

28-5396

JUL 10 5 36 PM '72

1 THIS INDENTURE WITNESSETH, that EDWARD K. SILANI, hereinafter known as
2 Grantor, for the consideration hereinafter stated has bargained and sold and by
3 these presents does grant, bargain, sell and convey unto LEON D. KAMBAK and
4 JACQUELYN B. KAMBAK, husband and wife, Grantees, the following described premi-
5 ses, situated in Klamath County, Oregon, to-wit:

6 A parcel of land situated in the SE $\frac{1}{4}$ of Section 10, Township 40 South,
7 Range 9 East of the Willamette Meridian, being more particularly de-
8 scribed as follows:
9 Commencing at a 2"x36" iron pipe with brass cap marking the Northwest
10 corner of said SE $\frac{1}{4}$; thence South 00°21'17" West along the Westerly line
11 of said SE $\frac{1}{4}$, 1334.56 feet to the point of beginning for this description;
12 thence continuing South 00°21'17" West, 352.11 feet; thence leaving said
13 Westerly quarter section line and running East along the Spring Lake
14 meander line, 291.79 feet; thence South 66°15'00" East, 175.23 feet;
15 thence leaving said meander line North, 424.56 feet to the Northerly
16 line of the Southwest quarter of said Southeast quarter; thence South
17 89°45'43" West, 450.00 feet to the point of beginning.

18 TOGETHER WITH a 30 ft. easement for roadway purposes and ingress and
19 egress to the above-described property over the following described
20 property: A parcel of land situated in the SE $\frac{1}{4}$ of Sec. 10, Twp. 40
21 S., R. 9, E.W.M., being more particularly described as follows:
22 Commencing at a 2"x36" iron pipe with brass cap marking the Northwest
23 corner of said SE $\frac{1}{4}$; thence South 0°21'17" West along the Westerly line
24 of said SE $\frac{1}{4}$, 1334.56 feet and North 89°45'43" East 450.0 feet to the
25 point of beginning; thence continuing N. 89°45'43" East a distance of
26 212.44 feet; thence South 0°16'43" West 455.95 feet to the North line
27 of Spring Lake; thence along the meander line of said Spring Lake South
28 82°40' West a distance of 22.74 feet; thence North 66°15' West 38.0
29 feet; thence leaving said Spring Lake and running North a distance of
30 424.56 feet to the North line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 10,
31 and the point of beginning.

32 SUBJECT TO: Regulations, including levies, assessments, water and irri-
gation rights and easements for ditches and canals, of Klamath Irrigation
District; Regulations, including levies, assessments, water and irri-
gation rights and easements for ditches and canals, of Klamath Basin Im-
provement District, and subject to the terms and provisions of that cer-
tain instrument recorded July 24, 1970, in Vol. M-70 at 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 Exten-
sion Act of August 13, 1914, recorded October 31, 1914 in Deed Volume
42 at page 592; Release of damage occasioned by overflow or seepage of
water of Melhase-Ryan Sump, recorded July 7, 1924, in Deed Volume 64 at
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.

33 The true and actual consideration paid for this transfer is \$6,250.00.

34 TO HAVE AND TO HOLD the said premises with their appurtenances unto the
35 said grantees as an estate by the entirety. And the said grantor does hereby
36 covenant, to and with the said grantees, and their assigns, that he is the owner

GANDONG, SISEMORE
& ZAMSKY
ATTORNEYS AT LAW
838 MAIN STREET
KLAMATH FALLS, ORE.
97601

Warranty Deed - Page 1.

9185

1 in fee simple of said premises; that they are free from all incumbrances, except
2 those above set forth, and that he will warrant and defend the same from all
3 lawful claims whatsoever, except those above set forth.

4 IN WITNESS WHEREOF, he has hereunto set his hand and seal this 17th day of
5 July, 1973.

Edward K. Silani (SEAL)

7 STATE OF OREGON)
8 County of Klamath) SS

July 18, 1973

9 Personally appeared the above named Edward K. Silani and acknowledged the
10 foregoing instrument to be his voluntary act and deed. Before me:

James W. Wesley
Notary Public for Oregon

11 JAMES W. WESLEY
12 My Commission Expires: 1-20-76
My commission expires

13 Return to:
14 MR. LEON D. KAMBAK
15 WEYERHAEUSER OFFICE
16 KLAMATH FALLS, OREGON 97601

17 STATE OF OREGON; COUNTY OF KLAMATH; ss.
18 Filed for record at request of TRANSAMERICA TITLE INS. CO
19 this 18th day of JULY A. D. 1973 at 3:44 P.M., and
20 duly recorded in Vol. 1173 of DEEDS on Page 9184
21 Wm D. MILNE, County Clerk

22 FEE \$ 4.00

By *Hazel Drayton*

32 Warranty Deed - Page 2.

GANONG, BISEMORE
& ZAMSKY
ATTORNEYS AT LAW
222 MAIN STREET
KLAMATH FALLS, ORE.
97601