

A-26562

9753

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-WARRANTY DEED-

ANDREW A. SILANI and ALICE E. SILANI, husband and wife, Grantors, convey to JOANNE G. MELVIN and PHYLLIS I. CHRISTENSEN, Grantees, all that real property situate in the County of Klamath, State of Oregon, described as:

A parcel of land situated in Section 6, Township 36 South, Range 13, E.W.M., Klamath County, Oregon, being more particularly described as follows: Commencing at the Northeast corner of said Section 6; thence S 89°55'50" W along the Northerly line of said Section 6, 328.33 feet; thence leaving said Northerly section line S 20°24'00" W, 788.62 feet to the Point of Beginning for this description; thence continuing S 20°24'00" W, 332.31 feet; thence N 69°36'00" W, 655.40 feet, thence N 20°24' E, 332.31 feet; thence S 69°36'00" E, 655.40 feet to the point of beginning. Together with the easement shown on Exhibit A attached hereto.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Seven Hundred Fifty and No/100ths (\$750.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to the following address:

DATED this 2nd day of January, 1976.

Andrew A. Silani
Alice E. Silani

STATE OF OREGON)
County of Klamath) ss.

Jan 2, 1976.

Personally appeared the above-named ANDREW A. SILANI, and ALICE E. SILANI, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

After recording return to:
Phyllis I. Christensen and Joanne Melvin
P.O. Box 21
Wrightwood, Calif.

Phyllis I. Christensen
Notary Public for Oregon
My Commission expires: 8-5-79

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

EXHIBIT "A"

An easement 60.00 feet in width for roadway purposes the center-line of which is more particularly described in the following parts:

Part I

Commencing at the northeast corner of Section 6, T36S, R13E, W. M. Klamath County, Oregon; thence S89°55'50"W along the north line of said Section 6, 328.33 feet to the POINT OF BEGINNING for this part of this description; thence leaving said north section line S20°24'00"W, 788.62 feet; thence S24°55'02"E, 121.20 feet to the beginning of a curve to the right; thence along the arc of a 51.05 feet radius curve to the right (chord = 114°55'02"; long chord = 822°32'20"W, 36.07 feet) 102.38 feet to the end of curve; thence WEST, 118.29 feet; thence S20°24'05"W, 1286.89 feet; thence WEST, 699.25 feet; thence S89°45'40"W, 501.61 feet; thence N20°24'00"E, 2195.45 feet to said north line of Section 6, the terminus of this part of this description.

Part II

Commencing at the northeast corner of said Section 6; thence S89°45'25"E along the east line of said Section 6, 616.71 feet to the POINT OF BEGINNING for this part of this description; thence leaving said east section line WEST, 517.35 feet to the terminus of this part of this description.

Part III

Commencing at the southeast corner of the northeast quarter of said Section 6; thence S89°45'25"E along the east line of said Section 6, 334.64 feet; thence leaving said east section line S20°24'00"W, 493.47 feet to the POINT OF BEGINNING for this part of this description; thence WEST, 595.26 feet to the terminus for this part of this description.

Part IV

Commencing at the southeast corner of the northeast quarter of said Section 6; thence S89°45'25"E along the east line of said Section 6, 894.84 feet; thence leaving said east section line S20°24'00"W, 408.00 feet to the POINT OF BEGINNING for this part of this description; thence continuing WEST, 501.98 feet to the terminus of this part of this description.

Part V

Commencing at the northwest corner of the northeast quarter of said Section 6; thence S00°00'11"E along the west line of said northeast quarter, 550.00 feet; thence leaving said west quarter section line EAST, 400.00 feet to the POINT OF BEGINNING for this part of this description; thence continuing EAST, 264.73 feet to the terminus of this part of this description.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the _____ day of _____, A.D., 1976 at _____ o'clock _____ M., and duly recorded in Vol. _____ of _____ Deeds _____ on Page _____.

FEE \$.00

WM. D. MILNE, County Clerk

By Hazel M. Hargis Deputy