

34334

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That TERRY F. RIACH and DEBORAH L. RIACH, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PATRICIA A. EAGER, 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:

The West 100 feet of the North 155 feet of vacated Block 101 of Bowne Addition to the Town of Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Easements, restrictions, reservations, and rights of way of record and those apparent on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

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 \$ 5,000.00

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 24 day of February, 1984; 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)

Terry F. Riach

Deborah L. Riach

STATE OF OREGON,

County of Klamath

) ss.

, 1984

STATE OF OREGON, County of

) ss.

, 19

Personally appeared

and

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 4/1/87

Notary Public for Oregon

My commission expires:

Terry F. and Deborah L. Riach

P. O. Box 174

Bonanza, Oregon 97623

GRANTOR'S NAME AND ADDRESS

Patricia A. Eager

Bonanza, Oregon 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

Parks & Ratliff
228 North 7th Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Patricia A. Eager

Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

) ss.

I certify that the within instrument was received for record on the 12th day of March, 1984, at 11:38 o'clock A.M., and recorded in book/reel volume No. 184 on page 3936 or as document/fee/file/instrument/microfilm No. 34334. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evalyn Riach, County Clerk

NAME

TITLE

By Pam Smith, Deputy

Fee: \$4.00