

16187

BARGAIN AND SALE DEED

RUSSELL D. RIACH, aka RUSSELL DALE RIACH, and ELLEN L. RIACH, aka ELLEN LOUISE RIACH, husband and wife, (Grantors) do grant, sell, release and transfer to RUSSELL D. RIACH and ELLEN L. RIACH, Trustees of the RIACH FAMILY TRUST u.a.d. June 7, 1990, all right, title and interest in and to the real property located in Klamath County, Oregon described as follows:

(SEE ATTACHED LEGAL DESCRIPTIONS)

The true consideration for this conveyance is valuable, but not expressed in dollars; the conveyance is made to organize the estates RUSSELL D. RIACH and ELLEN L. RIACH for improved administration of assets while alive and competent, and ease of transition thereafter.

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 PERSONS ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USE.

Until change is requested, all tax statements shall be sent to the following address: Mr. and Mrs. Russell D. Riach, 8104 Booth Road, Klamath Falls, Oregon 97603.

DATED this 7th day of June, 1990.

Russell D. Riach
RUSSELL D. RIACH, aka

Russell Dale Riach
RUSSELL DALE RIACH

Ellen L. Riach
ELLEN L. RIACH, aka

Ellen Riach
ELLEN RIACH, aka

Ellen Louise Riach
ELLEN LOUISE RIACH

STATE OF OREGON)
)ss.
County of Jackson)

On June 7, 1990 personally appeared RUSSELL D. RIACH, and ELLEN L. RIACH, who, being duly sworn, acknowledged the foregoing instrument to be their voluntary act and deed. Before me signed:

Wm. M. M. M.
Notary Public for Oregon
My Commission Expires: 6-17-90

BARGAIN AND SALE DEED - 1

47
6
AM
14
JUN
90

PARCEL I

PARCEL 1: That portion of the Southwest Quarter of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

COMMENCING at the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, thence West 418.8 feet, more or less, to a point on the North boundary line of said Northeast Quarter of the Southwest Quarter of Section 7, thence South 1471 feet, more or less, to the North boundary of the right of way of the O.C. & E. Railroad Company, thence Southeasterly following such North boundary line of said railroad to the Point on the East boundary of Southeast Quarter of the Southwest Quarter where the North boundary line of said railroad intersects such East boundary line; thence North 1652 feet more or less, to the Point of Beginning; but excluding the road on the North boundary of said tract.

PARCEL 2: That portion of the Southwest Quarter of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

BEGINNING at a point 30 feet South of the center of Section 7, Township 39 South, Range 10 East of the Willamette Meridian; thence West along the South side of the public road 1441 feet more or less to Northeast corner of tract of land described in Deed recorded in Volume 74, page 637, Deed Records for Klamath County, Oregon, in which M.E. and O. B. Cornett were grantees; thence South 1023 feet, more or less, to North line of Strahorn Railroad; thence South 66°48' East along said railroad right of way to North and South center line of said Section 7; thence North along said center line 1650 feet, more or less, to place of beginning, EXCEPTING THEREFROM, easterly 418.8 feet of said described tract of land.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.
3. Taxes for 1981-82 are now due and payable

PARCEL II

11575

A tract of land described as follows:
Beginning at an iron pin on the quarter line which lies S 0°23' W along the quarter line a distance of 1074.7 feet from the iron axle which marks the center of Section 7, Township 39 S., Range 10 E.W.M., and running thence: Continuing S 89°54' E a distance of 630 feet to an iron pin; thence S 0°23' W a distance of 868.8 feet to an iron pin which lies on the northerly right of way line of the O.C. & E. Railroad; thence N 66°45' W along the northerly right of way line of the O.C. & E. Railroad a distance of 683.7 feet to a point on the quarter line; thence N 0°23' E along the quarter line a distance of 600 feet, more or less, to the point of beginning, said tract containing 10.62 acres, more or less, in the W $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 7, Township 39 S., Range 10 E.W.M., in Klamath County, Oregon.

PARCEL III

Beginning at a point in the center of Section 7, Township 39 South, Range 10 E. W. M. and running thence, East 630 feet;
thence, South 1074.70 feet;
thence, West 630 feet;
thence, North 1074.70 feet to the point of beginning, containing 15.17 acres more or less in the West half of the Southeast quarter of Section 7, Township 39 South, Range 10 E. W. M.

PARCEL IV

S $\frac{1}{4}$ NW $\frac{1}{4}$; S $\frac{1}{4}$ N $\frac{1}{2}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$; N $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$; S $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$; W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ and N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 14, Township 34 S., R. 6 E.W.M.
SUBJECT TO: Easements and encumbrances of record and those apparent on the land,

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Volney F. Morin, Jr. the 14th day of June A.D., 19 90 at 9:47 o'clock A.M. and duly recorded in Vol. M90 of Deeds on Page 11573.

FEE \$33.00

Evelyn Biehn
By Pauline Mueller County Clerk

Return: Russell D. Riach
8104 Booth Rd.
Klamath Falls, Or. 97603