

04 JUN 2 PM 2:45

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After Recording Return to:

MARY A. RIEGER

9669 Hill Road
Klamath Falls, OR 97603

State of Oregon, County of Klamath

Recorded 06/02/2004 2:45 P m

Vol M04 Pg 35361-62

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Until a change is requested all tax statements
Shall be sent to the address shown above.

Aspen 5-7096ma
WARRANTY DEED
(INDIVIDUAL)

DAVID WARREN WOODARD, herein called Grantors, convey(s) to MARY A. RIEGER, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

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 **\$215,500.00.**
(here comply with the requirements of ORS 93.930)

nr
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 June 1, 2004.

David Warren Woodard
DAVID WARREN WOODARD

STATE OF OREGON, County of Klamath) ss.

On June 1, 2004, personally appeared the above named DAVID WARREN WOODARD and acknowledged the foregoing instrument to be his voluntary act and deed.

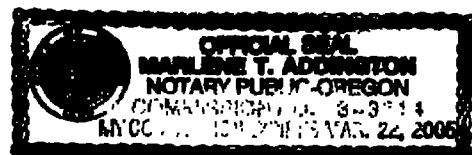
This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00059096

Before me: *Marlene T. Adkinson*
Notary Public for Oregon
My commission expires: March 22, 2005

Official Seal



26.00

Exhibit A

PARCEL 1:

A parcel of land situated in the NE 1/4 of Section 31, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of the NE 1/4 from which the Northeast corner of said Section 31 bears North 00° 19' 00" West 1097.67 feet; thence South 76° 53' 58" West 108.48 feet to the center of the casing of a well; thence continuing South 76° 53' 58" West 49.22 feet to a point on the East line of that certain county road known as Hill Road; thence Southeasterly on the arc of a 3849.72 foot radius curve to the right (Delta = 06° 45' 50", Long Chord = South 11° 41' 26" East 454.20) 454.47 feet; thence continuing along said East line of "Hill Road" South 08° 18' 31" East 355.39 feet; thence continuing along said East line of Hill Road on the arc of a 3789.72 foot radius curve to the left (Delta= 01° 28' 33", Long Chord= South 09° 02' 48" East 97.61 feet) 97.62 feet to a point on the East line of said NE 1/4; thence North 00° 19' 00" West on said East line 928.59 feet to the point of beginning.

PARCEL 2:

A tract of land situated in the NW 1/4 NW 1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the NW 1/4 NW 1/4; thence North 00° 19' 00" West on the West line of said NW 1/4 NW 1/4, 522.70 feet; thence North 81° 35' 00" East 202.01 feet; thence South 00° 19' 00" East 552.29 feet to a point on the South line of said NW 1/4 NW 1/4; thence North 89° 59' 37" West along said South line 200.00 feet to the point of beginning.