

1-1-74

89920

KNOW ALL MEN BY THESE PRESENTS, That Andrew A. Silani and Alice E. Silani, Husband and Wife and Edward I. Mitchell and Gene C. Mitchell, Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Clayton S. Shultz and Earlynn C. Schultz an undivided one-half interest, hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

See legal as it appears on the reverse of this deed

(If SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances except those of record, or those apparent upon the land as of the date of this deed.

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 131,285.67. However, the actual consideration consists of or includes other property or value given or promised which the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18 day of September, 1980; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

September 18, 1980.

Personally appeared the above named Andrew A. Silani and Alice E. Salani Edward I. Mitchell for himself and as power of attorney for Gene C. Mitchell and acknowledged the foregoing instrument to be a voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

My Commission Expires July 13, 1981

Salani-Mitchell

GRANTOR'S NAME AND ADDRESS

Clayton Shultz

2210 Oregon Ave.

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

as above

NAME, ADDRESS, ZIP

Andrew A. Silani Alice E. Salani
Edward I. Mitchell
Edward I. Mitchell for Gene C. Mitchell her attorney in fact ss.
STATE OF OREGON, County of Klamath, 1980.

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____ a corporation.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

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 _____ on page _____ or as file/ref number _____ Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Recording Officer Deputy

By

PARCEL 1:

Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon: 17868
Section 2: $W\frac{1}{2}$, $W\frac{1}{2}E\frac{1}{2}$
Section 3: $E\frac{1}{2}$, $E\frac{1}{2}W\frac{1}{2}$
Section 10: $NE\frac{1}{4}$; $E\frac{1}{2}NW\frac{1}{4}$; $SW\frac{1}{4}$; $SE\frac{1}{4}$
Section 11: $W\frac{1}{2}$, $W\frac{1}{2}E\frac{1}{2}$

SAVING AND EXCEPTING therefrom those portions of the above described lying within the plat of OREGON PINES, a Subdivision.

PARCEL 2:

Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon:
Section 1: All
Section 2: $E\frac{1}{2}E\frac{1}{2}$
Section 11: $E\frac{1}{2}E\frac{1}{2}$
Section 12: All
Section 13: $N\frac{1}{2}$, EXCEPT the $E\frac{1}{2}NE\frac{1}{4}$

Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon:
Section 7: $NW\frac{1}{4}$

SAVING AND EXCEPTING therefrom those portions of the above described lying within the plat of OREGON PINES, a Subdivision.

AND FURTHER SAVING AND EXCEPTING THEREFROM THE FOLLOWING:

A tract of land situated in Section 10, T.35 S., R.11 E., of the W.M., in the County of Klamath and State of Oregon described as follows:

Beginning at the Southeast corner of the Northwest one-quarter of the Northeast one-quarter of said Section; thence South $29^{\circ}22'42''$ West a distance of 954.34 feet to an angle corner in the boundary line of a tract of land described as Parcel II in a Contract to Len K. Osborn recorded October 21, 1977 in Volume M-77 Page 20282, Deed Records; thence South $04^{\circ}53'43''$ East along the boundary line of said Osborn tract a distance of 1065.07 feet to the most Southerly Southwest corner thereof; thence North $88^{\circ}12'19''$ East along the Southerly line of said Osborn tract a distance of 1045.42 feet to an intersection with the centerline of an existing Indian Service Road; thence along the centerline of said road on a non-tangent curve to the right, having a radius of 1800.00 feet and a central angle of $26^{\circ}14'12''$, (the radial point bears North $63^{\circ}12'19''$ East), a distance of 842.55 feet; thence continuing along said centerline, North $24^{\circ}26'31''$ East a distance of 607.83 feet to the most Easterly corner of said Osborn tract; thence North $67^{\circ}34'10''$ West along the boundary line of said Osborn tract a distance of 1163.24 feet to the point of beginning.

A tract of land situated in Sections 10 and 11 of T.35 S., R.11 E., of the W.M., in the County of Klamath and State of Oregon described as:

Beginning at the Northwest corner of the Northeast one-quarter of the Northeast one-quarter of said Section 10; thence South $88^{\circ}48'43''$ East along the Northerly line of said Section 10 a distance of 1152.34 feet to an intersection with the centerline of an existing Indian Service Road; thence South $64^{\circ}53'37''$ East a distance of 131.78 feet along said centerline to a point of curve; thence along said centerline on a curve to the right, having a radius of 1600.00 feet and a central angle of $48^{\circ}21'37''$ a distance of 1350.47 feet; thence South $24^{\circ}26'31''$ West a distance of 346.25 feet to the most Easterly corner of a tract of land described as Parcel II in a Contract to Len K. Osborn recorded October 21, 1977 in Volume M-77, Page 20282, Deed Records; thence North $67^{\circ}34'10''$ West along the boundary line of said Osborn tract a distance of 1163.24 feet to the Southwest corner of the Northeast one-quarter of the Northeast one-quarter of said Section 10; thence North $04^{\circ}53'43''$ East along the Westerly line of the Northeast one-quarter of the Northeast one-quarter of said Section 10, a distance of 1326.56 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.
this 19th day of September A. D. 1980 at 3:13 o'clock P M., and
fully recorded in Vol. M80, of Deeds on Page 17867

Wm D. MILNE, County Clerk

By Lernetha Helbert

Fee \$7.00