

LORRAINE L. ANDERSON

DALE N. SCHEER and WANDA L. SCHEER, husband and wife, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

The South 1/2 of Lot 4 and All Lot 5, Block 10, THE TERRACES, in the County of Klamath, State of Oregon.

AND

The South 1/2 of Lot 11 and All Lot 10, Block 10, THE TERRACES ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

See Attached Exhibit "A"

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 \$ 69,900.00 .

Dated this 31st day of January, 19 84 .

Lorraine L. Anderson

STATE OF OREGON, County of Klamath ) ss.

On the 1st day of February, 19 84 personally appeared the above named Lorraine L. Anderson and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 11-2-86

\* 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:

TAX STATEMENTS TO  
Mr. & Mrs. Dale N. Scheer  
432 Walnut  
Klamath Falls, Ore. 97601

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 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By Deputy

## EXHIBIT "A"

## SUBJECT TO:

1. Easement and right of way, including the terms and provisions thereof, given to the City of Klamath Falls, Oregon, by W. M. Montelius, et ux., et al., recorded in Volume 96 at page 347, Deed Records of Klamath County, Oregon. (Lots 4 and 5)
  2. Recitals as set forth in Deed from Harry Daily, et al., to James L. Holland, et ux., recorded July 10, 1929 in Volume 86 at page 565, Deed Records of Klamath County, Oregon. (Lots 4 and 5)
  3. An easement created by instrument, including the terms and provisions thereof,
- Dated : April 2, 1931  
 Recorded : December 2, 1931 Book: 96 Page: 346  
 In favor of : The City of Klamath Falls  
 For : Sewer lines over the Westerly portion of subject property.
- (Lots 10 and 11)

STATE OF OREGON, ;  
 County of Klamath )  
 Filed for record at request of

on this 2nd day of Feb. A.D. 19 34  
 at 10:47 o'clock A M, and duly  
 recorded in Vol. M84 of Deeds  
 Page 1749  
**EVELYN BIEHN**, County Clerk  
 By Pam Smith Deputy  
 Fee 3.00