

#05034138
WARRANTY DEED

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

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

JOHN B.L. RIKER AND MELISSA ZEPPER-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, State
of Oregon, EXCEPTING THEREFROM the Westerly 33.30 feet for
roadway. ALSO EXCEPTING THEREFROM the Northerly 300 feet thereof.

CODE 107 MAP 4007-12D0 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."

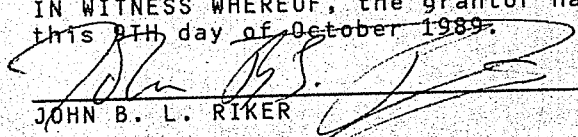
and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) Rights of the
public in and to any portion of the herein described premises
lying within the boundaries of roads or highways. 2) Subject
to rules and regulations of Fire Patrol District. 3) This
property lies within and is subject to the levies and
assessments of the Keno Pines Road District. 6) Application to
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.,

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
this 8TH day of October 1989.

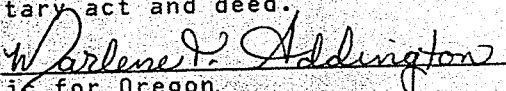

JOHN B. L. RIKER


MELISSA ZEPPER-RIKER

STATE OF OREGON, County of Klamath)ss.

October 16, 1989.

Personally appeared the above named JOHN B.L. RIKER AND MELISSA
ZEPPER-RIKER and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me: 
Notary Public for Oregon

My Commission Expires: 3-22-93

'89 OCT 15 PM 3 45

19634

19635

WARRANTY DEED

ASPIEN TITLE & ESCROW INC.

101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 16th day
of Oct. A.D., 19 89 at 3:45 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 19634

FEE \$13.00
Evelyn Biehn County Clerk
By Danline Mulladore

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 USE.

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) Subject
to rules and regulations of Fire Patrol District. 3) This
property lies within and is subject to the levies and
assessments of the Keno River Road District. 4) Application for
Exempt Mobile Home from Registration and titling, recorded
December 8, 1988 in Book M-88 at Page 10884. 5) Taxes for the
fiscal year 1989-1990, a lien not yet payable.

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
\$25,000.00.

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

In witness whereof, the grantor has executed this instrument
this 16th day of October 1989.

MELISSA ZEEFER-WIKER

JOHN B. RIKER

STATE OF OREGON, County of Klamath) ss.

I, Notary Public for Oregon, do hereby certify that the above named JOHN B. RIKER AND MELISSA
ZEEFER-WIKER and acknowledged the foregoing instrument to be
their voluntary act and deed.

Notary Public for Oregon
Commission Expires: 3-31-92