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Vol. 1998 Page 28018

James & Barbara Howerton

1474 Bathurst Drive

Santa Maria, CA 93455

Grantor's Name and Address

John A. Higley and Rey-Ann Higley

1205 Rice Ranch Road

Orcutt, CA 93455

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

KIRK & SIMAS

2415 PROFESSIONAL PARKWAY

SANTA MARIA, CA 93455

Until requested otherwise, send all tax statements to (Name, Address, Zip):

John & Rey-Ann Higley

1205 Rice Ranch Road

Orcutt, CA 93455

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that James Stanley Howerton and Barbara Ann Howerton, Trustees of the James Stanley Howerton and Barbara Ann Howerton Revocable Trust, dated February 28, 1995 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto John A. Higley and Rey-Ann Higley, husband and wife hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

BLOCK 30, LOT 17, OF THE 4TH ADDITION TO NIMROD RIVER PARK as shown on map in official records of said county.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 20th day of July, 1998; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 30.330.

James S. Howerton
James Stanley Howerton
Barbara Ann Howerton

California
STATE OF OREGON, County of Santa Barbara) ss.

This instrument was acknowledged before me on _____, 1998, by James Stanley Howerton and Barbara Ann Howerton

Notary Public for Oregon California
My commission expires _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

28019

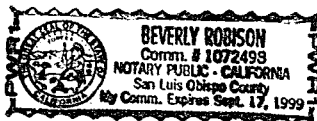
State of CALIFORNIA

County of SANTA BARBARA

On JULY 20, 1998 before me, BEVERLY ROBISON
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared JAMES STANLEY HOWERTON & BARBARA ANN HOWERTON
Name(s) of Signer(s)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Beverly Robison
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: BARGAIN & SALE DEED

Document Date: JULY 20, 1998 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
 OF SIGNER
 Top of thumb here



Signer Is Representing: _____

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
 OF SIGNER
 Top of thumb here



Signer Is Representing: _____

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Kirk & Simas the 31st day
 of July A.D., 19 98 at 10:37 o'clock A. M., and duly recorded in Vol. M98
 of Deeds on Page 28018

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose