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99 FEB -4 11:01

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WARRANTY DEED

ASPEN TITLE ESCROW NO. 05048641
AFTER RECORDING RETURN TO:

SHANE SPIKER

419 Del Fatti Lane
Klamath Falls, OR 97603

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

ROBERT DALE HOPPER AND KIMBERLY LYNN HOPPER, hereinafter called
GRANTOR(S), convey(s) and warrants to SHANE SPIKER, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

The West 37.5 feet to Lot 9, and the East 25 feet of Lot 8,
Block 43, GRANDVIEW ADDITION TO BONANZA, in the County of
Klamath, State of Oregon.

CODE 11 MAP 3911-108C FL 3000

"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, contracts and/or
liens for irrigation and/or drainage.

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
\$54,500.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
on the 3rd day of February, 1999.

Robert Dale Hopper
ROBERT DALE HOPPER

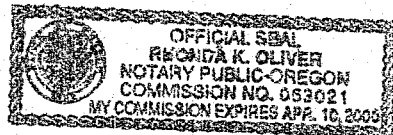
Kimberly Lynn Hopper
KIMBERLY LYNN HOPPER

STATE OF OREGON, County of Klamath)ss.

On February 3, 1999, personally appeared Robert Dale Hopper
and Kimberly Lynn Hopper who acknowledged the foregoing
instrument to be their voluntary act and deed.

Rebecca K. Oliver
Notary Public for Oregon

My Commission Expires: April 10, 2000



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 4th day
of February A.D. 1999 at 11:01 o'clock A. M., and duly recorded in Vol. M99
of Deeds on Page 4142

FEE \$30.00

Linda Smith, County Clerk

by Rebecca K. Oliver