

STEPHANIE D. RIGGS, HUSBAND AND WIFE

the grantor, for the consideration hereinafter stated, to grantor paid by JAMES O. RIGGS AND hereinafter called 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:

The Northerly one-half of Lot 11, all of Lot 12, and the Southerly 10 feet of Lot 13, Block 3, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Assessors Account No. 3809 019GD 06400
Assessors Key No. 435755

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 and the above granted premises, free from all encumbrances except those of record and apparent to the land.

and that 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 \$ 64,750.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 22nd day of August, 19 90, 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.
August 22, 19 90

Personally appeared the above named
RICHARD D. WEBER AND
CONSTANCE J. WEBER

Richard D. Weber
Richard D. Weber

Constance J. Weber
Constance J. Weber

and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

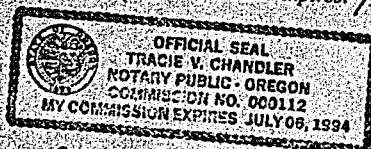
Before me:

Tracie V. Chandler
Notary Public for Oregon

My commission expires: 7-6-94

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: _____ (SEAL)



Richard D. Weber
PO Box 4005
Medford OR 97501
GRANTOR'S NAME AND ADDRESS
James O. & Stephanie D. Riggs
2614 California Ave
Klamath Falls OR 97601
GRANTEE'S NAME AND ADDRESS
Klamath First Federal
570 Main St
Klamath Falls OR 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
same as above
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 23rd day of Aug., 19 90, at 9:39 o'clock A.M. and recorded in book M90 on page 16950 or as file/reel number 19269.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Tracie V. Chandler Deputy

Fee \$28.00