

WARRANTY DEED

MTC 3700ADS

LEE HIGGINS JR. AND KATHERINE E. HIGGINS AS TENANTS BY THE ENTIRETY AND DENNIS L. HIGGINS AS TO AN UNDIVIDED 1/2 INTEREST AND TERESA J. HIGGINS, who acquired title as Teresa L. Higgins, as to an undivided 1/2 interest, all as tenants in common, Grantor(s) hereby grant, bargain, sell and convey to LYNN ESTENSON and JILL M. ESTENSON, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

SUBJECT TO: THAT FIRST DEED OF TRUST DATED AUGUST 22, 1979 AND RECORDED SEPTEMBER 12, 1979 IN MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN VOLUME M79, PAGE 21703 IN FAVOR OF PEOPLES MORTGAGE COMPANY. BENEFICIAL INTEREST UNDER SAID TRUST DEED WAS ASSIGNED BY INSTRUMENT DATED NOVEMBER 22, 1985 AND RECORDED FEBRUARY 24, 1986 TO CENLAR FEDERAL SAVINGS BANK. GRANTEEES HEREIN AGREE TO ASSUME AND PAY IN FULL THIS TRUST DEED.

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 \$ 46,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , KLAMATH FALLS, OR 97603 (2885 Wiard St.)

Dated this 24th day of Jan, 1996

x Lee Higgins Jr.
LEE HIGGINS JR.

Katherine E. Higgins
KATHERINE E. HIGGINS

RETURN TO:
LYNN & JILL ESTENSON
2885 Wiard St.
Klamath Falls, OR. 97603

Dennis L. Higgins
DENNIS L. HIGGINS

Teresa J. Higgins
TERESA J. HIGGINS

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon CALIFORNIA
SS. January 24 19 96
COUNTY OF Klamath ALAMEDA
Personally appeared the above named LEE HIGGINS JR. AND KATHERINE E. HIGGINS

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Elizabeth A. Fallon

Notary Public for Oregon CALIFORNIA

My commission expires 5-10-96

STATE OF OREGON,

County of KLAMATH

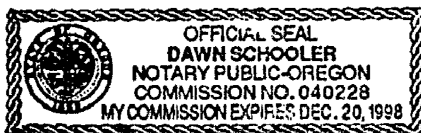
} ss.

FORM No. 23—ACKNOWLEDGMENT.
Stevens-Ness Law Publishing Co. NL
Portland, OR 97204 © 1992

BE IT REMEMBERED, That on this 19th day of January, 1996,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Teresa J. Higgins

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that she..... executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.



Dawn Schooler
Notary Public for Oregon
My commission expires 12/20/98

STATE OF OREGON,

County of Klamath

} ss.

FORM No. 23—ACKNOWLEDGMENT.
Stevens-Ness Law Publishing Co. NL
Portland, OR 97204 © 1992

BE IT REMEMBERED, That on this 29th day of January, 1996,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Dennis L. Higgins

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that he..... executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.



Dawn Schooler
Notary Public for Oregon
My commission expires 12/20/98

EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of Lot 28 of BAILEY TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Commencing at a point at 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 28.5 feet; thence Easterly parallel to the Northerly line of said Lot 27, a distance of 198.5 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title CO the 31st day
of Jan A.D., 19 96 at 11:51 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 2819

FEE \$40.00

By Bernetha G. Lersch, County Clerk
Bernetha G. Lersch