

GARY HIGGINS ALSO KNOWN AS JOHN G. HIGGINS, AS TO PARCEL 1, D. LOUISE HIGGINS ALSO KNOWN AS DONNA HIGGINS, AS TO PARCEL 2, GARY HIGGINS ALSO KNOWN AS JOHN G. HIGGINS AND D. LOUISE HIGGINS, AS HUSBAND AND WIFE AS TO PARCEL 3., Grantor(s) hereby grant, bargain, sell and convey to: SAMUEL C. GOLD and CATHERINE J. GOLD, 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:

PLEASE SEE ATTACHED EXHIBIT "A"

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 \$ 15,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 7633 BEVERLY DR., ROHNERT PARK, CA 94828

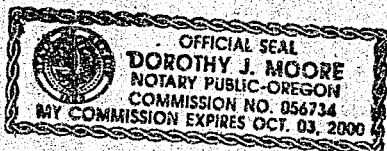
Dated this 8 day of January, 1997.

John Gary Higgins
GARY HIGGINS AKA JOHN G. HIGGINS

D. Louise Higgins
D. LOUISE HIGGINS AKA DONNA HIGGINS

STATE OF Oregon SS. January 8 19 97
COUNTY OF Jackson
Personally appeared the above named John Gary Higgins
& D. Donna Louise Higgins

and acknowledged the foregoing instrument to be A voluntary act.



Before me:

Dorothy J. Moore
Notary Public for Oregon

My commission expires 10/3/2000

(seal)

ESCROW NO. MT37938-LW

Return to:

SAMUEL C. GOLD
7633 BEVERLY DR.
ROHNERT PARK, CA 94828

1957

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The N1/2 of the SW1/4 of the SE1/4 of Section 17, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM, any portion lying within the O.C. & E. Railroad right of way.

PARCEL 2:

The S1/2 of the SW1/4 of the SE1/4 of Section 17, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM, any portion lying within the O.C. & E. Railroad right of way.

PARCEL 3:

The SE1/4 of the SE1/4 of Section 17, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM, any portion lying within the O.C. & E. Railroad right of way.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 22nd day
of January A.D. 19 97 at 3:47 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 1956

Bernetha G. Letsch, County Clerk

FEE \$35.00

by Ruth Ann Ross