



71546

'98 Dec 15 P3:07

Vol. M98 Page 45928

## STATUTORY WARRANTY DEED

ELMER L. HIGGINS AND MARGARET A. HIGGINS, HUSBAND AND WIFE

conveys and warrants to DON ROSEMANN AND MARLYS THOLE, WITH RIGHTS OF SURVIVORSHIP Grantor, Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:  
LOT 19, BLOCK 53, KLAMATH FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, ACCORDING  
TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 7,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 17 day of November 19 98

Elmer L. Higgins  
ELMER L. HIGGINS

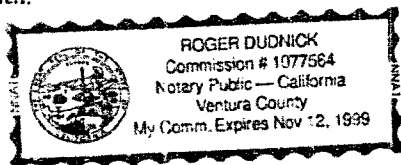
Margaret A. Higgins  
MARGARET HIGGINS

STATE OF CALIFORNIA  
County of VENTURA } ss.

BE IT REMEMBERED, That on this 21<sup>st</sup> day of November 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named  
ELMER L. HIGGINS  
MARGARET A. HIGGINS

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY 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.



Roger Dudnick  
My Commission expires 11-12-99 Notary Public for Oregon  
CALIFORNIA

Title Order No. K53324B

Escrow No. K53324B

After recording return to:

DON ROSEMANN

623 BEVERLY DRIVE

NIPOMO, CA 93444

Name, Address, Zip

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

DON ROSEMANN

623 BEVERLY DRIVE

NIPOMO, CA 93444

Name, Address, Zip

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

First American Title

on this 15th day of December A.D., 1998

at 3:07 o'clock P. M. and duly recorded

in Vol. M98 of Deeds Page 45928

Bernetha G. Letsch, County Clerk

By Kathleen Rosa

Fee, \$30.00

Deputy: