

86711

KNOW ALL MEN BY THESE PRESENTS, That Earl J. Scherer and Hallie E. Scherer, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Orville C. Dillman and Helen Dillman, husband and wife,

hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 12, Block 6 of WOODLAND PARK, together with an undivided 1/88th interest in two parcels situated in Government Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian and being more particularly described in the attached Exhibit "A" description.

SUBJECT TO: Reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove set forth

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 encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,000.00. However, the actual consideration consists of or includes other property or value given or promised which is

part of the consideration (indicate which) of the whole

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 make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 24TH day of November, 1972; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Earl J. Scherer
Hallie E. Scherer
Hallie E. Scherer

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, ss.
County of Klamath
November 24, 1972
Personally appeared the above named Earl J. Scherer and Hallie E. Scherer, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
John A. Kalita
Notary Public for Oregon
My commission expires:
July 16, 1976

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

STATE OF OREGON, County of _____, ss.
Personally appeared _____, 19____, 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:
Notary Public for Oregon
My commission expires:

WARRANTY DEED

TO _____
AFTER RECORDING RETURN TO
Orville C. Dillman
P.O. Box 283
Chiloquin, Oregon, 97624

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON

County of _____, ss.
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 filing fee number _____, Record of Deeds of said County.
Witness my hand and seal of County affixed.

By _____ Title _____ Deputy

3272

Exhibit "A"

The following described real property in Klamath County, Oregon:

Lot 12 in Block 6 of WOODLAND PARK, together with an undivided $\frac{1}{88}$ th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

PARCEL I

Beginning at the Northwest corner of said Section 15, Twp. 34 S., Rge. 7 E.W.M. and running; thence

along the North line of said Section North $89^{\circ} 42' 15''$ 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 River; thence

following said river bank North $37^{\circ} 53' 20''$ West 136.90 feet; thence

North $16^{\circ} 33'$ 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 II

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East W.M. and running thence

North $89^{\circ} 42' 15''$ East 400.0 feet along the North line of said Section 15; thence

South 62.42 feet; thence

South $50^{\circ} 43' 50''$ East 453.16 feet; thence

South $76^{\circ} 17' 30''$ East 886.79 feet to the true point of beginning of this description; thence

South $35^{\circ} 56' 30''$ West 446.55 feet to a point on the Northeasterly bank of Williamson River; thence

South $45^{\circ} 32' 20''$ East 84.00 feet; thence

North $44^{\circ} 52' 10''$ East 411.58 feet; thence

North $34^{\circ} 25' 40''$ West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of ORVILLE C. DILLMAN
this 11th day of MARCH A.D., 1974 at 11:05 o'clock A.M., and duly recorded in
Vol. M. 74, of DEEDS on Page 3271

By WM. D. MILNE, County Clerk Deputy
Hazel Draz

FEE \$ 4.00