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02 NOV 26 AM 10:23

Vol M02 Page 68637
STATE OF OREGON.

LEE HIGGINS JR.
126 JENSEN ST.
LIVERMORE CA
Grantor's Name and Address

Grantee's Name and Address

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

Dennis Lee Higgins
Sabrina Ann Higgins

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

Dennis Lee Higgins
1267 Joe Wright Rd
Klamath Falls, OR
97603

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 11/26/2002 10:23 a m.
Vol M02, Pg 68637
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

puty.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that LEE HIGGINS JR.

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DENNIS LEE HIGGINS + SABRINA ANN HIGGINS, 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:

Lots 5, 6, 7, 8, 9, 10, 11, 12 and 13, RUSSELL ACRES, in the County of Klamath, State of Oregon. SAVING AND EXCEPTING that portion thereof conveyed by deed to United States of America, dated March 11, 1952, recorded October 24, 1952 in Book 257 at Page 355, Deed Records of Klamath County, Oregon. ALSO that portion of road vacated by "Order Granting Vacation" recorded May 14, 1986 in Book M-86 at Page 8281, which inures to said property.

CODE 164 MAP 3909-21BO TL 500

(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 \$25,000. 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.

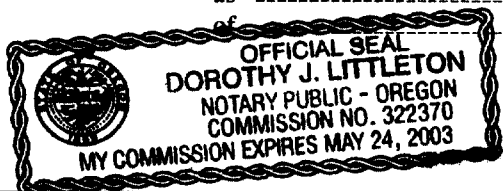
IN WITNESS WHEREOF, the grantor has executed this instrument on 11-26-02; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Lee Higgins Jr.

STATE OF OREGON, County of KLAMATH ss.This instrument was acknowledged before me on NOVEMBER 26, 2002, by LEE HIGGINS, JR.

This instrument was acknowledged before me on _____, by _____ as _____



Dorothy J. Littleton
Notary Public for Oregon
My commission expires 5-24-03