transfer is \$..... 3,035.00 .....

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 does 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 those above set forth,  
and that she will warrant and defend the same from all lawful claims whatsoever, except those  
above set forth.

IN WITNESS WHEREOF, she has hereunto set her hand and seal  
this 16th day of July, 1973

(SEAL)

Ramona A. Wasson (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath, ss.

Personally appeared the above named Ramona A. Wasson,

July 16, 1973

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

From JAMES W. WESLEY  
GARY GORDON & SISEMORE  
FINANCIAL BUILDING Oregon  
Klamath Falls, Oregon

Before me:

James W. Wesley  
Notary Public for Oregon. 1-20-76  
My commission expires

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was re-  
ceived for record on the 16 day of JULY  
1973, at 3:44 o'clock P.M., and recorded in book  
N 73 on page 9183 Record of Deeds of  
said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Drayl County Clerk-Recorder

FEE \$ 2.00

Deputy

Return TO:  
EDWARD K. SILANI  
P.O. Box 122  
Klamath Falls, Oregon 97601