

1967

77849

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

for the consideration hereinafter stated to the grantor paid by Novatus N. Kirby and Luana J. Kirby, hereinafter called the grantor, 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:

Lots 11 and 12 in Block 2, WOODLAND PARK, together with an undivided 2/88ths 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 \$2,000.00

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 15th day of August, 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
Hallie E. Scherer

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Curry 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:
Notary Public for Oregon
My commission expires: 3-30-74

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.

STATE OF OREGON, County of ss.

Personally appeared and 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

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

Novatus N. Kirby
4 Adams Dr.
Cherry Point, N.C.
28533

(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

Exhibit "A"

28328

The following described real property in Klamath County, Oregon:
Lot 11 and
Lot 12 in Block 2 of WOODLAND PARK, together with an undivided
2/88th 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 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.

I hereby certify that the within instrument was received and filed for record on the 10th day of
December A.D., 19 79 at 9:20 o'clock A M., and duly recorded in Vol. M79
of Deeds on Page 28327.

FEE \$7.00

WM. D. MILNE, County Clerk

By Bernice Helisch Deputy