

2021-003222

Klamath County, Oregon



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03/03/2021 03:37:44 PM

Fee: \$102.00

Reserved for Deed Records Use

Warranty Deed

RECORDING REQUESTED BY (NAME):

barry rigo

WHEN RECORDED MAIL TO (ADDRESS):

11497 Tingley Lane , Klamath Falls, OR 97603

AND MAIL TAX STATEMENTS TO (NAME AND ADDRESS):

Barry Rigo

11497 Tingley Lane , Klamath Falls, OR 97603

Returned at Counter

By this instrument, James D. Hughes, ~~married~~, of 8025 Booth Rd. Klamath Falls, OR 97603, (the "Grantor"), releases, with general warranty covenants, unto Barry A. Rigo, not married, of 11497 Tingley Lane Klamath Falls, OR 97603, (the "Grantee") all right, title and interest in and to the following described real property situated in Klamath County, Oregon:

real property description : map 3909-015CA-01600 acres 1.92 , legal: Altamont Small Farms (L:24 POR 254.5')

real property description: map 3909-015CA-01500

acres .88 , legal: Altamont Small Farms (L:24)

see attached exhibit A.

The true consideration for this conveyance is \$50,000.00, the receipt and sufficiency of which is hereby acknowledged.

The Grantor warrants that at the time of the delivery of the deed the Grantor is seized of the estate in the property which the Grantor purports to convey, that the Grantor has good right to

convey the same and that the property is free from encumbrances except as specifically set forth on this deed.

The Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same.

Dated this 3rd day of MARCH, 2021.

Signed in the presence of:

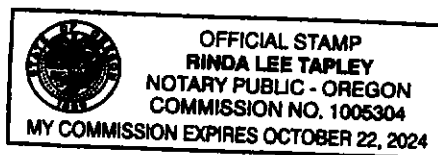
Rinda Lee Tapley

Signature

Rinda Lee Tapley

Name

James D. Hughes
James D. Hughes



convey the same and that the property is free from encumbrances except as specifically set forth on this deed.

The Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same.

Dated this 3rd day of MARCH, 2021.

Signed in the presence of:

Rinda Lee Tapley

Signature

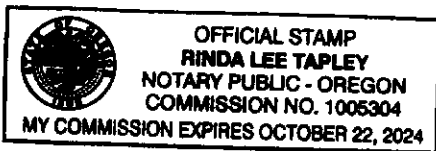
Rinda Lee Tapley

Name

Juanita M. Lerizon-Hughes

James D. Hughes

Juanita M. Lerizon-Hughes



Grantor Acknowledgement

STATE OF OREGON

COUNTY OF Klamath

Acknowledged before me, Rinda Lee Tapley, a Notary Public, this 3rd day of MARCH, 2021 by James D. Hughes, known to me (or proven on the basis of satisfactory evidence) to be the Grantor, who has acknowledged the said instrument to be the Grantor's voluntary and lawful act and deed.

Rinda Lee Tapley
Notary Public for the State of Oregon

County of Klamath

My commission expires: 10-22-24

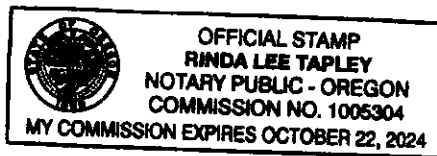


Exhibit A

PARCEL 1:

Tract No. 24, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the West 388.7 feet.

PARCEL 2:

That part of Tract No. 24, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, described as follows:

Beginning at an iron pin on the line between Tracts 23 and 24 of said subdivision which pin lies South 88° 46' East 261.5 feet from the Northwest corner of said Tract 24; thence South 0° 11' West a distance of 328.27 feet to an iron pin on the South line of said Tract 24; thence South 89° 24' East a distance of 127.2 feet to a point; thence North 0° 11' East a distance of 328.27 feet, more or less, to a point on the North line of said Tract 24; thence North 88° 46' West along the North line of said Tract 24, a distance of 127.2 feet, more or less, to the point of beginning.

EXCEPTING that portion deeded to the State of Oregon September 23, 1996 in Book M-96 at Page 30123.