WARRANTY DEED TITLE & ESCROW, INC.

ESCROW NO. 03041171 AFTER RECORDING RETURN TO: FELIX M. IBARRA MARIA S. IBARRA 11730 CLOVIS COURT Klamath Falls, DR 47603

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

FRED JAMES BIGGINS AND GLADYS CATHERINE BIGGINS, TRUSTEES OF THE BIGGINS FAMILY TRUST DATED JANUARY 18, 1991 hereinafter called GRANTOR(S), convey(s) to FELIX M. IBARRA AND MARIA S. IBARRA, HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 5, Block 1, PINE GROVE RANCHETTES, in the County of Klamath, State of Oregon. LESS AND EXCEPT Lot "A" as shown on said plat.

CODE 222 MAP 3910-9AC TAX LOT 1100

FMI

"THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$45,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

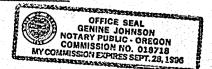
IN WITNESS WHEREOF, the grantor has executed this instrument this 4 day of March, 1944. Fred FRED JAMES BIGGINS, INDIVIDUALLY alheren That & Calherine Digg us
GLADYS RATHERINE BIGGINS, INDIVIDUALLY FRED JAMES BIGGINS, TRUSTEE OF THE GLADYS CATHERINE BIGGINS, TRUSTEE OF THE BIGGINS FAMILY TRUST

STATE OF OREGON, County of KLAMATH)ss.

\_\_\_,\_1994

Personally appeared the above named FRED JAMES BIGGINS AND GLADYS CATHERINE BIGGINS, INDIVIDUALLY AND AS TRUSTEES OF THE BIGGINS FAMILY TRUST DATED JANUARY 18, 1991 and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Tohnsm Before me: done Notary Public for OREGON 9/28/96



distribution action

MARRANTY DEED

TITLE STESCHOW, INC.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed	for record	at request of	of As	pen Title &	Escrow, Inc.		the	15th	day
	March		A.D., 19	94 at 1	1:03 o'clock	A_M., and duly	recorded in	VolM94_	,
		(	of	- Deeds		n Page <u>7848</u>			
					Eve	lyn Biehn	County Clerk	k ,,,	
FEE	\$35.00	to de la Company to la Company			Ву	_(ennett	I Mue	ller_	a (Atri)

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FRED JAMES SINGLAS, TWIGETER OF THE GUASTS SCATHERING BIGGINS. 31961WS FRANCE RASH THE BIGGINS SAMILY THESE HU-ABTRUSD.

STATE OF BRESON. Couped of KLARATHIES.

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