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'98 JUN 25 P3:15

K-52495

STATUTORY WARRANTY DEED

JOSEPH T. RIKER, III AND JOAN F. RIKER

conveys and warrants to SONJA MARIE BRYANT

Grantor,

Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
PARCEL 2 OF PARTITION #53-95, SITUATED IN SW1/4 OF SECTION 18, TOWNSHIP 39
SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 225,000.00

(Here comply with the requirements of ORS 93.030)

Dated this 22 day of June 19 98

Joseph T. Riker, III
JOSEPH T. RIKER, III

Joan F. Riker
JOAN F. RIKER

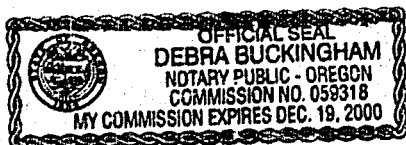
STATE OF OREGON

County of KLAMATH } ss.

BE IT REMEMBERED, That on this 25th day of June, 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JOSEPH T. RIKER, III AND JOAN F. RIKER

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Debora Buckingham
My Commission expires 12-19-2000

Notary Public for Oregon.

Title Order No. K-52495Escrow No. K52495D

After recording return to:

SONJA MARIE BRYANT6403 HARLAN DRIVEKLAMATH FALLS, OR 97603

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

SONJA MARIE BRYANT6403 HARLAN DRIVEKLAMATH FALLS, OR 97603

Name, Address, Zip

THIS STATE RESERVE FOR ME

STATE OF OREGON,

County of Klamath ss.

Filed for record at request of:

FIRST AMERICAN TITLE

on this 25TH day of JUNE A.D. 19 98
at 3:15 o'clock P. M. and duly recorded
in Vol. M98 of DEEDS Page 22275

BERNETHA G. LETSCH County Clerk

By Kathleen Ross

Deputy.

Fee, \$30.00