

03 AUG 25 10:06

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GRANTOR NAME AND ADDRESS

Pauline Flowers

17840 Kene Warden Rd K.Fall, OR 97603

GRANTEE NAME AND ADDRESS

Joseph + Joan Riker

POB 545, ORLAND CA 95563

AFTER RECORDING RETURN TO

Aspen Title Attn: Debbie Bergerer
525 Main St. Klamath Falls, OR 97601

SEND TAX STATEMENTS TO

Aspen Title
525 Main St Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 08/25/2003 10:06 a.m.
Vol M03 Pg 62028-29
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

BARGAIN AND SALE DEED - STATUTORY FORM

PAULINE FLOWERS, sole and Successor Trustee of the PAULINE FLOWERS TRUST U.T.A.D. November 3, 1983 Grantor, conveys to JOSEPH T. RIKER, III and JOAN F. RIKER, Husband and Wife, Grantees, that certain real property situated in Klamath County, Oregon, and legally described on Exhibit A, attached hereto and incorporated herein by reference as if fully set forth.

The intent of this deed is to convey any and all interest of the Grantor, PAULINE FLOWERS TRUST U.T.A.D. November 3, 1983 in the subject real property, including the interest of the Grantor in (and in fulfillment of) that certain Land Sale Contract dated the 18th day of May, 1979, and recorded the 22nd day of May 1979 in Vol. M-79, page 11681, Records of Klamath County, Oregon.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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 in fulfillment of the above referenced Land Sale Contract.

DATED this 18th day of Aug., 2003.

PAULINE FLOWERS TRUST U.T.A.D.
November 3, 1983

by Pauline Flowers
PAULINE FLOWERS, Successor Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 18th day of August, 2003 by Pauline Flowers as Successor Trustee of the PAULINE FLOWERS TRUST U.T.A.D. November 3, 1983.



Marsha Cobine
NOTARY PUBLIC FOR OREGON

Beginning at a point 660 feet North of an iron pin driven into the ground near the fence corner at the Southwest corner of the NW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 E.W.M., on the property of Otis V. Saylor, being the Southwest corner of said property abutting on the Dalles-California Highway, and which iron pin is East 30 feet of the center of a road intersecting the Dalles-California Highway from the North, and which pin is North 30 feet of the center of said highway, thence East 330 feet, thence North 66 feet, thence West 330 feet, thence South 66 feet to the place of beginning.