

1-1-74

92460

WARRANTY DEED

Vol. 78 Page 22007



KNOW ALL MEN BY THESE PRESENTS, That  
 CHESTER FRANKLIN PROCTOR and MARIHA YVONNE PROCTOR, as tenants by the entirety,  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM J. SCHERMER and  
 MARY MARGARET HANSON, not as tenants in common but with the right of survivorship 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 thereunto belonging or ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED

(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  
 stated on the reverse of this Deed, or those apparent on 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 \$31,000.00.  
~~However, the actual consideration consists of or includes other property or value given or promised which is~~  
~~the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted See OPS 93-030.)~~  
 part of the

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 12th day of November, 1980;  
 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.

(If executed by a corporation,  
 affix corporate seal)

*Chester Franklin Proctor*  
 Chester Franklin Proctor  
*Martha Yvonne Proctor*  
 Martha Yvonne Proctor

STATE OF OREGON, )  
 County of Klamath ) ss.  
 November 12, 1980.

Personally appeared the above named  
 CHESTER FRANKLIN PROCTOR and  
 MARIHA YVONNE PROCTOR

and acknowledged the foregoing instru-  
 ment to be their voluntary act and deed.

Before me:  
 (OFFICIAL SEAL) *J. Ann A. Simonson*  
 Notary Public for Oregon  
 My commission expires:

STATE OF OREGON, County of ) ss.  
 19

Personally appeared 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 be-  
 half 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)

CHESTER FRANKLIN and MARIHA YVONNE PROCTOR  
 2444 Wiard  
 Klamath Falls, Oregon 97601  
 GRANTOR'S NAME AND ADDRESS

WILLIAM J. SCHERMER and MARY MARGARET HANSON  
 806 Oak Street  
 Klamath Falls, Oregon 97601  
 GRANTEE'S NAME AND ADDRESS

After recording return to:  
 WILLIAM J. SCHERMER  
 433 Main Street  
 Klamath Falls, Oregon 97601  
 NAME, ADDRESS, ZIP

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

WILLIAM J. SCHERMER  
 433 Main Street  
 Klamath Falls, Oregon 97601  
 NAME, ADDRESS, ZIP

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON, ) ss.  
 County of

I certify that the within instru-  
 ment was received for record on the  
 day of 19  
 at o'clock M., and recorded  
 in book reel volume No. on  
 page or as document fee file/  
 instrument/microfilm No.  
 Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

NAME TITLE  
 By Deputy

22008

A portion of the Westerly end of Lot "A" of the resubdivision of plat of Lots 1, 2, 7, and 8, Block 45, NICHOLS ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, described as follows:

Beginning on the Southerly line of Washington Street (formerly Canal Street) at the most Westerly corner of said Lot "A";  
thence Southeasterly along the Westerly line of said Lot "A" 45 feet, more or less, to the most Southerly corner of said Lot "A";  
thence Northeasterly along the line between Lots "A" and "B" of said Block 38 feet;  
thence Northwesterly to a point on the South line of Washington Street 40 feet North-easterly from the point of beginning;  
thence Southwesterly along said Southerly line of Washington Street 40 feet to the place of beginning;

And a strip of land off the Northeast corner of Lot 6, Block 45 in NICHOLS ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, described as fol-lows:

Beginning on the Southerly line of Washington Street (formerly Canal Street) at the in-tersection with the Southerly line of said street and the Easterly line of said Lot 6;  
thence Southerly along the said Easterly line of Lot 6 90 feet;  
thence Westerly at right angles 11 feet;  
thence Northerly and parallel with the Easterly line of said Lot 6 to Washington Street;  
thence Easterly along Washington Street to the point of beginning.

SUBJECT TO:

1. Taxes for the fiscal year 1980-1981- - - - - due and payable;
2. Sewer and water use charges, if any, due to the City of Klamath Falls;
3. Right-of-way Deed recorded March 29, 1937, in Volume 108, Page 312, Deed Records of Klamath County, Oregon, in favor of Harry Marsh, for ingress and egress;
4. An easement for private driveway for use of Lot 6 and Lot "B" of Resubdivision of Lots 1, 2, 7, and 8 of Block 45, over and across the Westerly 4 feet of the strip herein conveyed, as disclosed by Assignment of Contract recorded October 19, 1965, in Volume M65, Page 2893, Microfilm Records of Klamath County, Oregon;
5. Trust Deed, including the terms and provisions thereof, given to secure an indebted-ness with interest thereon and such future advances as may be provided therein.

Dated: July 29, 1980  
Recorded: July 31, 1980  
Volume: M80, Page 14264, Microfilm Records of Klamath County, Oregon  
Amount: \$23,700.00  
Grantor: Chester Franklin Proctor and Martha Yvonne Proctor, husband and wife  
Trustee: William L. Sisemore  
Beneficiary: George E. McMahan and Margaret M. Woody

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of William J. Schermer

this 12th day of November A. D. 1980 at 4:11 o'clock P.M. in

fully recorded in Vol. M80, of Deeds on Page 22007

W. D. MILNE, County Clerk

*Martha Y. Proctor*

Fee \$7.00