

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 grantor paid by EDWARD F. SEGURA

hereinafter called the grantee,
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that
certain real property, with the tenements, hereditaments and appurtenances thereto belonging or appertaining, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:
Lot 10 of Block 4 in 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, 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.

RECEIVED MAY 16 1973

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and 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 law-
ful 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 \$1,500.00
~~Howsoever the actual consideration paid for this transfer, stated in terms of dollars, is \$1,500.00~~
part of the consideration paid for this transfer, stated in terms of dollars, is \$1,500.00

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 17th day of Dec., 1973.

Earl J. Scherer
EARL J. SCHERER
Hallie E. Scherer
HALLIE E. SCHERER

STATE OF OREGON, County of Seasong) ss.
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: Walter A. Christensen
Notary Public for Oregon
My commission expires My Commission Expires Dec. 15, 1975

NOTE--The sentence between the symbols (1), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

WINEMA REAL ESTATE
P.O. Box 376
CHILQUIN, OREGON

(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL 14 COUN-
TIES WHERE
USED.)

STATE OF OREGON

County of Seasong) ss.
I certify that the within instru-
ment was received for record on the
day of Dec, 19 73,
at 5 o'clock M., and recorded
in book on page or as
file number , Record of
Deeds of said County.
Witness my hand and seal of
County affixed.

By Title
Deputy

Beginning
East of
and Sec
South 1/2
River; th
thence No
Northerly
Beginning
East of
100.0 feet
thence Sou
100.79 feet
15° 56' 30"
Williamson
11° 52' 10"
feet or less

4986

EXHIBIT A

The following described real property in Klamath County, Oregon:

Lot 10 in Block 4 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 34 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° 42' 15" East 400 feet; thence South 62.42 feet; thence South 46° 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; thence 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 34 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" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45° 32' 20" East 84.00 feet; thence North 44° 52' 10" East 441.58 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 OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA-TITLE INS. CO
this 9th day of May 75 A. D. 19 10:40 at 10:40 o'clock A. M., and
duly recorded in Vol. M 75, of DEEDS on Page 4985

FEES \$ 4.00

By Wm D. MILNE County Clerk
Hazel Drazie

RECORDED

INDEXED
FILED
CLERK
COUNTY OF KLAMATH
OREGON
MAY 10 1975
P. 206
RECORDED

STATE OF OREGON
County of KL
Notary Public
My commission expires
F. SEGURA
Notary Public
My commission expires

STATE OF OREGON
County of KL
Notary Public
My commission expires
F. SEGURA
Notary Public
My commission expires
DONALD F. SEGURA
P.O. Box 206
Newport, Oregon