

KLAMATH COUNTY TITLE COMPANY

 K-40571
 STATUTORY WARRANTY DEED
 (Individual or Corporation)

TERRY F. RIACH

 _____, Grantor,
 conveys and warrants to HOWARD E. ADAMS

 _____, Grantee,
 the following described real property in the County of Klamath and State of Oregon.

Out Lots 1, 2, 3 and 4, Bowne Addition to Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

 EXCEPT from Lot 1 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 Southline of River Street; thence North 2°00' East 412.3 feet to the South line of Union Street and the termination of said line.

This property is free of liens and encumbrances, EXCEPT:

Subject to easements and rights of way of record and apparent on the land and Attached Exhibit "A"

The true consideration for this conveyance is \$ 95,000.00 (Here comply with the requirements of ORS 93.030*).

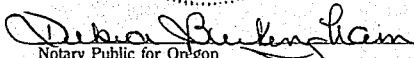
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

 DATED this 2nd day of September 19 88. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.


 TERRY F. RIACH

 STATE OF OREGON, County of Klamath)ss.
 The foregoing instrument was acknowledged before me
 this 2nd day of September 19 88
 by Terry F. Riach

 CORPORATE ACKNOWLEDGEMENT
 STATE OF OREGON, County of _____)ss.
 The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____ and
 by _____
 of _____
 a corporation, on behalf of the corporation.


 Notary Public for Oregon
 My commission expires: 12-19-88

 Notary Public for Oregon
 My commission expires: _____

After recording return to:

 Howard E. Adams
 P.O. Box 237
 Bonanza, Oregon 97623
 NAME, ADDRESS, ZIP

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

 Howard E. Adams
 P.O. Box 237
 Bonanza, Oregon 97623

THIS SPACE RESERVED FOR RECORDERS USE

SUBJECT TO:

1. Mortgage, including the terms and provisions thereof, recorded January 26, 1976, in Volume M76 page 1173, Mortgage records of Klamath County, Oregon, in favor of the State of Oregon, represented and acting by the Director of Veterans' Affairs, which Grantee herein agrees to assume and pay according to the terms contained therein.
2. Mortgage, including the terms and provisions thereof, recorded March 7, 1977, in Volume M77 page 3897, Mortgage records of Klamath County, Oregon, in favor of the State of Oregon, represented and acting by the Director of Veterans' Affairs, which Grantee herein agrees to assume and pay according to the terms contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 27th day
of Sept. A.D. 19 88 at 8:57 o'clock A.M., and duly recorded in Vol. M88,
of Deeds on Page 16018.
FEE \$13.00 Evelyn Biehn County Clerk
By Pauline Muelendare