

UNLESS A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

Kristine A. Riggs
2542 Watson Street
Klamath Falls, OR 97603

AFTER RECORDING, RETURN TO:

Stuart E. Foster
Foster Denman, LLP
P.O. Box 1667
Medford, OR 97501

Vol M05 Page 00906

State of Oregon, County of Klamath
Recorded 01/05/2005 9.11a m
Vol M05 Pg 00906-08
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

WARRANTY DEED

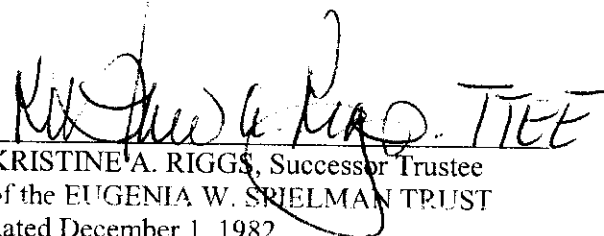
KRISTINE A. RIGGS, Successor Trustee of the EUGENIA W. SPIELMAN TRUST dated December 1, 1982, Grantor, conveys and warrants to KRISTINE A. RIGGS and KRISTINE A. RIGGS, Trustee of the EUGENIA H. HUTTON TRUST UID December 1, 1982, Grantees, each as to an undivided one-half (1/2) interest as tenants in common, the real property located in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and made a part hereof.

The liability and obligations of the Grantor to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

The true consideration for this conveyance is other value given.

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 16 day of December, 2004.


KRISTINE A. RIGGS, Successor Trustee
of the EUGENIA W. SPIELMAN TRUST
dated December 1, 1982,

STATE OF CALIFORNIA)
) ss.
County of Humboldt)

On this 16 day of December, 2004, personally appeared the above-named KRISTINE A. RIGGS, Successor Trustee of the EUGENIA W. SPIELMAN TRUST dated December 1, 1982 and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:


Notary Public for California

EXHIBIT "A"**PARCEL 1:**

Lots 1, 2 and 3 and that portion of vacated "F" street lying Northerly and adjacent to said Lot 1, all in Block 1 of SUNNYSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

A portion of the SE 1/4 NW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian described as follows:

Beginning at an iron axle marking the center one-quarter corner of said Section 20, said point also being the Southwest corner of the RE-SUBDIVISION OF MCLOUGHLIN HEIGHTS; thence North 0 degrees 51' East along the West line of said McLoughlin Heights, a distance of 441.2 feet to an iron pin; thence North 87 degrees 49' West a distance of 210.13 feet to an iron pin on the Easterly line of the O.T.I. access road known as "Campus Drive"; thence Southerly along said Easterly line along the arc of a 1004.93 foot radius curve to the right, a distance of 474.01 feet to an iron pin on the South line of said SE 1/4 NW 1/4 of Section 20; thence South 89 degrees 36' 52" East along said South line, a distance of 348.04 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM those portions lying within the right of way of Campus Drive and Daggett Avenue.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

00908

No. 5907

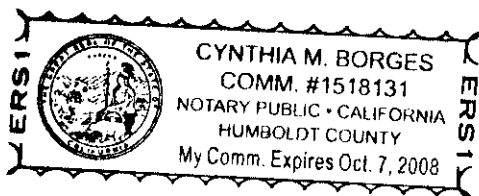
State of CALIFORNIA

County of HUMBOLDT

On December 16, 2004 before me, CYNTHIA M. BORGES, NOTARY PUBLIC
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Kristine A. Riggs
NAME(S) OF SIGNER(S)

☒ personally known to me - **OR** - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Cynthia M. Borges
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ ATTORNEY-IN-FACT ☐ GENERAL
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE