

17353

WARRANTY DEED

MTC 23388-P

Vol. M90 Page 13650

KNOW ALL MEN BY THESE PRESENTS, That

TERRY F. RIACH & DEBORAH L. RIACH, husband and wife

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 1/2 interest and H. CARL NELSON, 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 ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

"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 all those of record and those apparent upon the land 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

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 12th day of June, 19 90; 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.

STATE OF OREGON,
County of Klamath)
June 12, 19 90) ss.

Personally appeared the above named DEBORAH L. RIACH

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 11/16/91

STATE OF OREGON, County of Klamath)
June 13, 19 90) ss.

Personally appeared TERRY F. RIACH and

each for himself and none for the other who, being duly sworn, declared under oath that the foregoing instrument was executed by him and he acknowledged said instrument to be his voluntary act and deed.

and that the seal affixed to the foregoing instrument is the true and correct seal of said corporation and that said instrument was duly executed 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: 11/16/91

TERRY F. & DEBORAH L. RIACH
2705 Homedale
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

ROBERT J. & MURIEL L. YOUNG and H. CARL NELSON
161 Sheridan Way
Sparks, NV 89431

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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.

Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

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 04100

PARCEL 2:

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 17.92 chains from the Northwest corner of the Southeast quarter of the Southwest quarter of Section 10 Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, said point being the true point of beginning of this description, 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 Vol. 223 at 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; thence, in a Northeasterly direction along said North or right bank of Lost River to the Southeast corner of said parcel conveyed to said Fred Hitson et al, above described; thence, West along the South line of said Hitson Parcel a distance of 242.8 feet, more or less, to the point of beginning.

Excepting from the above described parcel all that portion thereof lying North of the South line of River Street, Bowne Addition to the Town of Bonanza; the parcel herein conveyed being a portion of Out Lot 1, as shown on the plat of said Bowne Addition.

Tax Account No: 3911 015B0 00200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 11th day
of July A.D., 19 90 at 12:08 o'clock P M., and duly recorded in Vol. M90
of Deeds on Page 13650

FEE \$33.00

EVELYN BIEHM County Clerk
By Bernetha H. Letsch