

KNOW ALL MEN BY THESE PRESENTS, That TERRY F. RIACH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BONANZA COMMUNITY CHURCH, a non-profit Oregon corporation, hereinafter called 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 \$ 10,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 August, 19 89; 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

STATE OF OREGON,)
County of Klamath) ss.

8/11, 1989

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: _____

Debra M. Spencer
Notary Public for Oregon
My commission expires: 8-16-92

Terry F. Riach

C/O 3705 Homedale
Klamath Falls OR 97603

Bonanza Community Church

PO BOX 1
Bonanza OR 97623

Bonanza Community Church

PO BOX 1
Bonanza OR 97623

NAME, ADDRESS, ZIP

Use a change if requested all tax statements shall be sent to the following address:
Bonanza Community Church

PO BOX 1
Bonanza OR 97623

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.

By _____ Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in the SW1/4 SW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly 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; thence South 89 degrees 43' East 279.77 feet along the South right of way line of Union Street to the true point of beginning, said point also being the Northeast corner of that certain parcel of land described in Volume M84, page 10412, Microfilm Records of Klamath County, Oregon; thence South 0 degrees 07' 17" East 270 feet along the East line of said parcel described in Volume M84, page 10412, Microfilm Records of Klamath County, Oregon, to the North right of way line of River Street, thence South 89 degrees 43' East along said North right of way line of River Street, 279.64 feet to the West right of way line of 4th Avenue; thence North 0 degrees 05' 20" West 270.00 feet along said West right of way line to the South right of way line of Union Street; thence North 89 degrees 43' West 279.77 feet along the South right of way line to the point of beginning with bearings based on Survey No. 4049 as filed in the Klamath County Engineers Office.

EXCEPTING therefrom any portion lying in streets or highways.

Tax Account No: 3911 010CC 04000

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 14921.

FEE \$13.00

Evelyn Biehn
By Pauline Mulligan County Clerk