

33775

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KNOW ALL MEN BY THESE PRESENTS, That BEVERLEY HIGGINS in her fiduciary capacity as Trustee for THE HIGGINS GRANDPARENTS TRUST to grantor paid by GARY HIGGINS, a married man as his sole and separate property

does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

The north half (1/2) of the southwest one-quarter (1/4) of the southeast one-quarter (1/4) of section 17, township 36 south, range 13 east of the Willamette Meridian, Klamath County, Oregon

84 FEB 22 PM 2 54

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

NO EXCEPTIONS

grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ NONE However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

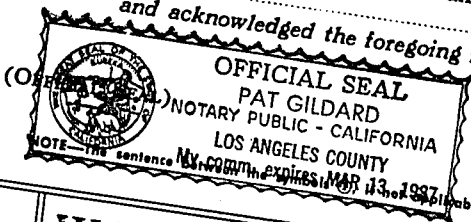
FIDUCIARY TRANSFER

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 7th day of February, 19 84

Beverley Higgins, Trustee for THE HIGGINS GRANDPARENTS TRUST

CALIFORNIA STATE OF OREGON, County of LOS ANGELES Personally appeared the above named) ss.

BEVERLEY HIGGINS, February 7, 19 84



Before me: Pat Gildard, Notary Public for Oregon

My commission expires March 13, 1987

WARRANTY DEED

Higgins Grandparents Trust

TO Gary Higgins

AFTER RECORDING RETURN TO Gary Higgins 417 S.W. Marion Grants Pass, OR 97526

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 22nd day of February, 19 84, at 2:54 o'clock P.M., and recorded in book 1184 on page 2781. Record of Deeds of said County. Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

Fee: \$4.00

By Ben Smith Deputy.