

90885

11-09-94P03:47 RCVD

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KNOW ALL MEN BY THESE PRESENTS, That RAMONA A. WASSON NOW KNOWN AS RAMONA A. BOUNDS, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto EDWARD K. SILANI hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

That portion of the SE $\frac{1}{4}$ of Section 10, Township 40 South, Range 9 E.W.M., Klamath County, Oregon being more particularly described as follows:

Beginning at a 5/8" iron pin marking the NW corner SW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 10, Township 40 South, Range 9 E.W.M.; thence North 89°46'31"East, 1323.10 feet; thence South 00°42'10" West, 1170.71 feet; thence North 62°30'00"West 141.23 feet; thence South 82°40'00" West, 565.00 feet; thence North 66°15'00" West, 380.00 feet; thence West 291.79 feet to a point on the West line of the SE $\frac{1}{4}$ of said Section 10; thence North 00°21'17" East along said West line, 1019.39 feet to the point of beginning, containing 33.52 acres more or less.

TOGETHER WITH: A non-exclusive easement for the purpose of ingress and egress being a 60 foot wide strip of land lying 30.00 feet on each side of the North line SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 10.

SUBJECT TO: Contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage, and, reservations, restrictions, easements, and rights of way of record, and those apparent on the land;

* THIS DEED IS A REPLACEMENT DEED TO FULFILL THAT CERTAIN REAL ESTATE CONTRACT RECORDED IN VOLUME M69 AT PAGE 4824, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON. THE ORIGINAL FULFILLMENT DEED WAS LOST AND SEVERAL DEEDS FOR A PORTION OF THE PROPERTY WERE RECORDED (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) HOWEVER THIS DEED IS TO CLEAR THE TITLE.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ *fulfillment contract. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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.

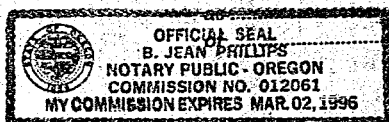
In Witness Whereof, the grantor has executed this instrument this 9th day of August 1994; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of Klamath, ss.

This instrument was acknowledged before me on November 9, 1994, by Ramona A. Wasson now known as Ramona A. Bounds

This instrument was acknowledged before me on _____, 19____, by _____



B. Jean Phillips
Notary Public for Oregon
My commission expires 3-2-96

Grantor's Name and Address	
Grantee's Name and Address	
After recording return to (Name, Address, Zip)	<u>Edward K. Silani</u> <u>P.O. Box 4113</u> <u>Klamath Falls, Ore. 97601</u>
Until requested otherwise send all tax statements to (Name, Address, Zip)	<u>No change</u>

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 9th day of Nov, 1994, at 3:47 o'clock P.M., and recorded in book/reel/volume No. M94 on page 34662 or as fee/tile/instrument/microfilm/reception No. 90885, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Debra M. Mulder Deputy

Fee \$30.00