

38-11250

19333

WARRANTY DEED (INDIVIDUAL)

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14850

EARL J. SCHERER and HALLIE E. SCHERER, as tenants by the entirety

LOLA ULAM

hereinafter called grantor, convey(s) to

of Klamath State of Oregon, described as: Lot 4 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 continued.....

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set out on the back page of this document,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 1,750.00.

Dated this 23rd day of August, 19 76.

Earl J. Scherer
Earl J. Scherer

Hallie E. Scherer
Hallie E. Scherer

STATE OF OREGON, County of Josephine ss.

On this 23rd day of August, 1976

Earl J. Scherer and Hallie E. Scherer

personally appeared the above named instrument to be their voluntary act and deed, and acknowledged the foregoing

NOTARY PUBLIC - OREGON
DAVID KENNEDY

My Commission Expires.....

Before me:

Notary Public for Oregon

My commission expires: 2-25-77

* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

Transamerica - Kathy

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____

Title

Deputy

LEGAL DESCRIPTION CONTINUED

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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.

SUBJECT TO:

Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

Reservations as set forth in Land Status Report recorded December 22, 1958 in Deed Volume 308 at page 129, to wit: "The above described property is subject to any existing easements for public roads and highways, for public utilities, and for railroads and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916 44 L.D. 513)"

Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Woodland Park.

Utility easements as delineated on the recorded plat along back and side lines.

Set back provisions as delineated on the recorded plat, 20 feet along front lot lines.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.this 22nd day of September A. D. 1976 at 4:06 o'clock P.M.duly recorded in Vol. M76, of Deeds on Page 14890

Wm D. MILNE, County Clerk

fee \$6.00

By Lorady De Vore