

KNOW ALL MEN BY THESE PRESENTS, That

RICHARD M. CLOUD and VANESSA L. CLOUD, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 JOHN B. L. RIKER and MELISSA ZEFFER-RIKER, husband and wife, as tenants, hereinafter called
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and
 assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12, Township 40 South, Range 7 East of the Willamette
 Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the Westerly 33.30 feet for
 roadway. ALSO EXCEPTING THEREFROM the Northerly 300 feet thereof.

TOGETHER WITH a 1985 SEQUO 2U Mobile Home, Oregon License #X181561, Serial #2453636624AB,
 which is firmly affixed to the real property described herein.

Klamath County Tax Account #4007-012D0-01600 and #M181561.

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 of the above granted premises, free from all encumbrances except
 all those of record and those apparent upon the land, if any, as of the date of this

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 \$ 59,000.00
 However, the actual consideration consists of or includes other property or value given or promised which is
 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 10th day of November, 1988;
 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.

(If executed by a corporation,
 affix corporate seal)

RICHARD M. CLOUD

VANESSA L. CLOUD

STATE OF OREGON, County of Klamath,) ss.
 November 4, 1988

Personally appeared _____ and

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 _____

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 be-
 half 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)

(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires: 11/16/91

My commission expires:

RICHARD M. CLOUD and VANESSA L. CLOUD

GRANTOR'S NAME AND ADDRESS

JOHN B. L. RIKER and MELISSA ZEFFER-RIKER
 425 Old County Road
 Pacifica, CA 94044

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 Klamath) ss.

I certify that the within instru-
 ment was received for record on the
 10th day of Nov., 1988,
 at 3:00 o'clock P.M., and recorded
 in book M88 on page 19082 or as
 file/reel number 93727,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Roseline Mueller, Deputy

Fee \$8.00