

WARRANTY DEED
MTC 32401-KK

KNOW ALL MEN BY THESE PRESENTS That

D. KERRY PUTNAM

hereinafter called the grantor, for the consideration hereinafter stated to and paid to

JANICE C. HIGGINS

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

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE



MOUNTAIN TITLE COMPANY

This instrument will not allow use of the property described in this instrument in violation of applicable 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 for applicable codes, AND TO DETERMINE ANY

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns that the property is lawfully seized in fee simple and the above granted interest free from all encumbrances except those of record and those apparent upon the land and any as the date of this deed.

grantor will warrant and forever defend the said premises and any part 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 \$ 61,000.00

In testimony whereof and where the context so requires the singular includes the plural and all grammatical changes shall be implied to make the provisions herein apply equally to corporations and to individuals.

In Witness Whereof the grantor has caused this instrument to be signed and sealed this 24 day of March, 1996 if a corporate grantor it has caused its name to be signed and sealed and affixed by its officer, duly authorized in order of its board of directors.

STATE OF NORTH CAROLINACounty of Beaufort

March 21, 1996

Personally appeared the above named

D. KERRY PUTNAM

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, Larry P. GrantNotary Public for Oregon North CarolinaMy commission expires January 1, 1996STATE OF OREGON, County of KLAMATH

The foregoing instrument was received and acknowledged by me

Notary Public for Oregon

My commission expires March 1, 1996

D. KERRY PUTNAM

729 GRAPEVINE HWY., STE 150
HURST, TX 76054

JANICE C. HIGGINS

47 CANYON HIGHLAND DR.
OROVILLE, CA 96966

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STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the

day of March, 1996at Oronago, OR and recordedin book 19 on page 8854 as

filed number

Record of Deeds of said county

Witness my hand and seal of County

afford.

Recording Officer
Deputy

8855

MTC Number: 02401-KR

PARCEL 1:

The N1/2 of the N1/2 of Section 22 and the NW1/4 of the NW1/4 of Section 23, and the S1/2 of the NW1/4, the N1/2 of the SW1/4 of Section 14, Township 38 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The SW1/4 of Section 16, Township 38 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

Township 38 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Section 21: SE1/4 of NE1/4 and
Section 22: S1/2 of NW1/4 and SW1/4 of NE1/4

PARCEL 4:

The SE1/4 of Section 22, Township 38 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Trust Deed dated September 10, 1992 and recorded September 22, 1992 in Volume M92, page 21761, Microfilm Records of Klamath County, Oregon, in favor of James Russell DeBaun, Trustee and/or Successor Trust under written Declaration of Trust dated September 7, 1972 and subsequently assigned to James R. DeBaun who subsequently assigned to Trustee of the Jayne S. DeBaun Intervivos Trust, as Beneficiary; and Trust Deed dated September 10, 1992 and recorded September 22, 1992 in Volume M92, page 21763, Microfilm Records of Klamath County, Oregon in favor of James Russell DeBaun, Trustee and/or Successor Trustee under written Declaration of Trust dated September 7, 1972 who subsequently assigned to James R. DeBaun who subsequently assigned to Trustee of the Jayne S. DeBaun Intervivos Trust, as Beneficiary. The Grantee named herein hereby agrees to assume and pay in full both of the above described Trust Deeds as of the date of this Warranty Deed.

STATE OF OREGON; COUNTY OF KLAMATH

Filed for record at request of Mountain Title Co. the 25th day of March, A.D. 1994 at 10:19 o'clock AM, and duly recorded in Vol. M94 of Deeds on Page 8854.

EEF \$35.00 Evelyn Biehn County Clerk By *Donald Mullender*