

JULIA P. RIKUSTAD,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

GENE K. HILL and JUDITH A. HILL, 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:

Lot 1 in Block 3 of MAZAMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$ 100,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4019 MAZAMA DRIVE, KLAMATH FALLS, OR 97603

Dated this 25 day of June, 1998

Julia P. Rikustad
JULIA P. RIKUSTAD

STATE OF Idaho ss. 476-3676-95 6/25/1998

COUNTY OF Canyon

Personally appeared the above named Julia P. Rikustad

and acknowledged the foregoing instrument to be 9 voluntary act.

Before me:

Cheryl A. Muralt
Notary Public for Nampa Idaho
My commission expires 6/23/2000

ESCROW NO. MT44584-KA

Return to:

GENE K. HILL
4019 MAZAMA DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 2nd day of July A.D. 1998
at 2:33 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 23550

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.