

MTC 3580485

## WARRANTY DEED

RALPH A. BURTON and CATHERINE L. BURTON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to LESTER D. HIGGINS AND BONNIE J. HIGGINS, HUSBAND AND WIFE, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 10, Block 2, FIRST ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 81,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,

Dated this 25<sup>th</sup> day of July, 1995.

Ralph A. Burton by Catherine L. Burton  
RALPH A. BURTON

Catherine L. Burton  
CATHERINE L. BURTON

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon  
COUNTY OF Klamath

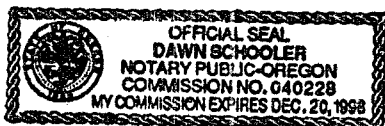
ss.

July 25 1995

Personally appeared the above named

Catherine L. Burton for herself and as attorney-in-fact for Ralph A. Burton

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

(seal)

Return to:

CALVIN L. HIGGINS

1215 Spruce  
Myrtle Point, OR 97458

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 25th day of July A.D., 19 95 at 2:20 o'clock P M., and duly recorded in Vol. M95 of Deeds on Page 19260.

FEE \$30.00

Bernetha G. Letsch, County Clerk

By Annette Mueller