

2021-006366

Klamath County, Oregon

04/22/2021 02:07:00 PM

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

CORRECTION DEED

Richard A. Bigham, Grantor, conveys and warrants to Crescent Creek Estate, LLC, 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.

This deed is given to correct the legal description of the real property described above conveyed in that certain Warranty Deed recorded March 24, 2021, as Document No. 2021-004416, Official Records of Klamath County, Oregon.

DATED this 20 day of April 2021.

Richard A. Bigham
Richard A. Bigham, Grantor

STATE OF OREGON)
) ss.
County of Lane)

The foregoing instrument was acknowledged before me on April 20, 2021, by Richard A. Bigham.



Sheila J. Carlson
Notary Public for Oregon

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situated in the NW1/4 NE1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the N1/4 corner of said Section 18; thence South 01° 01' 37" West along the North – South centerline of said Section 18 a distance of 645.99 feet; thence South 89° 26' 43" East a distance of 386.66 feet to a six inch wooden post three feet above ground marking the true point of beginning of this description; thence North 89° 26' 43" West a distance of 220.00 feet; thence South 00° 33' 17" West a distance of 198.00 feet; thence South 89° 26' 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 point of beginning of this description.

PARCEL 2:

That portion of the NW1/4 NE1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, 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, page 2180, to Thomas P. Barry and Winifred Barry, husband and wife, by Deed recorded in Microfilm Records of M65, page 2177.

ALSO EXCEPTING that portion deed to William R. Treibel, et ux, in Deed Volume M65, page 3504, Microfilm Records of Klamath County, Oregon.