37595

Aspen TITLE & ESCROW, INC.

02037548

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WARRANTY DEED

AFTER RECORDING RETURN TO:
JERALD D. SCHIERLING
PATRICIA A. SCHIERLING
9507 Nile Street
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

D. DEANE SACHER ALSO KNOWN AS DOYLE DEAN SACHER, ALSO KNOWN AS DEANE SACHER AND BEVERLY SACHER, husband and wife, hereinafter called GRANTOR(S), convey(s) to JERALD D. SCHIERLING AND PATRICIA A. SCHIERLING, HUSBAND AND WIFE, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

A portion of Lots 14 and 15, Block 1, HOMELAND TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 14, Block 1, HOMELAND TRACTS; thence South 89 degrees 54' 40" East, along the North line of said Lot 14, 210.37 feet more or less; thence South 0 degrees 55' 15" East, 94.71 feet; thence South 88 degrees 04' 35" West 210.37 feet to the East boundary of Nile Street; thence North 0 degrees 55' 15" East along said street boundary, 102.10 feet to the true point of beginning.

EXCEPTING THEREFROM, that portion of Lot 14, Block 1, HOMELAND TRACTS, being more particularly described as follows:

Beginning at a 5/8" iron pin marking the Northwest corner of said Lot 14; thence South 89 degrees 54' 40" East along the North line of said Lot 14 a distance of 210.37 feet to a 5/8" iron pin thence; leaving said North line South 0 degrees 55' 15" East 1.5 feet; thence Westerly to a point that is South 0 degrees 55' 15" East 3.5 feet from the point of beginning of this description; thence North 0 degrees 55' 15" West 3.5 feet to the point of beginning.

ALSO LESS AND EXCEPT any portion lying within parcel of land conveyed to Noel T. Patrick and Christena M. Patrick by Quitclaim Deed recorded in Volume M-74 at Page 12047 on September 10, 1974.

CODE 43 MAP 3909-1CB TL 1100

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY 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 covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

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 $38,500.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 7th day of November, 1991

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D. DEANE SACHER

BEVERLY SACHER

STATE OF OREGON, County of Klamath)ss.

ON November 8, 1991, personally appeared D. Deane Sacher and Beverly Sacher, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Sandra Hardesher
Notary Public for Oregon
My Commission Expires: 7/23/93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 19th day of Nov. A.D., 19 91 at 10:51 o'clock A M., and duly recorded in Vol. M91, of Deeds on Page 24212.

Evelyn Biehn - County Clerk
By Paulina Knudsen

FEE $33.00