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Kristine A Riggs, individually/trustee

PO Box 381

Blue River OR 97413

Grantor's Name and Address

Kristine A Riggs &amp; Eugenia S Hutton

PO Box 381

Blue River OR 97413

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Kristine A Riggs/Eugenia S Hutton

3002 Hendricks Hill Drive

Eugene OR 97403

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Kristine A Riggs/Eugenia S Hutton

3002 Hendricks Hill Drive

Eugene OR 97403

M06-07109

Klamath County, Oregon

04/12/2006 11:04:30 AM

Pages 2 Fee: \$26.00

SPACE RESEI  
FOR  
RECORDER'S

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Kristine A Riggs and Kristine A Riggs, trustee  
of the Eugenia H Hutton Trust UID December 1, 1982  
 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
Kristine A Riggs and Eugenia S Hutton, each as to an undivided 50% interest each  
 hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County,  
 State of Oregon, described as follows, to-wit:

~~Township 38N, Range 9E, Section 20, Parcel 1 of Land Parcelation Plat 52-97~~

See Exhibit "A" attached hereto

\*\*To change vesting

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ \*\* ~~However, the / actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate / which) consideration. (If the sentence between the symbols ☐ is not applicable, it should be deleted. See ORS 93.080.)~~

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on April 5th, 2006; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

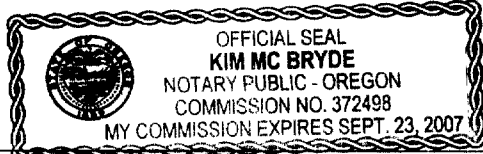
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

X Kristine A Riggs  
 Kristine A Riggs  
 X Kristine A Riggs, Trustee  
 Kristine A Riggs, Trustee

STATE OF OREGON, County of Lane ss.

This instrument was acknowledged before me on April 5th, 2006,  
 by Kristine A Riggs

This instrument was acknowledged before me on April 5th, 2006,  
 by Kristine A Riggs  
 as Trustee  
 of Eugenia H Hutton Trust



Notary Public for Oregon  
 My commission expires 09-23-2007

## **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.