

After Recording Deliver to:  
Annala, Carey & VanKoten, P.C.  
Post Office Box 325  
Hood River, Oregon 97031

Until A Change Is Requested, All Tax  
 Statements Shall Be Sent to The Fol-  
 lowing Address:

Karen D. Higgins  
821 18th Street  
Hermosa Beach, California 90254

Tax Acct. No. R261852 R3510-0200-03600

True Actual Consideration Paid Is \$None

#### CLAIMING SUCCESSOR'S DEED

KNOW ALL MEN BY THESE PRESENTS, that KAREN DIANE HIGGINS, claiming successor and one of the devisees of the Small Estate of William Henry Higgins, pursuant to that Oregon Small Estate proceeding filed in the Circuit Court of the County of Klamath, State of Oregon, under Clerk's Estate No. 940 126 5CV, hereinafter called "grantor," for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LAURA ANN HIGGINS, MICHAEL WILLIAM HIGGINS and KAREN DIANE HIGGINS, as equal tenants in common, hereinafter called "grantees," and unto grantees' heirs, successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon described as follows, to wit:

Klamath Forest Estates, First Addition, Block 29, Lot 24,  
 in the County of Klamath, State of Oregon.

TO HAVE AND TO HOLD the same unto the said grantees, and grantees' heirs, successors and assigns forever. The grantees herein take title as tenants in common, each having an undivided one-third (1/3) interest in the granted premises.

The true and actual consideration for this transfer is

distribution of a Small Estate proceeding.

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 30.990.

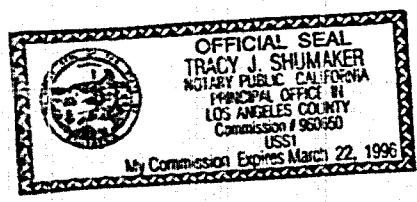
WITNESS grantor's hand this 12<sup>th</sup> day of May, 1994.

GRANTOR: Karen Diane Higgins  
Karen Diane Higgins, Claim Successor of the Small Estate Proceeding of the Estate of William Henry Higgins, Deceased.

STATE OF CALIFORNIA )  
County of Los Angeles ) ss. May 12, 1994, 1994

Personally appeared the above named grantor, KAREN DIANE HIGGINS, the claiming successor and one of the devisees of the Small Estate of William Henry Higgins filed in the Circuit Court of the County of Klamath, State of Oregon, under Clerk's Estate No. 940 126 5CV, and acknowledged the foregoing instrument to be her voluntary act and deed as such Claiming Successor.

Before Me:



Tracy J. Shumaker  
Notary Public for California  
My Commission Expires: March 22, 1996

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Annala, Carey & VanKoten  
on this 7th day of June A.D., 19 94  
at 9:10 o'clock A M. and duly recorded  
in Vol. M94 of Deeds Page 17720

Evelyn Biehn County Clerk  
By Dorlene Neilsen Deputy.

ANNALA, CAREY & VANKOTEN, P.C.  
ATTORNEYS AT LAW  
P.O. BOX 225  
HOOD RIVER, OREGON 97031  
TELEPHONE 266-1811