

KNOW ALL MEN BY THESE PRESENTS, That
JANICE C. HIGGINSWARRANTY DEED
MTC 32040-KR

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called 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 thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION ON 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 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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed

*APD WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS PROVIDED IN ORS 92-9230 IN ALL ZONES

and that grantor will warrant and forever defend the said 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 \$ 125,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 92.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25th day of May, 19 94; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

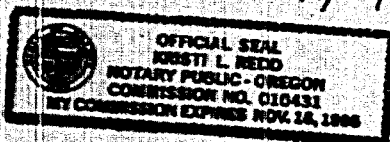
STATE OF OREGON,
County of Klamath)
May 25, 19 94) ss.

Janice C. Higgins
JANICE C. HIGGINS

Personally appeared the above named
JANICE C. HIGGINS

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

Before me: Kristi L. Reed
Notary Public for Oregon
My commission expires: 11/16/95



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: _____ (SEAL)

JANICE C. HIGGINS

47 Canyon Highlands Dr
Denville, LA 71350

13820 Jarvis Dr
Anchorage, AK 99515

13820 Jarvis Dr
Anchorage, AK 99515

13820 Jarvis Dr
Anchorage, AK 99515

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

33048-KR

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

The SE1/4 of Section 16, Township 38 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

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 W1/2 of the SW1/4 of Section 14, Township 38 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

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

PARCEL 4:

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 5:

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 27th day
of May A.D., 19 94 at 4:00 o'clock P M., and duly recorded in Vol. M94,
of Deeds on Page 16999.

FEE \$35.00

Evelyn Biehn - County Clerk

By James M. Henderson