

1-174
16252

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 182 Page 13516

KNOW ALL MEN BY THESE PRESENTS, That

Florence Horn

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Terry F. Riach and Deborah L. Riach, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Legal Description on Reverse

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances. Except Taxes

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 \$ 2,600.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 11th day of October, 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)

Florence Horn

STATE OF OREGON,

County of Klamath ss.
October 11, 1982

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 _____

Personally appeared the above named Florence Horn and acknowledged the foregoing instrument to be her voluntary act and deed.

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.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 85.83

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee
Box 174
Bonanza Or 97623

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

Same
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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/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

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WARRANTY DEED—TENANTS BY ENTIRETY

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LEGAL DESCRIPTION

Parcel 1: A parcel of land situated in Block 101, Bowne Addition to the Town of Bonanza; said parcel being those portions of Tracts described in Deeds to John S. Horn and Florence Horn, husband and wife, recorded in Volume 244 page 300 and Volume 244 page 302, Deed records of Klamath County, Oregon, lying West of the West Right-of-way line of Second Ave. and North of the North Right of Way line of River Street in said Bowne Addition to the Town of Bonanza. The parcel herein described contains 0.317 acres more or less.

Parcel 2: 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 17.92 chains from the Northwest corner of the Southeast quarter of the Southwest quarter of Section 10 Township 39 South, Range 11 E.W.M., said point being the true point of beginning of this description, 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 Vol. 223 at 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; thence, in a Northeasterly direction along said North or right bank of Lost River to the Southeast corner of said parcel conveyed to said Fred Hitson et al, above described; thence, West along the South line of said Hitson parcel a distance of 242.8 feet, more or less, to the point of beginning.

Excepting from the above described parcel all that portion thereof lying North of the South line of River Street, Bowne Addition to the Town of Bonanza; the parcel herein conveyed being a portion of Out Lot 1, as shown on the plat of said Bowne Addition.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

his 11 day of Oct A.D. 1982 at 1:52 o'clock p.m. and

duly recorded in Vol. M 82, of Deeds, on d.c. 13516

EVELYN BIEHN, County Clerk

Fee \$8.00

By *[Signature]*OFFICIAL
(SEAL)Notary Public for Oregon
My commission expires

STATE OF OREGON

I, County Clerk of the within county, do hereby certify that the within instrument was received for record on the 11 day of October, 1982, at 1:52 o'clock p.m. and recorded in Book M 82, page 13516, of the Deed Records of said county. In witness my hand and seal of said county, this 11 day of October, 1982.

Notary Public for Oregon
My commission expires