

36017

Vol. M97 Page 11158**GRANTOR'S NAME AND ADDRESS**

Joseph T. Riker, Sr.
(an estate in fee simple)
4881 Gatewood
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

Joseph T. Riker, III & Joan F. Riker
dba J.R. Enterprises
5127 Hwy 39
Klamath Falls, OR 97603-9613

After recording return to:

J.R. Enterprises
5126 Hwy 39
Klamath Falls, OR 97603-9613

Until requested otherwise sent all tax statements to:

J.R. Enterprises
5126 Hwy 39
Klamath Falls, OR 97603-9613

STATE OF OREGON)

) ss

County of Klamath)

I certify that the within
instrument was received
for the record on the 15th
day of April 1997,
at 11:43 o'clock A.m.,
and recorded in book/reel/
volume M97 on page 1158
and/or as fee/file/instru-
ment/microfilm/reception

36017 records of said County.
Deed—

Witness my hand and
seal of County affixed.

Bernetha G. Letsch (Name)

County Clerk (Title)

Fee: \$30.00

Kathleen Rose (Deputy).**QUITCLAIM DEED**

KNOW ALL BY THESE PRESENT that Joseph T. Riker, Sr., 4881 Gatewood St., Klamath Falls, Oregon 97603, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Joseph T. Riker III and Joan F. Riker, husband and wife, doing business as J. R. Enterprises, 5126 Highway 39, Klamath Falls, OR 97603-9613, hereinafter called grantee, and unto grantee's heirs, successors and assign, all of the grantor's right, title and interest in that certain real property, with tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The land parcels created in Land Partition 10-96 in Klamath County Oregon, given designations as Parcel 2 and Parcel 3, and being of 1.34 acres and 4.74 acres respectively for a total of 6.08 acres, and later being given the tax lot designations of 902 and 903 respectively on the Klamath County Assessor's map 3910, section 18; at this point and time there being no further subdivision or assigned designation recorded by the County Clerk, and and the above partition cited being recorded by the Klamath County Clerk on the 5th day of September, 1996.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$6,000, paid immediately against the principal owing on said property, and other consideration to be paid at a later date, to wit: a minimum of \$3,000 against the principal and a minimum of \$1,000 against the interest owed on the contract, at the sale of each of the tax lots now numbered or to be numbered 902, 903, 904, and 905 (R39S, R10E, WM Sec. 18) which should result from the proposed land partition to be filed on April 11, 1997. (If the partitioning is unsuccessful, an amount of at least 10% of any value received for the existing parcels will be paid against the principal owed and 5% of any value received against the interest owed on these properties, upon their sale as currently partitioned).

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 14 day of April, 1997.

Joseph T. Riker, Sr.
Joseph T. Riker, Sr.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations.

STATE OF OREGON, County of Klamath)ss

This instrument was acknowledged before me on April 14, 1997.

Latricia M. Wilson
Notary Public for Oregon

