

NJK - 62994



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Richard A. Bigham  
83505 Tolman Rd.  
Cottage Grove, OR 97426

State of Oregon, County of Klamath  
 Recorded 11/07/03 2:19 P-m  
 Vol M03 Pg 82943-44  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

Until a change is requested all  
 tax statements shall be sent to  
 The following address:

Richard A. Bigham  
83505 Tolman Rd.  
Cottage Grove, OR 97426

Escrow No. BT060288GC

### WARRANTY DEED

LeeRoy J. Hansen, who acquired title as Lee J. Hansen and Wendy L. Hansen, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to ~~Richard A. Bigham and Evangeline M. Bigham, as tenants by the entirety;~~ 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:  
 \*\*Richard A. Bigham and Evangeline M. Bigham Trustees or Their Successors in Trust  
 Legal Description Attached Exhibit A under the Bigham Trust

Key No. 146951 2407-018A0-00600-000  
 Key No. 146924 2407-018A0-00700-000

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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.

The true and actual consideration for this conveyance is \$257,000.00.

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.

Dated this 2 day of Nov, 2003.

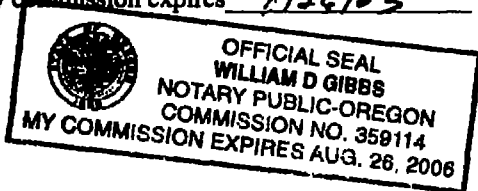
[Signature]  
 LeeRoy J. Hansen  
[Signature]  
 Wendy L. Hansen

State of Oregon  
 County of

This instrument was acknowledged before me on November 7, 2003 by LeeRoy J. Hansen and Wendy L. Hansen.

[Signature]  
 (Notary Public for Oregon)

My commission expires 8/24/03



260 am

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**82944**

**PARCEL 1:**

A parcel of land situated in the NW1/4 NE1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the N1/4 corner of said Section 18; thence South 01° 01' 37" West along the North - South centerline of said Section 18 a distance of 645.99 feet; thence South 89° 26' 43" East a distance of 386.66 feet to a six inch wooden post three feet above ground marking the true point of beginning of this description; thence North 89° 26' 43" West a distance of 220.00 feet; thence South 00° 33' 17" West a distance of 198.00 feet; thence South 89° 26' 43" East a distance of 220.00 feet to an iron pin; thence North 00° 33' 17" East a distance of 198.00 feet to the point of beginning of this description.

Tax Account No.: 2407-018A0-00700-000

Key No.: 146924

**PARCEL 2:**

That portion of the NW1/4 NE1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Southwesterly of Brewers Ranchos.

EXCEPTING THEREFROM those portions deeded to Edgar J. McCollum and Harriet McCollum, husband and wife, by Deed recorded in Microfilm Records M65, page 2180, to Thomas P. Barry and Winifred Barry, husband and wife, by Deed recorded in Microfilm Records of M65, page 2177.

ALSO EXCEPTING that portion deeded to William R. Treibel, et ux, in Deed Volume M65, page 3504, Microfilm Records of Klamath County, Oregon.

Tax Account No.: 2407-018A0-00600-000

Key No.: 146951