

KNOW ALL MEN BY THESE PRESENTS, That DONALD A. RIDER & EVELYN V. RIDER, as tenants  
by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LINDA BILLINGER, 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:

Lot 21 in Block 1 of TRACT 1031, SHADOW HILLS SUBDIVISION-I, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809-34DA-600

Subject to: Liens and encumbrances of record including existing Mortgage in favor of Klamath First Federal Savings and Loan recorded in Volume M78, page 5437, Microfilm Records of Klamath County, Oregon, which buyer herein agrees to assume and pay.

*"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 Those of record and apparent upon the land, if any, as of the date of this deed.

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 \$ 104,000.00.  
However, the amount considered in this transfer should not include other property or the value of property promised which is the whole or part of the consideration paid on another property. The common sense of the words of any applicable statute should be followed.  
Sec. 95-603-6306

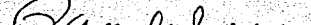
*In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.*

In Witness Whereof, the grantor has executed this instrument this 18th day of October, 19 89; 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 ) ss.  
10/18, 1989.

Personally appeared the above named \_\_\_\_\_  
Donald A. Rider & Evelyn V. Rider

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be their voluntary act and deed.

  
 Before me, PAMELA J. SPENCER  
 NOTARY PUBLIC-OREGON  
 My commission expires 8/16/93

Donald A. Rider & Evelyn V. Rider

3838 Crest St.  
Klamath Falls, OR 97601

Linda Billinger  
/o 1534 Crescent Ave.  
Klamath Falls, OR 97601

After recording return to:  
**Linda Billinger**  
 c/o 1534 Crescent Ave.  
 Klamath Falls, OR 97601

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

Linda Billinger  
c/o 1534 Crescent Ave.  
Klamath Falls, OR 97601

Donald A. Rider

Evelyn V. Rider  
STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
19 \_\_\_\_\_

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, 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 \_\_\_\_\_

\_\_\_\_\_, a corporation,  
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 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: \_\_\_\_\_

STATE OF OREGON,  
County of Klamath ss.

I certify that the within instrument was received for record on the 23rd day of Oct., 19 89, at 11:32 o'clock A M., and recorded in book M89 on page 20203 or as file/reel number 6802,  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Caroline Mullendare Deputy

Fee \$8.00