#05034138 WARRANTY DEED

AFTER RECORDING RETURN TO: JOHN DAVIS SHARON ANN DAVIS 3148 LOS COYOTES DIAG. 90808 LONGBEACH, CA.

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

JOHN B.L. RIKER AND MELISSA ZEFFER-RIKER, husband and wife hereinafter called GRANTOR(S), convey(s) to JOHN DAVIS AND SHARON ANN DAVIS, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

The SE1/4 SE1/4 SE1/4, Section 12, Township 40 South, Range 7 East of the Willamette Meridian, in the County of Klamath, St of Oregon, EXCEPTING THEREFROM the Westerly 33.30 feet for roadway. ALSO EXCEPTING THEREFROM the Northerly 300 feet thereof.

CODE 107 MAP 4007-1200 TL 1600

"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."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 1) Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways. 2) to rules and regulations of Fire Patrol District. 3) property lies within and is subject to the levies and Subject assessments of the Keno Pines Road District. 6) Application assessments of the Keno Pines Road District. 6) Application Exempt Mobile Home from Registration and Titling, recorded December 8, 1988 in Book M-88 at Page 20884. 7) Taxes for the fiscal year 1989-'90, a lien not yet payable., Application to

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 \$65,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument

JOHN B. L. RIKER

MELISSA ZEFFER-B

STATE OF OREGON, County of Klamath)ss.

October 16, 1989.

Personally appeared the above named JOHN B.L. RIKER AND MELISSA ZEFFER RIKER and acknowledged the foregoing instrument to be thetr is luntary act and deed.

Addington

Before me: Warlene

Notary Public for Oregon My Commission Expires: 3-22-93

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ZWESERSE WARRANTY DEED

TOT RECORDING RETURN TO Kived End. SPAGON SAN PAYES SING LOS COVATES DIAB. LONGSEACH. CA. 90808

UNITE A CHANGE IS REQUESTED ALL TAX STATEMENTS ID THE FOLEOWING ADDRESS: PANCE BA CANC

STATE OF OREGON: COUNTY OF KLAMATH: ss.

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The true and actual consideration for intelligation is 400,000,530

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