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51036

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

Lester D Higgins  
 Bonnie J Higgins  
 125 Spruce Mistletoe OR 97458

Grantor's Name and Address

Calvin L Higgins  
 Yvonne M Higgins  
 1731 Winona Way Klamath Falls OR

Grantee's Name and Address

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

Calvin &amp; Yvonne Higgins

1731 Winona Way

Klamath Falls OR 97603

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

Calvin &amp; Yvonne Higgins

1731 Winona Way Klamath Falls

Oregon  
97603SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 10/05/01 at 2:31 p. m.

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Linda Smith,

County Clerk

Fee \$ 21<sup>00</sup> -

Deputy.

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Lester D and Bonnie J Higgins

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Calvin & Yvonne Higginshereinafter 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:

Lot 10, Block 2, First Addition to Winema Gardens,  
 according to the official plat thereof on file in the  
 office of the County Clerk of Klamath County, Ore.

(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. <sup>Ⓢ</sup> 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. <sup>Ⓢ</sup> (The sentence between the symbols <sup>Ⓢ</sup>, 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 on 9-28-01; 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 30.930.

Lester D HigginsBonnie J HigginsSTATE OF OREGON, County of Coos ss.This instrument was acknowledged before me on Sept 28 2001by Lester D Higgins and Bonnie J Higgins

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



OFFICIAL SEAL  
 LELA GILKISON  
 NOTARY PUBLIC-OREGON  
 COMMISSION NO. 323540  
 MY COMMISSION EXPIRES JULY 4, 2003

Lela Gilkison

Notary Public for Oregon

My commission expires 7.4.2003