

37979

38771

WARRANTY DEED

Vol. 10412 Page 11808

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 Bonanza Community Church, an Oregon Corporation, 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:

30

REFER TO THE LEGAL AS IT APPEARS ON THE REVERSE OF THIS DEED.

MOUNTAIN TITLE COMPANY INC.

(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 except as set forth on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 15,000.00. 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 21 day of June, 19 84; 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.

Terry F. Riach
Terry F. Riach
Deborah L. Riach
Deborah L. Riach

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath }
June 21, 19 84

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 _____

Personally appeared the above named Terry F. Riach and Deborah L. Riach

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

Before me: *Gladys Stelle*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 7/13/85

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:

Terry F. Riach and Deborah L. Riach

GRANTOR'S NAME AND ADDRESS
Bonanza Community Church
P.O. Box 1
Bonanza, Oregon 97623

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

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 _____ on page _____ or as file/reel number _____ Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY INC.

MOUNTAIN TITLE COMPANY INC.

10413

11809

DESCRIPTION

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 0° 09' 15" East along the East right of way line of 6th Avenue 270 feet to the North line of River Street; thence South 89° 43' East along North right of way line of River Street 279.64' to an iron pin; thence North 0° 07' 17" West 270.00 feet to an iron pin, on the South right of way line of Union Street; thence North 89° 43' West along said South right of way line of Union Street 279.77 feet to the true point of beginning, with bearings based on Survey 4049 as filed in the Klamath County Engineer's Office.

EXCEPTING therefrom any portion lying in streets or highways.

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION.

Taxes including the current fiscal year, have been assessed with Farmland Use Exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.

Rights of the public in and to any portion of said premises lying within the limits of streets, roads or highways.

Reservations, restrictions, rights of way and easements of record and those apparent on the land.

Liens and assessments of Klamath Project and Horsefly Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 21 day of June A.D. 19 84 at 3:34 o'clock P.M.

duly recorded in Vol. M84 of Deeds on Page 10412

EVELYN BIEHN, County Clerk

By Suzanne A. Helsch

Fee: \$8.00

INDEXED
D/L



STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 13 day of July A.D. 19 84
at 8:30 o'clock A M, and duly
recorded in Vol. M84 of Deeds
Page 11808

EVELYN BIEHN, County Clerk

By Peter A. Smith Deputy

Fee 8.00