

MTL-21727P
KNOW ALL MEN BY THESE PRESENTS, That TERRY F. RIACH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT J. YOUNG & MURIEL L. YOUNG, husband and wife as to an undivided interest and H. CARL NELSON as to an undivided interest, the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

MOUNTAIN TITLE COMPANY

"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 fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 and the above granted premises, free from all encumbrances EXCEPT Those of record and 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 \$5,000.00. However, the actual consideration consists of or includes only a portion of value given or promised which is the whole part of the consideration indicated hereby. (The sentence between the symbols, if not applicable, should be deleted.)

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 24th day of July, 1989, 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

STATE OF OREGON,
County of Klamath ss.

Personally appeared the above named
Terry F. Riach

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

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 _____, a corporation,

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: 5-16-92

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.

By _____ Recording Officer
Deputy

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 5-16-92

Terry F. Riach
2705 NW 1st Rd
Falls, OR 97603

GRANTOR'S NAME AND ADDRESS
Robert J. & Muriel L. Young
H. Carl Nelson
161 Sheridan Way Sparks, NV 89431

GRANTEE'S NAME AND ADDRESS
After recording return to:
Robert J. Young & Muriel L. Young
H. Carl Nelson
161 Sheridan Way Sparks, NV 89431

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Robert J. Young & Muriel L. Young
H. Carl Nelson
161 Sheridan Way Sparks, NV 89431

NAME, ADDRESS, ZIP

EXHIBIT "A"
LEGAL DESCRIPTION

Vacated Block 101 Bowne Addition to Bonanza located in Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPT 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 degrees 30' East 1182.72 feet from the Northwest corner of the SE1/4 SW1/4 of Section 10 Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon 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 degrees 00' East 412.3 feet to the South line of Union Street and the termination of said line.

ALSO EXCEPT 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.

Tax Account No: 3911 010CC 04200
3911 010CD 03200
3911 010CC 04300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 11th day
of Aug. A.D., 19 89 at 2:26 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 14916

FEE \$13.00

Evelyn Biehn County Clerk

By Darlene Mullendore