

1-1-74

9165 MTC 36470

WARRANTY DEED

Vol. 12295 Page 31243

CORPORATION.

KNOW ALL MEN BY THESE PRESENTS, That SOUTH VALLEY STATE BANK, AN OREGON hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY HIGGINS AND DONNA HIGGINS, HUSBAND AND WIFE, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

LOT 10 IN BLOCK 2 OF PLEASANT VIEW TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, EXCEPTING THEREFROM THAT PORTION OF SAID PROPERTY TAKEN FOR HIGHWAY PURPOSES BY FINAL JUDGMENT IN CASE NO. 64-105 LAW, CIRCUIT COURT RECORDS OF KLAMATH COUNTY, OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

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 \$120,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 30 day of OCTOBER, 1995; 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.

(If executed by a corporation,
affix corporate seal)

SOUTH VALLEY STATE BANK

BY: *John F Doty*

JOHN F DOTY, VICE-PRESIDENT

STATE OF OREGON,

County of } ss.
19

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of KLAMATH
NOVEMBER 6, 1995

Personally appeared JOHN DOTY

and who, being duly sworn, each for himself and not one for the other, did say that the former is the VICE-president and that the latter is the secretary of SOUTH VALLEY STATE BANK.

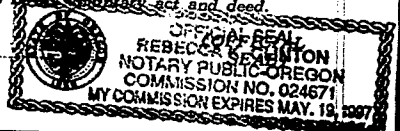
and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be a voluntary act and deed.

Before me:

Rebecca Leighton

Notary Public for Oregon

My commission expires: 5/19/97



SOUTH VALLEY STATE BANK

P.O. Box 5210
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

GARY AND DONNA HIGGINS, HUSBAND AND WIFE

P.O. Box 63
Butte Falls, OR 97522
GRANTEE'S NAME AND ADDRESS

After recording return to:

SOUTH VALLEY STATE BANK
P.O. Box 5210
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Gary & Donna Higgins
P.O. Box 63
Butte Falls, OR 97522
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 15 day of Nov., 1995, at 3:02 o'clock P.M., and recorded in book M95 on page 31243 or as file/reel number 9165

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk
Recording Officer

By Annette Mueller, Deputy

Fee \$30.00

11-15-95P03:02 RCVD