

2014-009947

Klamath County, Oregon



00159183201400099470040041

09/25/2014 11:04:45 AM

Fee: \$57.00

JAMES RANDALL RIGGS
PO BOX 542
KALAHOU, HI 96741

Grantor's Name and Address

JAMES RANDALL RIGGS AND ELAINE C. INGLE
PO BOX 542
KALAHOU, HI 96741

Grantee's Name and Address

After recording, return to (Name and Address):

JAMES R. RIGGS / ELAINE C. INGLE
PO BOX 542
KALAHOU, HI 96741

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

JAMES R. RIGGS / ELAINE C. INGLE
PO BOX 542
KALAHOU HI 96741

SPACE RESERVED
FOR
RECORDER'S USE

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that JAMES RANDALL RIGGS

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto

JAMES RANDALL RIGGS AND ELAINE C. INGLEhereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in 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 (legal description of property):

TAX LOTS 24-06-01-CA 800, 900, 1000, 2400, 2500 AND 2600.
SEE ATTACHMENTS FOR TAX LOT PHYSICAL DESCRIPTIONS.

ATTACHMENT

TAX LOTS

A

800

B

900, 1000, 2400, 2500

C

2600

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

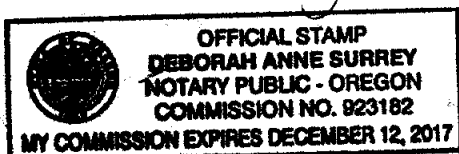
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. ^① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. ^② (The sentence between the symbols ^②, if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument on September 22, 2014; any signature on behalf of a business or other entity is made with the authority of that entity.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

James Randall Riggs
Elaine C. Ingle

STATE OF OREGON, County of DeschutesThis instrument was acknowledged before me on 9/22/2014by James Randall RiggsThis instrument was acknowledged before me on 9/22/2014by Elaine C. Ingleas Notaryof Oregon

Deborah A. Surrey
Notary Public for Oregon

My commission expires 12/12/2017

2012-009775

Klamath County, Oregon

ATTACHMENT A



00123737201200097750020021

09/05/2012 09:57:28 AM

Fee: \$42.00

AFTER RECORDING^{AND} SEND TAX STATEMENTS TO:JAMES RANDALL RIGGS
PO BOX 2868
WENATCHEE, WA 98807

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this

10TH

day of AUGUST 2012

(year),

by first party, Grantor, DORIS JEAN RIGGS

whose post office address is 1210 SW TIMIAN ST., CORVALLIS, OR. 97333

to second party, Grantee, JAMES RANDALL RIGGS

whose post office address is PO BOX 2868, WENATCHEE, WA. 98807

WITNESSETH, That the said first party, for good consideration and for the sum of

ONE Dollars (\$ 1.00 ~) paid by the said second party, the receipt whereof

is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of

KLAMATH, State of OREGON

to wit:

A PARCEL OF LAND SITUATED IN THE SW¹/₄ OF SECTION 1, TWP. 24S., R. 6E.W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE COUNTY ROAD, SAID POINT BEING THE BEGINNING POINT OF THAT PARCEL OF LAND DEEDED TO JAZEK AND DESCRIBED IN DEED VOLUME 327, PAGE 315, KLAMATH COUNTY DEED RECORDS, AND SAID POINT BEING DESCRIBED IN SAID DEED RECORD AS BEING NORTH 1575.7 FEET AND EAST 1664.4 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE COUNTY ROAD A DISTANCE OF 153 FEET, THENCE SOUTH 48° 42' EAST PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID JAZEK PARCEL A DISTANCE OF 241 FEET, MORE OR LESS, TO THE CENTERLINE OF CRESCENT CREEK; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF CRESCENT CREEK A DISTANCE OF 156 FEET, MORE OR LESS, TO THE MOST SOUTHWEST CORNER OF SAID JAZEK PARCEL; THENCE NORTH 48° 42' WEST ALONG THE SOUTHWESTERLY LINE OF SAID JAZEK PARCEL A DISTANCE OF 179.7 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
Page 1 of 2.

[Signatures on following page.]

Initials of First Party

AHAAAPAZ

EXHIBIT "A"
LEGAL DESCRIPTION

Parcels of land situated in Section 1, Township 24 South, Range 6 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

PARCEL 1:

BEGINNING at a point on the Easterly right of way line of the county Road, North 1,575.7 feet and East 1,664.14 feet from the Southwest corner of Section 1, Township 24 South, Range 6 West of the Willamette Meridian; thence Northeasterly along said Easterly line on the arc of a 625.9 feet radius curve left (the long chord of which curve bears North 48 degrees 04 1/2' East 109.31 feet) a distance of 109.44 feet; thence South 45 degrees 03' East 202.8 feet to the center of Crescent Creek; thence South 49 degrees 22' West up the center of said Creek, 124.69 feet; thence North 40 degrees 42' West 199.7 feet to the point of beginning.

PARCEL 2:

BEGINNING at an iron pipe which is North 1,326.50 feet and East 1,903.24 feet from the Southwest corner of said Section 1; thence North 88 degrees 16' East, a distance of 50 feet to an iron pipe; thence North 01 degrees 44' West to the centerline of Crescent Creek; thence Southwesterly along the centerline of Crescent Creek to a point that is North 01 degrees 44' West of the point of beginning; thence South 01 degrees 44' East to the point of beginning.

(The above bearings are based on the centerline of the Crescent Lake Road as constructed and being South 61 degrees 12' West at Station 65 as shown on Map B-51 filed in the office of the Klamath County Engineer.)

TOGETHER WITH an easement for ingress and egress over and across the Southerly 30 feet of that portion of the N1/2 SW1/4 of said Section 1 lying East of the County Road as granted by Deed recorded February 23, 1967 in Volume M67 at Page 1252, Klamath County Deed Records.

PARCEL 3:

BEGINNING at an iron pipe which is North 1,324.99 feet and East 1,853.26 feet from the Southwest corner of said Section 1; thence North 88 degrees 16' East a distance of 50 feet to an iron pipe; thence North 01 degrees 44' West to the centerline of Crescent Creek; thence Southwesterly along the centerline of Crescent Creek to a point that is North 01 degrees 44' West of the point of beginning; thence South 01 degrees 44' East to the point of beginning.

TOGETHER WITH an easement for ingress and egress over and across the Southerly 30 feet of that portion of the N1/2 SW1/4 of said Section 1 lying East of the County Road as granted by Deed recorded February 23, 1967 in Volume M67 at Page 1252, Klamath County Deed Records.

2012-009776

Klamath County, Oregon



00123738201200097760020028

09/05/2012 09:58:28 AM

Fee: \$42.00

AFTER RECORDING ^{END} SEND TAX STATEMENTS TO:
 JAMES RANDALL RIGGS
 PO BOX 2868
 WENATCHEE, WA 98807

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this

10th day of AUGUST, 2012

(year),

by first party, Grantor,

DORIS JEAN RIGGS
 whose post office address is 1210 SW TIMIAN ST., CORVALLIS, OR. 97333

to second party, Grantee,

JAMES RANDALL RIGGS
 whose post office address is PO BOX 2868, WENATCHEE, WA. 98807

WITNESSETH, That the said first party, for good consideration and for the sum of

ONE Dollars (\$1.00 ~) paid by the said second party, the receipt whereof
 is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party
 forever, all the right, title, interest and claim which the said first party has in and to the following
 described parcel of land, and improvements and appurtenances thereto in the County of

KLAMATH, State of OREGON

to wit:

SEC 1 TWP 24 RGE 6.0
 POR NE4SW4 LY S OF CRESCENT CREEK
 CODE S1 2406-131 TL 2000

SUBJECT TO ALL ENCUMBRANCES, RESTRICTIONS, RESERVATIONS AND
 RIGHTS-OF-WAY OF RECORD AND THOSE APPARENT UPON THE LAND.

Page 1 of 2.

[Signatures on following page.]

DJR
 Initials of First Party

AHAAAPAZ