



WARRANTY DEED

ATC 05048228

ASPEN TITLE ESCROW NO. 05048228
AFTER RECORDING RETURN TO:

JOSEPH W. STICKEL JR.
BRENDA M. STICKEL

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

RIVER CITY R.V.'S, A PARTNERSHIP hereinafter called GRANTOR(S), convey(s) to JOSEPH W. STICKEL JR. AND BRENDA M. STICKEL, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 4, Block 8, Tract 1039, YONNA WOODS UNIT #2, in the County of Klamath, State of Oregon.

CODE 208 MAP 3711-33B0 TL 400

"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 30.390."

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 apparent upon 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 \$10,000.00.

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 _____ day of August, 1998.

RIVER CITY R.V.'S, A PARTNERSHIP

X Jack Boersma
BY JACK BOERSMA

BY: DARIO SCARBOSIO

STATE OF OREGON)
County of Josephine) ss.

The foregoing instrument was acknowledged before me this 9th day of August, 1998, by Jack Boersma and September, partner (or agent), on behalf of River City R.V.'S, a partnership.

Before me: Diane Merrill
Notary Public for Oregon
My commission expires: 2-2-02

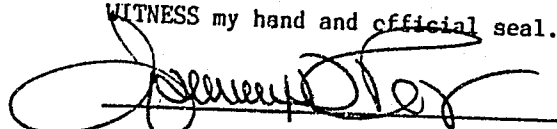


STATE OF MONTANA
COUNTY OF LINCOLN

On September 15, 1998, before me, the undersigned,
a Notary Public in and for said State, personally appeared _____
Dario Scarbosio

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the
same.

WITNESS my hand and official seal.



Notary Public for the State of MT

Residing at Libby

My commission expires 6-28-99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 17th day
of September A.D., 19 98 at 3:39 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 34284.

FEE \$35.00

By Kathleen Ross
Bernetha G. Letsch, County Clerk