

WARRANTY DEED (INDIVIDUAL)

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KARLA MAE MC CAMBRIDGE

RUSSELL D. RIACH and ELLEN L. RIACH, husband and wife, hereinafter called grantor, convey(s) to

all that real property situated in the County of Klamath, State of Oregon, described as:

(See attached "Exhibit A" for legal description)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as listed on the attached "Exhibit A" which is by this reference made a part hereof

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 80,000.00.

Dated this 5th day of November, 19 81.

Karla Mae McCambridge
KARLA MAE MC CAMBRIDGE

STATE OF OREGON, County of Klamath ss.

On this 5th day of November, 19 81 personally appeared the above named Karla Mae McCambridge and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 2/14/85

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

McCambridge
TO
Riach

After Recording Return to: AND SEND TAX STATEMENTS TO:
Mr. and Mrs. Russell D. Riach
7816 Birch Road
Klamath Falls, OR 97601

STATE OF OREGON.

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Deputy

EXHIBIT "A"

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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°49' 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.

SCHEDULE 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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____, the _____ 30th day of _____ April _____ A.D., 1999 at _____ 11:47 o'clock _____ A. M., and duly recorded in Vol. _____ 899 of _____ Deeds _____ on Page _____ 16378

FEE \$35.00

by _____ Linda Smith, County Clerk