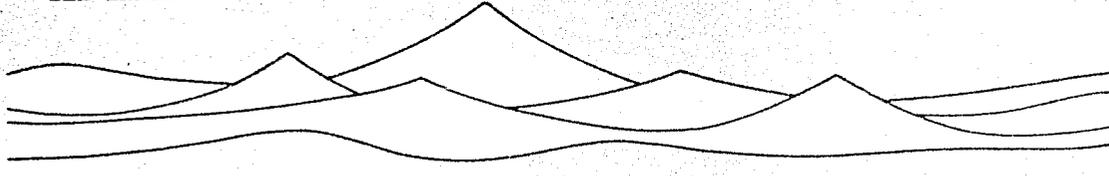


WARRANTY DEED

MTC 30782-KR

KNOW ALL MEN BY THESE PRESENTS, That LORIS E. HARRELL and FRANCELLA HARRELL, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by T. R. SCHERRER and JUDY BENESE SCHERRER, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE



MOUNTAIN TITLE COMPANY

"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."

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 and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as 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 \$ 153,500.00

[REDACTED SECTION]

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 23 day of October, 19 93; 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.

[Signatures of Loris E. Harrell and Francella Harrell]

STATE OF OREGON, County of Hamhill, ss. October 23, 19 93

Personally appeared the above named LORIS E. HARRELL and FRANCELLA HARRELL

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Marcine Nicoll, Notary Public for Oregon, My commission expires:



STATE OF OREGON, County of _____) ss. The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation. Notary Public for Oregon _____ (SEAL) My commission expires:

Form with fields for Grantor's Name and Address (Loris E. Harrell and Francella Harrell), Grantee's Name and Address (T. R. Scherrer and Judy Benese Scherrer), and Notary Public information.

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

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

30782-KR

**EXHIBIT "A"
LEGAL DESCRIPTION**

A parcel of land situated in the W1/2 of the SE1/4 of Section 17 Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the Easterly right of way line at that certain road known as Reeder Road, from which the S1/4 corner of said Section 17 bears the following two bearings and distances: North 89 degrees 52' 02" West 30.00 feet, South 00 degrees 07' 58" West 830.00 feet; thence from said point of beginning South 89 degrees 52' 02" East 624.69 feet to a 5/8" iron pin, thence North 00 degrees 44' 18" East 260.02 feet to a 5/8" iron pin, thence North 89 degrees 52' 02" West 627.43 feet to a 5/8" iron pin on the Easterly right of way line of said Reeder Road, thence South 00 degrees 07' 58" West along the Easterly right of way of said Reeder Road, 260.00 feet to the point of beginning.

SUBJECT TO: An easement for purposes of ingress and egress and public utilities along the Southerly 20 feet of the above described property, and an easement for irrigation and pipeline maintenance thereof along the Easterly 5 feet of the above described property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 28th day
of Oct A.D., 19 93 at 10:52 o'clock A M., and duly recorded in Vol. M93
of Mortgages on Page 28361

Evelyn Biehn - County Clerk

By Christine Muelendorfe

FEE \$35.00

