

1-1-74

WARRANTY DEED

Vol. M76 Page 11962

15395

KNOW ALL MEN BY THESE PRESENTS, That RAYMOND D. MACY AND FRANCES V. MACY,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

TERRY E. RIACH AND DEBORAH L. RIACH, 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, 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:

SEE DESCRIPTION ON REVERSE SIDE

This deed is to correct the legal description in that certain deed recorded January 26, 1976, in Volume M76 page 1171, records of Klamath County, Oregon.

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

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 \$ none.

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 25th day of August, 1982; 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)

STATE OF OREGON, County of _____) ss.
_____, 19____.

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 _____

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)

Personally appeared the above named
RAYMON D. MACY AND FRANCES V. MACY

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-20-85

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Terry E. + Deborah L. Riach
P.O. Box 174

Bonanza, Oregon 97623

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

11963
38821

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 SE $\frac{1}{4}$ SW $\frac{1}{4}$ 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 Union Street and the termination of said line.

A tract of land in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ 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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

11:01

this 10 day of Sept A.D. 19 82 at o'clock A.M.

duly recorded in Vol. MB2, of Deeds on Page 11962

Fee \$8.00

EVELYN BIEHN, County

By

Joyce Mc Shuer