

2382

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 FRANCIS O. SMITH and MILDRED M. SMITH,
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 6 of Block 6 in WOODLAND PARK, together with an undivided 1/80th 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.

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

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 10TH day of NOVEMBER, 1973; 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

EARL J. SCHERER

Hallie E. Scherer

HALLIE E. SCHERER

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

November 10, 1973

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:

(OFFICIAL SEAL)

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 ORS 93.030.

STATE OF OREGON, County of) ss.

Personally appeared , 19

and 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:

(OFFICIAL SEAL)

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

F. O. Smith

2190 Kirk Way

Sacramento, Calif. 95814

Send Taxes to above address

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

STATE OF OREGON

County of

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

file number, Record of

Deeds of said County

Witness my hand and seal of

County affixed.

By

Title

Deputy

RECEIVED JUL 9 1975

716

7520

EXHIBIT A

The following described real property in Klamath County, Oregon:

Lot 6 in Block 6 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 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 OF KLAMATH; ss.

Filed for record at request of _____

this 2nd day of JULY _____ A. D. 1975 at 2:30 o'clock P.M., and
duly recorded in Vol. M 75, of DEEDS _____ on Page 7519

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Craig