

WARRANTY DEED

PATRICIA L. REEVES, Grantor, conveys and warrants to JOSEPH T. RIKER, III, and JOAN F. RIKER, husband and wife,, Grantees, the following real property free of encumbrances except as specifically set forth below:

Beginning at a point 660 feet North of an iron pin driven into the ground near the fence corner at the Southwest corner of the NW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 E.W.M., in the County of Klamath, State of Oregon, on the property of Otis V. Saylor, being the southwest corner of said property abutting on the Dalles-California Highway, and which iron pin is East 30 feet of the center of a road intersecting the Dalles-California Highway from the North, and which pin is North 30 feet of the center of said highway; thence East 330 feet; thence North 66 feet; thence West 330 feet; thence South 66 feet to the place of beginning.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.

ALSO SUBJECT TO: Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

ALSO SUBJECT TO: Contract, including the terms and provisions thereof, as revealed by a memorandum thereof:

Vendor: Francis M. Flowers and Pauline Flowers, as tenants by entirety
 Vendee: Joseph T. Riker III and Joan F. Riker, husband and wife
 Dated: May 18, 1979
 Recorded: May 22, 1979
 Book: M-79
 Page: 11681

ALSO SUBJECT TO: Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983, in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986, in Book M-86 at page 9346.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$19,287.90, together with unpaid real property taxes through date of Deed.

DATED this 30th day of JANUARY , 1991.

Patricia L. Reeves
 PATRICIA L. REEVES

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 30th day of January, 1991, by PATRICA L. REEVES.

VIVIENNE I. HUSTEAD
 NOTARY PUBLIC-OREGON
 My Commission Expires

Vivienne I. Hustead
 NOTARY PUBLIC FOR OREGON
 My Commission Expires: 4-11-93

GRANTORS NAME AND ADDRESS:

Patricia L. Reeves
 2143 Madison St.
 Klamath Falls, Oregon 97603

GRANTEES NAME AND ADDRESS:

Joseph T. Riker III and Joan F. Riker
 5127 Highway 39
 Klamath Falls, Oregon 97603

AFTER RECORDING, RETURN TO:

atc

Until a Change is Requested,
 Tax Statements Should be Sent
 To:

Joseph T. Riker III and Joan F. Riker
 5127 Highway 39
 Klamath Falls, Oregon 97603

STATE OF OREGON)

County of Klamath) ss.

I certify that the within instrument was received for record on the 7th day of Feb., 1991, at 10:40 o'clock AM., and recorded in Book M91 on Page 2326 or as File Reel Number 25620, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 Recording Officer

By: *P. Biehn*
 Deputy

Fee \$33.00