

NN

02 FEB 5 AM 11:14

Vol M02 Page

6956



Jimmie D. and Alfreda M. Huggins

STATE OF OREGON,

} ss.

Grantor's Name and Address

Jimmie D. and Alfreda M Huggins
as Trustees of the Huggins Family
Trust

Grantee's Name and Address

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

Mr. and Mrs. Jimmie D Huggins

2517 Calcagno
Ceres, CA 95307

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

Jimmie D. and Alfreda M Huggins
2517 Calcagno
Ceres, CA 95307SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 02/05/2002 11:14 a m.

Vol M02, Pg 6956-58

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

eputy.

MTL 1396-3585

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Jimmie D. Huggins and Alfreda M. Huggins

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Jimmie D. Huggins and
Alfreda M. Huggins Trustees of the Huggins Family Trust Dated May 23, 1997hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
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:

SEE ATTACHED EXHIBIT

AMERITITLE has recorded this
Instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):, and that
grantor will warrant and forever defend the 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.The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. However, the
actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (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 on ; 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 REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE 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.Jimmie D. Huggins
Jimmie D. HugginsAlfreda M. Huggins
Alfreda M. Huggins

CALIFORNIA

STATE OF OREGON, County of Stanislaus) ss.

This instrument was acknowledged before me on February 1, 2002

by

This instrument was acknowledged before me on

by

as

of

Notary Public for Oregon

My commission expires

31M

STATE OF CALIFORNIA,

COUNTY OF Stanislaus

} S.S.

On February 1, 2002, before me, Bobbie Sesma

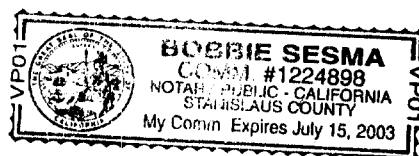
, a Notary Public in and for said County and State, personally

appeared * * * * Jimmie D. Huggins and Alfreda Huggins * * * *

* * * * *

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.

FOR NOTARY SEAL OR STAMP



WITNESS my hand and official seal.

Signature

Bobbie Sesma

STATE OF CALIFORNIA,

COUNTY OF _____

} S.S.

On _____, before me, _____

, a Notary Public in and for said County and State, personally

appeared _____

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.

FOR NOTARY SEAL OR STAMP

WITNESS my hand and official seal.

Signature _____

EXHIBIT "A"

Lots 11 and 12 of the resubdivision of TRACTS NO. 25-32, inclusive of ALTAMONT RANCH TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM

A parcel of land situate in Lots 11 and 12, ALTAMONT RANCH TRACTS, as duly platted and filed on August 9, 1910, and being more particularly described as follows:

Commencing at a 3/4 inch iron pipe marking the intersection of the centerlines of Altamont Drive and Anderson Avenue; thence North 00 degrees 11' 14" East along the centerline of said Altamont Drive 536.00 feet; thence North 88 degrees 46' 00" West, 30.00 feet to a 5/8 inch iron pin at the intersection of the South line of Lot 12 and the Westerly right of way line of Altamont Drive marking the point of beginning for this description; thence continuing North 88 degrees 46' 00" West along said South line of Lot 12, 663.90 feet to a 5/8 inch iron pin marking the Southwest corner of said Lot 12; thence North 00 degrees 11' 14" East along the West line of said Lots 11 and 12, 321.70 feet to a 5/8 inch iron pin; thence South 88 degrees 46' 00" East, 546.68 feet to a 5/8 inch iron pin; thence North 01 degrees 38' 30" West, 35.34 feet to a 5/8 inch iron pin; thence South 88 degrees 46' 00" East, 118.35 feet to a 5/8 inch iron pin on the Westerly right of way line of Altamont Drive; thence South 00 degrees 11' 14" West along said Westerly right of way line, 357.00 feet to the point of beginning.