

16503

9547 WARRANTY DEED *mv* 1171
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RAYMON D. MACY and FRANCES V. MACY Grantors convey and warrant to TERRY F. RIACH and DEBORAH L. RIACH, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

Out Lots 1, 2, 3 and 4; and Lot 101 Bowne Addition to Bonanza located in Sections 15 and 10 Township 39 South, Range 11 East of the Willamette Meridian. EXCEPT from Lots 1 and 101 all property lying East of the following described line: Beginning at a point 367 feet due West and 317 feet due South of a stake set in a mound of rock being situate South 33° 30' East 1182.72 feet from the Northwest corner of the SE1/4SW1/4 of Section 10 Township 39 S.R. 11 E.W.M., and also being the Southwest corner of that certain parcel of land conveyed to Fred D. Hitson and Estell M. Hitson, husband and wife, and William T. Beal and Cora Mae Beal, husband and wife, by said deed recorded in Volume 223, page 349 of Klamath County Deed Records on August 4, 1948; thence South to the point of intersection of the North or right bank of Lost River, and the True Point of Beginning; thence North to the Southwest corner of Deed Volume 223 page 349, thence North 2°00' East 412.3 feet to the South line of River Street and the termination of said line. ALSO EXCEPT from Tract 101 the East 60 feet of the West 360 feet of the North 150 feet.

A tract of land in the SW1/4SW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, described as follows: Beginning at the point of intersection of the South right of way line of Union Street and the East right of way line of 6th Avenue in Bowne Addition to Bonanza, said point being the true point of beginning; thence South along the East right of way line of 6th Avenue 270 feet to the North line of River Street; thence East along North right of way line of River Street 560 feet to the West line of 4th Avenue; thence North along the West line of 4th Avenue 270 feet to the South right of way line of Union Street; thence West along South line of Union Street 560 feet to the point of beginning.

EXCEPT therefrom any portion lying in streets or highways;

SUBJECT TO:

1. Reservations, restrictions, rights of way and easements of record and those apparent on the land;
2. Liens and assessments of Klamath Project and Horsefly Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith;

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NO

3. Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Lost River;
4. Rights of the public in and to any portion of the herein described premises lying within the boundaries of any public roads or highways.

The true and actual consideration paid for this conveyance is \$55,000.00.

WITNESS Grantors hands this 23 day of January, 1976.

Raymond D. Macy
Frances V. Macy

STATE OF OREGON)
) ss.
 County of Klamath)

Personally appeared RAYMOND D. MACY and FRANCIS V. MACY and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Julene P. Barker
 Notary Public for Oregon
 My commission expires: 9-7-79

After recording return to:
 Klamath County Title Company
 422 Main St.
 Klamath Falls, Oregon 97601

Unless a change is requested
 all tax statements shall be
 sent to the following address:

Department of Veterans Affairs
711 East Main St. Suite 25

Medford, Oregon 97501

WARRANTY DEED - Page 2

STATE OF OREGON,
 County of Klamath

Filed for record at request of

KLAMATH COUNTY TITLE CO

on this 26th day of JANUARY A.D. 19 76

at 8:31 o'clock P M, and duly

recorded in Vol. M 76 of DEEDS

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Wm D. MILNE, County Clerk

Wm D. Milne
 \$ 6.00