

58400

MTC 44463-KA  
WARRANTY DEEDVol. 1998 Page 16984

RICHARD SCHERZER and JUDITH SCHERZER, husband and wife,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
CARL A. JOHNSON AND MARY A. JOHNSON, HUSBAND AND WIFE AS TO AN UNDIVIDED 1/2  
INTEREST AND RICHARD D. BEER AND DOLORES J. BEER, HUSBAND AND WIFE AS TO AN  
UNDIVIDED 1/2 INTEREST.,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

Lot 4, Block 4 of PINE RIDGE ESTATES UNIT #1, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County,  
Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the 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.

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 10,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 4950 S. EDMONDS DRIVE, CARSON CITY, NV 89701-6522

Dated this 14 day of May, 1998.

Richard Scherzer  
RICHARD SCHERZER

Judith Scherzer  
JUDITH SCHERZER

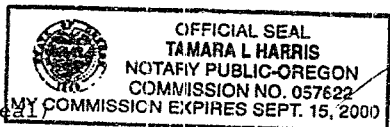
STATE OF Oregon

COUNTY OF Deschutes

SS. 554-82-7979 19 98

Personally appeared the above named individuals

and acknowledged the foregoing instrument to be a voluntary act.



Before me:

Tamara L. Harris  
Notary Public for

My commission expires 9-30-2000

ESCROW NO. MT44463-KA

Return to:

CARL A. JOHNSON  
4950 S. EDMONDS DRIVE  
CARSON CITY, NV 89701-6522

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 19th day of May A.D., 1998

at 11:26 o'clock A. M. and duly recorded

in Vol. M98 of Deeds Page 16984

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.

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