

38-20660-3 D

Return

WARRANTY DEED (INDIVIDUAL) Vol. 80 Page 393

79119

VIRGINIA M. DOAK

ANDREW A. SILANI and ALICE E. SILANI, husband and wife, hereinafter called grantor, convey(s) to all that real property situated in the County

of Klamath, State of Oregon, described as:

The SE $\frac{1}{4}$ of Section 6, and the NW $\frac{1}{4}$ of Section 7, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.
 2. Any existing easements visible on the ground for roads, pipe lines or utilities, to which the property might be subject under provisions of Land Status Report recorded in Book 309 at page 96, Deed Records, (Affects SE $\frac{1}{4}$ of Section 6)
 3. Any easements visible on the ground for roads, pipelines or utilities to which the property might be subject under provisions of Land Status Report recorded in Book 307 at page 361, Deed Records. (Affects NW $\frac{1}{4}$ of Section 7)
 4. Right of way, including the terms and provisions thereof, for roadway over SE $\frac{1}{4}$ of Section 6, granted to United States of America, and covenant(s) that grantor is the owner of the above described property free of all encumbrances except recorded november 7, 1958 in Miscellaneous Volume 13 at page 78.
 5. continued on reverse side
- and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

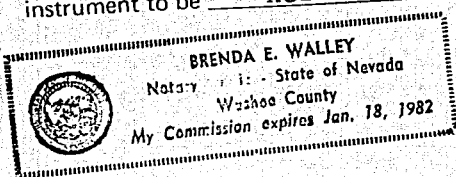
The true and actual consideration for this transfer is \$ 18,000.00

Dated this 4 day of January, 1980.

Virginia M. Doak
VIRGINIA M. DOAK

Nevada
STATE OF OREGON, County of Klamath Washoe) ss.

~~December~~ January 4, 1980, 1980 personally appeared the above named Virginia M. Doak and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me:

Brenda E. Walley
Notary Public for Oregon
My commission expires:

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

TA donna

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 Records of Deeds of said County. on page

Witness my hand and seal of County affixed.

By

Deputy

5. Right of way, including the terms and provisions thereof, for 80 foot roadway over N $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 7, granted to United States of America, recorded November 7, 1958 in Miscellaneous Volume 13 at page 76.

6. An easement created by instrument, including the terms and provisions thereof,

Recorded : October 7, 1958 Book: 304 Page: 433
In favor of : The California Oregon Power Company
For : Transmission and distribution of electricity,
along the West boundary of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NW $\frac{1}{4}$
of Section 7

7. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$18,000.00

Dated : September 28, 1965
Recorded : October 1, 1965 Book: M-65 Page: 2246
Mortgagor : Frank E. McBain, Jr. and Betty J. McBain, husband
and wife
Mortgagee : Vina Walker, a single woman

8. Unrecorded contract, including the terms and provisions thereof, and such other exceptions as may appear necessary upon the recording thereof,

Dated : May 1966
Vendor : Frank E. McBain, Jr. and Betty J. McBain, husband
and wife

Vendee : Richard J. Smith and Barbara A. Smith

as disclosed by the following assignment:

The vendees interest in said contract was assigned by instrument

Dated : October 10, 1966
Recorded : October 24, 1966 Book: M-66 Page: 11218
To : Robert Doak and Virginia M. Doak, husband and wife

9. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 8th day of January A. D. 1980 at 4:03 P M., or

duly recorded in Vol. M80, of Deeds on Page 399

Wm D. MILNE, County Clk.

By Bernetha Hetch

Fee \$7.00