

NOT 820914-SH

2010-002389

Klamath County, Oregon



THIS SPACE



00080143201000023890040044

02/17/2010 03:28:12 PM

Fee: \$52.00

After recording return to:

EDWARD K. SILANI

4900 GLENWOOD DRIVE

KLAMATH FALLS, OR 97603

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

EDWARD K. SILANI

4900 GLENWOOD DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT86914-SH

Title No. 0086914

SWD-EM

STATUTORY WARRANTY DEED

ROSS PUTNAM and RONALD WHALEY, EACH AS TO AN UNDIVIDED 1/2 INTEREST, Grantor(s) hereby convey and warrant to EDWARD K. SILANI and ANDREW P. SILANI, with the rights of survivorship, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$15,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

524amt

Dated this 8 day of February, 2010

[Signature]  
ROSS PUTNAM

Signed in counter-part  
RONALD WHALEY

State of HAWAII )  
County of HONOLULU ) S.S.

This instrument was acknowledged before me on FEBRUARY 8, 2010 by ROSS PUTNAM.

[Signature]  
(Notary Public for STATE OF HAWAII)  
RYLAN H. YOSHINO  
My commission expires 10/15/2010



~~State of Oregon  
County of Klamath~~

~~This instrument was acknowledged before me on \_\_\_\_\_, 2010 by RONALD WHALEY.~~

~~(Notary Public for Oregon)  
My commission expires \_\_\_\_\_~~

NOTARY PUBLIC CERTIFICATION  
Rylan H. Yoshino First Judicial Circuit  
Doc. Description: STATUTORY WARRANTY DEED

No. of Pages: 4 Date of Doc. 2/8/2010  
INDICATED BY  
EMERGENCY

[Signature] Date  
Notary Signature/



Dated this 16 day of FEBRUARY, 2010.

Signed in counter part  
ROSS PUTNAM

Ronald Whaley  
RONALD WHALEY

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2010 by ROSS PUTNAM.

(Notary Public for \_\_\_\_\_)

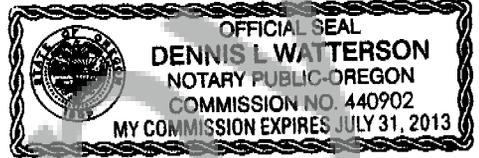
My commission expires \_\_\_\_\_

State of Oregon  
County of Klamath <sup>UNION</sup>

This instrument was acknowledged before me on 2-16, 2010 by RONALD WHALEY.

Dennis L. Waterson  
(Notary Public for Oregon)

My commission expires 7-31-2013



UNOFFICIAL COPY

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Parcel 1:

Lot 3 in Block 3, LONE PINE ON THE SPRAGUE, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Parcel 2:

An undivided 1/80 interest in and to the following, to-wit:

A tract of land situated in the SW 1/4 SE 1/4 of Section 11 and the NE 1/4 of Section 14, all in Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the West line of the SW 1/4 SE 1/4 of said Section 11, said point being North 0°07'13" West, a distance of 71.79 feet from the South one-fourth corner of said Section 11, thence South 62°56'13" East 572.55 feet; thence on the arc of a 130-foot radius curve to the right 24.17 feet; thence South 52°17'05" East 440.74 feet; thence on the arc of a 130-foot radius curve to the right 33.42 feet; thence South 37°33'14" East 141.09 feet; thence on the arc of a 130-foot radius curve to the right 71.41 feet; thence South 06°04'53" East 158.13 feet; thence on the arc of a 70-foot radius curve to the left 78.84 feet; thence South 71°26'17" East 279.26 feet; thence South 72°06'37" East 210.79 feet; thence on the arc of a 130-foot radius curve to the right 129.94 feet; thence South 14°47'22" East 269.56 feet; thence South 30° East to the intersection with the thread or centerline of Sprague River; thence Northwesterly along the thread of the Sprague River to its intersection with the West line of the SW 1/4 SE 1/4 of said Section 11; thence South 0°07'113" East along said West line to the point of beginning.