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Aspen
 TITLE & ESCROW, INC.

WARRANTY DEED

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AFTER RECORDING RETURN TO:

JOSEPH T. RIKER III

JOAN F. RIKER

PO. BOX 1136KLAMATH FALLS, OR 97604
 UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

 JOSEPH T. RIKER, SR. hereinafter called GRANTOR(S), convey(s) to
 JOSEPH T. RIKER III and JOAN F. RIKER, husband and wife
 hereinafter called GRANTEE(S), all that real property situated
 in the County of Klamath, State of Oregon, described as:

 Parcel 3 of Land Partition 5-92, situate in the N 1/2 of Section
 19, Township 39 South, Range 10 East of the Willamette Meridian,
 in the County of Klamath, State of Oregon.

 CODE 170 MAP 3910-1980 TL 101
 CODE 1700 MAP 3910-19A0 TL 2300

 "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 covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and those apparent on the land,

 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 to clear
 title.

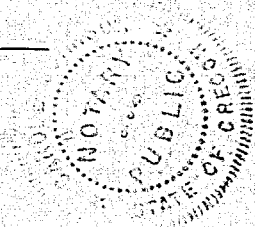
 In construing this deed and where the context so requires, the
 singular includes the plural.

 IN WITNESS WHEREOF, the grantor has executed this instrument
 this 3rd day of June 1993.

 JOSEPH T. RIKER, SR.

STATE OF OREGON, County of Klamath)ss.

On this 3rd day of June, 1993,
 Personally appeared the above named JOSEPH T. RIKER, SR. and
 acknowledged the foregoing instrument to be his voluntary act
 and deed.

 Before me:
 Notary Public for Oregon
 My Commission Expires: 1-15-94


STATE OF OREGON: COUNTY OF KLAMATH: ss.

 Filed for record at request of Aspen Title Co. the 8th day
 of June A.D., 19 93 at 3:21 o'clock P.M., and duly recorded in Vol. M93,
 of Deeds on Page 13259.

FEE \$30.00

Evelyn Biehn, County Clerk

By Pauline Mulendore