

'02 JAN 14 AM 11:16

mtc 56060-KR
WARRANTY DEED

Vol M02 Page 2151

ROBERT J. HARGREAVES and SHALENE L. HARGREAVES, AS TENANTS BY THE ENTIRETY AS TO AN UNDIVIDED 1/2 INTEREST And GLEN M. WACHTEL and JACQUELIN J. WACHTEL, AS TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED 1/2 INTEREST, AS TENANTS IN COMMON, Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JAMES RANDALL RIGGS, an unmarried man,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

KEY #144640	2406-001CA-00900-000
KEY #144631	2406-001CA-01000-000
KEY #144613	2406-001CA-02400-000
KEY #144622	2406-001CA-02500-000

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 \$ 59,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 805 WOODWARD DRIVE, WENATCHEE, WA 98801

Dated this 11th day of JAN., 2002

State of Oregon, County of Klamath
Recorded 01/14/2002 11:16 a m.
Vol M02, Pg 2151-52
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

Robert J. Hargreaves
ROBERT J. HARGREAVES

Shylene L. Hargreaves
SHALENE L. HARGREAVES

Glen M. Wachtel
GLEN M. WACHTEL

Jacquelin J. Wachtel
JACQUELIN J. WACHTEL

State of Oregon
County of

This instrument was acknowledged before me on January 11, 2002 by ROBERT J. HARGREAVES AND SHALENE L. HARGREAVES AND GLEN M. WACHTEL AND JACQUELIN J. WACHTEL.

Sharon L. Fauteaux
(Notary Public for Oregon)

My commission expires 6/5/05

ESCROW NO. MT56060-KR

Return to:
JAMES RANDALL RIGGS
805 WOODWARD DRIVE
WENATCHEE, WA 98801



EXHIBIT "A"
LEGAL DESCRIPTION

2152

Parcels of land situated in Section 1, Township 24 South, Range 6 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

PARCEL 1:

BEGINNING at a point on the Easterly right of way line of the county Road, North 1,575.7 feet and East 1,664.14 feet from the Southwest corner of Section 1, Township 24 South, Range 6 West of the Willamette Meridian; thence Northeasterly along said Easterly line on the arc of a 625.9 feet radius curve left (the long chord of which curve bears North 48 degrees 04 ½' East 109.31 feet) a distance of 109.44 feet; thence South 45 degrees 03' East 202.8 feet to the center of Crescent Creek; thence South 49 degrees 22' West up the center of said Creek, 124.69 feet; thence North 40 degrees 42' West 199.7 feet to the point of beginning.

PARCEL 2:

BEGINNING at an iron pipe which is North 1,326.50 feet and East 1,903.24 feet from the Southwest corner of said Section 1; thence North 88 degrees 16' East, a distance of 50 feet to an iron pipe; thence North 01 degrees 44' West to the centerline of Crescent Creek; thence Southwesterly along the centerline of Crescent Creek to a point that is North 01 degrees 44' West of the point of beginning; thence South 01 degrees 44' East to the point of beginning.

(The above bearings are based on the centerline of the Crescent Lake Road as constructed and being South 61 degrees 12' West at Station 65 as shown on Map B-51 filed in the office of the Klamath County Engineer.)

TOGETHER WITH an easement for ingress and egress over and across the Southerly 30 feet of that portion of the N1/2 SW1/4 of said Section 1 lying East of the County Road as granted by Deed recorded February 23, 1967 in Volume M67 at Page 1252, Klamath County Deed Records.

PARCEL 3:

BEGINNING at an iron pipe which is North 1,324.99 feet and East 1,853.26 feet from the Southwest corner of said Section 1; thence North 88 degrees 16' East a distance of 50 feet to an iron pipe; thence North 01 degrees 44' West to the centerline of Crescent Creek; thence Southwesterly along the centerline of Crescent Creek to a point that is North 01 degrees 44' West of the point of beginning; thence South 01 degrees 44' East to the point of beginning.

TOGETHER WITH an easement for ingress and egress over and across the Southerly 30 feet of that portion of the N1/2 SW1/4 of said Section 1 lying East of the County Road as granted by Deed recorded February 23, 1967 in Volume M67 at Page 1252, Klamath County Deed Records.