

K-32816

1-1-74

78956

WARRANTY DEED

Vol. 1780 Page 156



KNOW ALL MEN BY THESE PRESENTS, That FLOYD M. RIACH and FLORETTE RIACH, Husband and Wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BILLIE J. KOGER

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

Beginning at a point on the South line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 39 S. R. 9 E.W.M., which point is North 88°57' East 330.02 feet from the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, thence North 0°35'W. 813.8 feet along the East line of the E $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section to a point, which said point is the true point of beginning of this description; thence: Continuing N. 0°35'W. along said East line a distance of 75 feet; thence S. 89°25'W. a distance of 135 feet to a point; thence S 0°35'E. a distance of 75 feet; thence N. 89°25'E. 135 feet to the true point of beginning, being a part of said E $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 39 S. R. 9 E. W. M.

SUBJECT TO: Liens and assessments of Klamath Project and Enterprise Irrigation District, rules, regulations and assessments of South Suburban Sanitary Dist. and assessments and charges of the City of Klamath Falls for monthly water service. (Includes regulations, easements, contracts & water and irrigation

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) rights)

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 of the above granted premises, free from all encumbrances

except those as set forth above

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 \$39,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).~~ (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 31st day of December, 1979; 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.

(If executed by a corporation, affix corporate seal)

Floyd M. Riach

Florette Riach

STATE OF OREGON,

County of Klamath

January 3, 1980

Personally appeared the above named

Floyd M. Riach and Florette Riach,

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/19/82

STATE OF OREGON, County of ss.

Personally appeared and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Riach

GRANTOR'S NAME AND ADDRESS

Koger

GRANTEE'S NAME AND ADDRESS

After recording return to:

Billie J. Koger

2085 Gettle

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address, same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 3rd day of January, 1980, at 3:59 o'clock P.M., and recorded in book/reel/volume No. 156 on page 156 or as document/fee/file/instrument/microfilm No. 78956, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Bernetha D. Heloch Deputy

Fee \$3.50