

04 MAR 16 AM 10:38

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After recording return to:
WESTERN TITLE & ESCROW COMPANY
1345 NW WALL STREET, STE 200
BEND, OR 97701

State of Oregon, County of Klamath
Recorded 03/16/2004 10:38 AM
Vol M04 Pg 14793
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements
shall be sent to the following address:

MAXWELL HIGGINS JUDY GRAY-HIGGINS
#6 PUERTO MORANT
SAN CLEMENTE, CA 92672

A 56730

WARRANTY DEED -- STATUTORY FORM

BRUCE J. BROTHERS, Grantor, conveys and warrants to MAXWELL HIGGINS AND JUDY GRAY-HIGGINS, HUSBAND AND WIFE, Grantee, the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lots 10,11,12,13,14,15, and 16, Block 5, THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

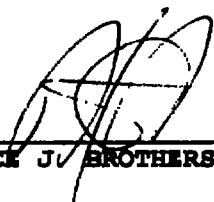
Tax Account No(s): R543460
Map/Tax Lot No(s): R-3909-010CA-04200-000

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$ 1,160,000.00 ✓

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.

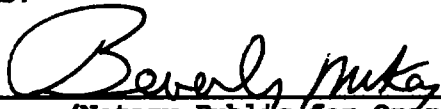
Dated this 15 day of March, 2004.



BRUCE J. BROTHERS

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on March 15, 2004 by BRUCE J. BROTHERS.



(Notary Public for Oregon)
My commission expires 7-18-05

TITLE NO. 10-0053304
ESCROW NO. 10-0053304

