

WARRANTY DEED

JOSEPH T. RIKER III AND JOAN F. RIKER, dba J.R. ENTERPRISES AN ASSUMED BUSINESS NAME,

Grantor(s) hereby grant, bargain, sell and convey to:
 RICHARD W. BOWMAN and SEARON D. BOWMAN, husband and wife,
 Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
 SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any;
 and the 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.

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 38,700.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 5363 Hwy 39, Klamath Falls, OR 97603

Dated this 8 day of October, 1997.

Joseph T. Riker III
 JOSEPH T. RIKER, III

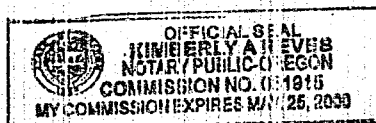
BY Joan F. Riker HIS ATTY-IN-FACT
 JOAN F. RIKER

Joan F. Riker
 JOAN F. RIKER

STATE OF Oregon SS. October 8 19 97
 COUNTY OF Klamath

Personally appeared the above named JOAN F. RIKER AS AN INDIVIDUAL AND
AS ATTORNEY-IN-FACT FOR JOSEPH R. RIKER, III

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Kimberly A. Reeves
 Notary Public for Oregon
 My commission expires 5/25/2000

ESCROW NO. MT42451-KA

Return to:

RICHARD W. BOWMAN
 6767 Tingley Lane #38
 Klamath Falls, OR 97603

33344

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 3 of Land Partition 10-96, being Parcel 1 of "Land Partition 53-95", situated in the NW1/4 SW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon,

EXCEPTING THEREFROM a tract of land being the Southerly 100 feet of Parcel 3 of "Land Partition 10-96", situated in the NW1/4 SW1/4 of Section 18, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way of State Highway 39, being the Southwest corner of said Parcel 3 from which the 1/4 corner common to Section 13, Township 39 South, Range 9 East, Willamette Meridian and said Section 18 bears North 01 degrees 27' 09" West 1,053.06 feet; thence along the West boundary of said Parcel 3 North 00 degrees 03' 01" West 121.17 feet; thence South 55 degrees 40' 10" East 487.60 feet; thence along the East and South boundary of said Parcel 3, South 00 degrees 03' 01" East 121.17 feet and North 55 degrees 40' 10" West 487.60 feet to the point of beginning, as evidenced by Lot Line Adjustment 7-97 on file in the Office of the Klamath County Planning Department.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 9th day
of October A.D., 19 97 at 3:54 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 33343

FEE \$35.00

By Bernetha G. Letsch County Clerk
K. Ross