

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 DORIS E. CANON

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 thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

That portion of the NW 1/4 NW 1/4 of Section 14, lying Westerly of that certain easement described in M-72 at page 4568, and EXCEPTING THEREFROM the following:

Beginning at the Northwest corner of Section 14; thence South along the Section line between Sections 14 and 15 887.20 feet to a point; thence due East to the West line of property deeded to John Schoonover by deed recorded in Deed Records M-69 at page 5721; thence Northwesterly to a point on the North line of Section 14, said point being 60 feet from the Northwest corner of Section 14; thence Westerly a distance of 60 feet to the point of beginning.

ALSO

Lot 7 in Block 1, 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 (for continuation of this description, see 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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

and that grantor will warrant and forever defend the said 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 \$5,000.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 5th day of April, 1975; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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
April 5, 1975

STATE OF OREGON, County of ss.
Personally appeared

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:
David B. Kalite
Notary Public for Oregon
My commission expires 12-22-78

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Earl J. Scherer & Hallie E. Scherer
Route 1, Box 106 F
Brookings, OR 97415

Doris E. Canon
105 East Third #20
Ritzville, WA 99169

After recording return to:
Doris E. Canon
2767 Eberlein
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address.

Mr. & Mrs. Archie J. Sanns
315 So. Orange Ave
Azusa, Calif. 91702

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 file/reel number.

Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer Deputy

(description continued)

22597

"A" description.

Subject, however, to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Reservations 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 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.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Woodland Park.
4. Utility easements as delineated on the recorded plat along back and side lines.
5. Set back provisions as delineated on the recorded plat, 20 feet along front lot lines.
6. An easement created by instrument, including the terms and provisions thereof, dated April 24, 1972, recorded April 28, 1972 in Book M-72 at page 4568, Microfilm Records, in favor of G. E. Rutledge, et ux, for a 60 foot roadway over this and other property.
7. An easement created by instrument, including the terms and provisions thereof, dated April ____, 1972, recorded April 28, 1972 in Book M-72 at page 4566, Microfilm Records, in favor of Earl J. Scherer, et ux, for a 60 foot roadway along the Northerly line of the herein described property and other.

The following des

Lot 7 in Bld interest in the

EXHIBIT A

The following described real property in Klamath County, Oregon:

Lot 7 in Block 1 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 $89^{\circ} 42' 15''$ 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 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, 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 the 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 Mountain Title Co.

this 21st day of November A. D. 19 77 at 9:03 o'clock A. M., and
fully recorded in Vol. M77, of Deeds on Page 22596

WITNESSES:

Fee \$9.00

Wm D. MILNE, County Clerk

By Bernetha A. Hetch