

BARGAIN AND SALE DEED

MTC 13067519

KNOW ALL MEN BY THESE PRESENTS, Lee Higgins, Jr. and Katherine E. Higgins, husband and wife, and Dennis L. Higgins, grantors, do hereby convey an undivided one-half interest to Teresa L. Higgins, grantee, in the following described real property, free of encumbrances except specifically set forth herein:

See Exhibit "A" attached.

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 30.930.

TO HAVE AND TO HOLD the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is Property Settlement of Dissolution of Marriage.

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 grantors have executed this instrument this 27th day of April, 1995.

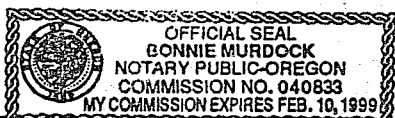
Lee Higgins, Jr.
Lee Higgins, Jr., Grantor

Katherine E. Higgins
Katherine E. Higgins, Grantor

Dennis L. Higgins
Dennis L. Higgins, Grantor

STATE OF Oregon, County of Klamath, ss.

This instrument was acknowledged before me on 27th of April, 1995, by LEE HIGGINS and DENNIS L. HIGGINS.



Bonnie Murdock
Notary Public for Oregon
My Commission Expires 2-10-99

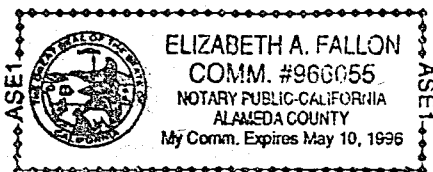
STATE OF California, County of Alameda, ss.

This instrument was acknowledged before me on May 3, 1995, by KATHERINE E. HIGGINS.

Elizabeth A. Fallon
Notary Public for Alameda County
My Commission Expires 5-10-96 California

Lee Higgins, Jr. & Katherine E. Higgins
Dennis L. Higgins
Grantors

Teresa L. Higgins
2869 Wiard Street
Klamath Falls, OR 97601
Grantee



After Recording Return To:
David M. Vandenberg
Attorney at Law
P.O. Box 351
Lakeview, OR 97630

Send Tax Statements To:
Teresa L. Higgins
2869 Wiard Street
Klamath Falls, OR 97601

EXHIBIT "A"

All that portion of Lot 28 of BAILEY TRACTS, in the county of Klamath, State of Oregon, described as follows:

Commencing at a point on the West line of said Lot 28, a distance of 42 feet North of the Northwest corner of Lot 27 of said BAILEY TRACTS; thence Easterly parallel to the Northerly line of said Lot 27, a distance of 107 feet; thence South at right angles, a distance of 28 1/2 feet; thence Easterly parallel to the Northerly line of said Lot 27, a distance of 198 1/2 feet, more or less to the Easterly line of said Lot 28; thence Northerly along the Easterly line of said Lot 28, a distance of 118 feet to the Northeast corner thereof; thence West along the North line of Lot 28, a distance of 304.39 feet to the Northwest corner thereof; thence South along the West line of said Lot 28, a distance of 90 feet to the point of beginning.

SUBJECT TO all easements, reservations, restrictions and right-of-ways of record or apparent on the ground, including but not limited to the following:

1. Regulations, including levies, liens and utility assessments of the city of Klamath Falls.
2. Regulations, including levies, liens, assessments, rights-of-way and easements of the South Suburban Sanitary District.
3. Regulations, including levies, assessments water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.

TAX INFORMATION: Code 041; Acct. No. 3909-002DC-05600-000; Ref. R522740

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 23rd day
of May A.D., 19 95 at 11:15 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 13617

FEE \$35.00

By Bernetha G. Tetsch County Clerk

EXHIBIT "A"