

19735

## WARRANTY DEED

Vol. M96 Page 17450

MTC37015HF

GARY HIGGINS,

Grantor(s) hereby grant, bargain, sell and convey to:

LARRY CURTIS and RHETA J. CURTIS, 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:

That portion of the Northeast one-quarter (1/4) of the Northwest one-quarter (1/4) of Section 21, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of a line parallel to and 440 feet distant Easterly from the West line of said Northeast one-quarter (1/4), said 440 feet measured at right angles to said West line.

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 \$ 13,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1405 JOHNSON AVE., KLAMATH FALLS, OR 97601

Dated this 6 day of 10, 1996

Gary Higgins  
GARY HIGGINS

## NOTARY ACKNOWLEDGEMENT

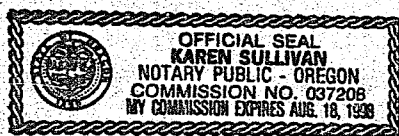
STATE OF Oregon

COUNTY OF Jackson

SS. 6/10 1996

Personally appeared the above named Gary Higgins

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Karen Sullivan

Notary Public for Oregon

My commission expires 8/18/98

(seal)

ESCROW NO. MT37015-HF

Return to:

LARRY CURTIS  
1405 JOHNSON AVE.  
KLAMATH FALLS, OR 97601

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

AmeriTitle

on this 12th day of June A.D. 19 96  
at 3:56 o'clock PM. and duly recorded  
in Vol. M96 of Deeds Page 17450

Bernetha G Letsch, County Clerk

By C. J. Sullivan

Deputy.

Fee, \$30.00

96 JUN 12 P3:56