

2021-002860

Klamath County, Oregon

02/26/2021 10:38:00 AM

Fee: \$92.00

After Recording Return To:

James R. Dole
1246 N.E. Seventh Street, Suite B
Grants Pass, OR 97526

**Until a change is requested, all tax statements
shall be mailed to the following address:**

Richard A. Bigham
83505 Tolman Road
Creswell, OR 97426

Consideration: None

WARRANTY DEED - STATUTORY FORM

Richard A. Bigham, Member, Crescent Creek Estate, LLC, Grantor, conveys and warrants to Richard A. Bigham, Grantee, the real property, free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, described on the attached Exhibit A.

SUBJECT TO: 1) Liens and encumbrances of record, if any. 2) Easements, restrictions, reservations, covenants and conditions of record, or apparent on the ground. 3) Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other fact, which a correct survey would disclose.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple; that Grantor has good right to convey the property; that the property is free from encumbrances except as set forth in public record; and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

**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,**

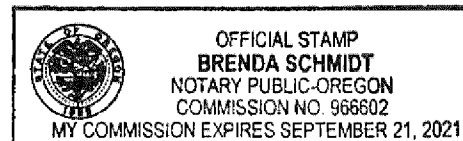
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE 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.

The said property is free from all encumbrances except: None.

DATED this 23rd day of February, 2021.

Crescent Creek Estate, LLC

By: Richard A. Bigham
Richard A. Bigham, Member, Grantor



STATE OF OREGON)
) ss.
County of Lane)

The foregoing instrument was acknowledged before me on Feb. 23rd, 2021, by Richard A. Bigham, member, Crescent Creek Estate, LLC.

Brenda Schmidt
Notary Public for Oregon

Exhibit A

PARCEL 1:

A parcel of land situated in the NW 1/4 SE 1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at the North one-fourth corner of said Section 18: thence South 01° 01' 37" West along the North-South centerline of said Section 18 a distance of 645.89 feet; thence South 89° 28' 43" East a distance of 388.66 feet to a six inch wooden post three feet above ground marking the true point of beginning of this description; thence North 89° 28' 43" West a distance of 220.00 feet; thence South 00° 33' 17" West a distance of 198.00 feet; thence South 89° 28' 43" East a distance of 220.00 feet to an iron pin; thence North 00° 33' 17" East a distance of 198.00 feet to the true point of beginning of this description.

PARCEL 2:

That portion of the NW 1/4 NE 1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southwesterly of BREWERS RANCHOS.

EXCEPTING THEREFROM those portions deeded to Edgar J. McCollum and Harriet McCollum, husband and wife by Deed recorded in Microfilm Records M65 at page 2169, to Thomas P. Barry and Winifred Barry, husband and wife by Deed recorded in Microfilm Records M65 at page 2177, ALSO EXCEPTING that portion deeded to William R. Treibel, et ux, in Deed Volume M66 at page 3604.

CODE: 205 MAP: 2407-018A0 TL: 00700 KEY: 146824
CODE: 081 MAP: 2407-018A0 TL: 00800 KEY: 146861