



72453

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99 JAN -4 P3:14

STATUTORY WARRANTY DEED

BARBARA STUART

Grantor,

conveys and warrants to LARRY W. HIGGINS AND LORI D. HIGGINS, HUSBAND AND WIFE, Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
Lot 4 of Loma Linda Heights, 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 \$ 175,000.00 (Here comply with the requirements of ORS 93.030)

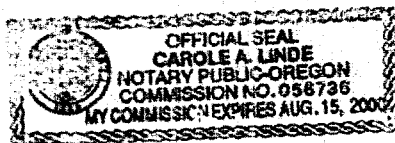
Dated this 31st day of December 19 98.

Barbara Stuart
BARBARA STUART

STATE OF OREGON } ss.
County of KLAMATH

BE IT REMEMBERED, That on this 30 day of December, 19 98, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
BARBARA STUART

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.



Carole A. Linde
Notary Public for Oregon.
My Commission expires 8/15/00

Title Order No. K-53418-C
Escrow No. K53418C

After recording return to:
LARRY W. HIGGINS
805 HILLSIDE
KLAMATH FALLS, OR 97601
Name, Address, Zip

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

LARRY W. HIGGINS
805 HILLSIDE
KLAMATH FALLS, OR 97601
Name, Address, Zip

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

First American Title
on this 4th day of January, A.D., 19 99
at 3:14 o'clock P. M. and duly recorded
in Vol. M99 of Deeds Page 87
Linda Smith, County Clerk
By Reddum Road Deputy.

Fee, \$30.00