nu 2339 Juf er Rage LAW MUL COLLEGALLAN Volm A 85960 28-6465 EARL J. SCHERER and HALLIE E. SCHERER, FORM No. 716-WARRANTY DEED (Individual or Corporate). [Gi KNOW ALL MEN BY THESE PRESENTS, That , hereinalter called the grantor, . for the consideration hereinafter stated to the grantor paid by WILLIAM E. PENCE and DORIS E. PENCE , husband and wile, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the enhereinalter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the en-tirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and constructionness thereinto belowing or apportaining situated in the County of Klamath urery, the neurs of the survivor and their assigns, that certain real property, with the teneme appurtenances thereinto belonging or appertaining, situated in the County of Klamath. Oregon described as follows: to mite Lot 4 of Block 2 in WOODLAND PAKK, together with an undivided 1/88th interest in two parcels situated in Government Lots 1 and 2, Section 15, Township 3h South, Range 7 East of the Willamette Meridian, being more particulary described in the attached Erhibit. MAN of the Willamette Meridian, being more particulary described in the attached Exhibit "A" SUBJECT TO: Reservations and restictions of record, easements and rights of way of record To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the enand those apparent on the land. their heirs and assigns forever. And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that gran-langt all grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grant And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that gran-tor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as here-inabove set forth 11.61 tirety, their heirs and assigns forever. E and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described )S đ The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,000.00 The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,000.00 The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,000.00 MTOREFORE KINGCKEROGICKERSERVERSESSERVERSESSERVERSESSERVERSCORKEXTERSESSERVERSCORKERSESSERVERSESSERVERSESSERVERS ALLES A 2 FER encumbrances. In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to X MAXXER YEARS I do and where the sheet and where the make the provisions hereof apply equally to corporations and to individuals. e the provisions hereot apply equally to corporations and to individuals. IN WITNESS WHEREOF, the grantor has executed this instrument on the UATV 19 The still the grantor is a corporation it has a mark it. IN WITNESS WHEREOF, the grantor has executed this instrument on the 1110 day of February , 19.70; if the grantor is a corporation, it has caused its corporate name to be signed and its cor-porate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors. Earl J. Scherer HALLIE E. SCHERER Itallier & Scheres STATE OF OREGON, County of (If erecuted by a corporat offix corporate wal) and each for himself and not one for the other, did say that the former is the STATE OF OREGON. County of COANY 716 5, 1974 Personally appeared the above named Scherer and Hallie E. Scherer nent 10 be their voluntary act and their and that the seal attixed to the loregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-half 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: secretary of Belote mé: 4 (OFFICIAL Jonan Smith Notary Public for Oregon My commission expires: 3.30.74 Notary Public for Oregon My commission expires: deleted, See ORS 93.030. NOTE The sentence between the symbols (), If not STATE OF OREGON WARRANTY DEED I certify that the within instru-County of ment was received for record on the /M., and recorded day of aclock. (DON'T USE THIS SPACEI RESERVED FOR RECORDING LABEL IN COUN-TIES WHERE USED.) or as at ... on page πO Record of in book. file number... Deeds of said County. hand and seal of Witness my AFTER RECORDING RETURN TO County affixed. William E and Doris E. Penca Title 2645 Sereno Place Deputy 2 By Anaheim, CA. 92804 Until a change is requested, all tax statements 1.5 2 shall be sent to the following address: analien Ce 9880H 



2340

## EXHIBIT A

The following described real property in Klamath County, Oregon:

Lot h in Block 2 of WOODLAND PARK, together with an undivided 1 /88th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 3h South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

## PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section North  $89^{\circ}$  12' 15" East 400 feet; thence South 62.42 feet; thence South  $46^{\circ}$  57' 20" West 408.82 feet to the Northeasterly bank of the Williamson South  $46^{\circ}$  57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37° 53' 20" West 136.90 feet; there North 16° 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

## PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 3h South, Range 7 East of the Willamette Meridian, and running; thence North 89° 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35° 56' 30" Wost 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South  $15^{\circ}$  32' 20" East 84.00 feet; thence North  $44^{\circ}$  52' 10" East 411.58 feet; thence North 34° 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON; COUNTY O Filed for record at request of	TINS CO
Filed for record at request of	<u>RANSAMERICA</u> <u>1111</u> <u>4</u> ;10 <u>4</u> ;10 <u>1</u> , 19,74 ot ∠ o'clock <sup>P</sup> M., DEEDS on Page
this <u>L2 bill</u> day of <u>L2 bill</u> of	DEEDS on Page
duly recorded in Vol. <u>M 74</u> , of FEE \$ 4.00	Wm D. MILNE, County
ΓLD ψ 4.00	By Hazel Dragel

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