

Grantor Name and Address:

JAMES RANDALL RIGGS
ELAINE C. INGLE
P.O. BOX 542
KALAHEO, HI 96741

Grantee Name and Address:

JAMES R. RIGGS, TRUSTEE
ELAINE C. INGLE, TRUSTEE
P.O. BOX 542
KALAHEO, HI 96741

After recording, return to:

JAMES R. RIGGS, TRUSTEE
ELAINE C. INGLE, TRUSTEE
P.O. BOX 542
KALAHEO, HI 96741

Until requested otherwise, send all tax statements to:

JAMES R. RIGGS, TRUSTEE
ELAINE C. INGLE, TRUSTEE
P.O. BOX 542
KALAHEO, HI 96741

WARRANTY DEED

JAMES RANDALL RIGGS and ELAINE C. INGLE, husband and wife, whose address is P.O. Box 542, Kalaheo, HI 96741 (referred to herein as "Grantor"), hereby conveys and warrants to JAMES R. RIGGS AND ELAINE C. INGLE, TRUSTEES, or any successors in trust, under the JAMES R. RIGGS AND ELAINE C. INGLE JOINT REVOCABLE TRUST dated June 26, 2024 and any amendments thereto, whose address is P.O. Box 542, Kalaheo, HI 96741 (referred to herein as "Grantee"), all of Grantor's interest in and to the following described real property located in Klamath County, Oregon, free of liens and encumbrances except as specifically set forth herein:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

EXCEPTIONS of record on file with the County of Klamath, Oregon.

The true consideration for this conveyance is: NONE

Dated: AUGUST 13, 2024

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.

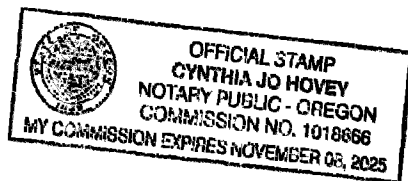
GRANTOR:

James Randall Riggs
James Randall Riggs

STATE OF Oregon)
COUNTY OF Deschutes) ss.

This instrument was acknowledged before me on August 13, 2024, by James Randall Riggs.

[Affix Notary Seal]



Cynthia Jo Hovey
SIGNATURE OF NOTARY PUBLIC
My commission expires: 8-Nov-2025

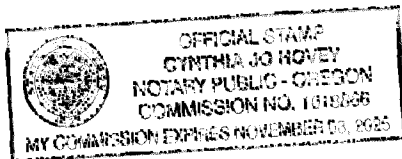
GRANTOR:

Elaine C. Ingle
Elaine C. Ingle

STATE OF Oregon)
COUNTY OF Deschutes) ss.

This instrument was acknowledged before me on August 13, 2024, by Elaine C. Ingle.

[Affix Notary Seal]



Cynthia Jo Hovey
SIGNATURE OF NOTARY PUBLIC
My commission expires: 8-Nov-2025

EXHIBIT A

Legal Description

The following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, to wit:

24-06-01-CA-800:

A PARCEL OF LAND SITUATED IN THE SW¹/₄ OF SECTION 1, TWP. 24 S., R. 6 E. 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 BEING TO JAZEK AND DESCRIBED IN DEED VOLUME 327, PAGE 315, KLAMATH COUNTY DEED RECORDS AND SAID POINT BEING DESCRIBED IN SAID DEED RECORDS AS BEING NORTH 1575.7 FEET AND EAST 1164.9 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE SOUTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE COUNTY ROAD A DISTANCE OF 153 FEET, THENCE SOUTH 48° 42' EAST PARALLEL WITH THE SOUTHEASTERLY 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 150 FEET, MORE OR LESS, TO THE MOST SOUTHWEST CORNER OF SAID JAZEK PARCEL; THENCE NORTH 40° 42' WEST ALONG THE SOUTHEASTERLY LINE OF SAID JAZEK PARCEL A DISTANCE OF 199.7 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
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24-06-01-CA-900, 1000, 2400, 2500:

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 30 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 33 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 M57 at Page 1252, Klamath County Deed Records.

24-06-01-CA-2600

SEC 1 TWP 24 RGE 6.0
FOR 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.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.