

2007-006204
Klamath County, Oregon



After recording return to:
William W. Riggs and Luhree G. Riggs
9151 Spring Lake Road
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
William W. Riggs and Luhree G. Riggs
9151 Spring Lake Road
Klamath Falls, OR 97603

File No.: 7021-993967 (ALF)
Date: March 09, 2007

THIS SP/



04/03/2007 03:23:54 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

Carlton D. McDaniel and Betty A. McDaniel, husband and wife, Grantor, conveys and warrants to **William W. Riggs and Luhree G. Riggs, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$350,000.00**. (Here comply with requirements of ORS 93.030)

31-F

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 3 day of April, 20 07.

Carlton D. McDaniel
Carlton D. McDaniels

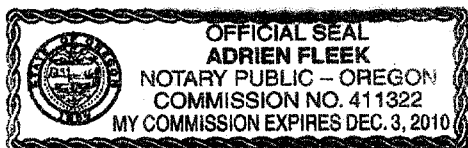
Betty A. McDaniel
Betty A. McDaniels

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 3 day of April, 20 07
by **Carlton D. McDaniels and Betty A. McDaniels.**

Adrien Fleek

Notary Public for Oregon
My commission expires: 12-3-10



APN: **R584763**

Statutory Warranty Deed
- continued

File No.: **7021-993967 (ALF)**
Date: **03/09/2007**

EXHIBIT A

LEGAL DESCRIPTION:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH OF THE USBR DRAIN NO. 1 AND SOUTHWESTERLY OF THE SOUTHERN PACIFIC RAILROAD IN SECTION 26, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN AND THAT PORTION OF SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER LYING NORTH OF THE USBR DRAIN NO. 1 IN SECTION 27, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN.