



77550

03-15-94A11:03 RCVD

Vol. 94 Page 7848

WARRANTY DEED

ESCROW NO. 03041171
AFTER RECORDING RETURN TO:
FELIX M. IBARRA
MARIA S. IBARRA

11730 Cloris Court
Klamath Falls, OR 97603

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

FM I
U.S.I

"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, 1994.

Fred James Biggins
FRED JAMES BIGGINS, INDIVIDUALLY

Fred James Biggins
FRED JAMES BIGGINS, TRUSTEE OF THE
BIGGINS FAMILY TRUST

Gladys Catherine Biggins
GLADYS CATHERINE BIGGINS, INDIVIDUALLY

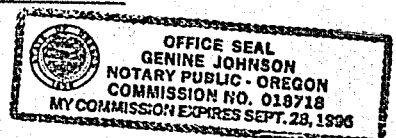
Gladys Catherine Biggins
GLADYS CATHERINE BIGGINS, TRUSTEE OF
THE BIGGINS FAMILY TRUST

STATE OF OREGON, County of KLAMATH)ss.

March 4, 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.

Before me: Genine Johnson
Notary Public for OREGON
My Commission Expires: 9/28/96



WARRANTY DEED

Aspen Title & Escrow, Inc.

Aspen Title & Escrow, Inc.
1800 N. 1st St.
Portland, OR 97208
Tel: 503.222.1800
Fax: 503.222.1801

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow, Inc. the 15th day
of March 94 at 11:03 o'clock A M., and duly recorded in Vol. M94,
of Needs on Page 7848.

FEE \$35.00
By Evelyn Biehn County Clerk
Annette Mueller

Lot 2, Block 1, 6000 RANCHITES, in the County of Klamath,
State of Oregon, less and except Lot 7A, as shown on said
plan.

CODE 222 MAP 2210-040 TAX LOT 1100

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 THE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWFULLY PERMITTED
PLACING OF OBJECTS OR STRUCTURES AS SET FORTH IN ORS 221.001.

and covenanted 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 in any and all maps and plans upon the land.

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

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

In compliance with deed and where the context so requires, the
words "heirs and assigns" shall mean and be construed to include the heirs and assigns of the grantor.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 15th day of March, 1994.

GLADYS CATHERINE BISSING, INDIVIDUALLY
AND JAMES BISSING, INDIVIDUALLY
THE BISSING FAMILY TRUST
GRADY CATHERINE BISSING, TRUSTEE OF THE
BISSING FAMILY TRUST

STATE OF OREGON, County of Klamath.

Notary Public for Oregon

Personally appeared the above named GRADY CATHERINE BISSING and
JAMES BISSING, individually and as trustees of the
BISSING FAMILY TRUST dated January 18, 1993 and acknowledged the
foregoing instrument to be their voluntary act and deed.

