

04 JUL 15 AM 8:32

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STATUTORY BARGAIN AND SALE DEED

State of Oregon, County of Klamath
Recorded 07/16/2004 8:32 A m
Vol M04 Pg 46438
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

GARY HIGGINS AND DONNA HIGGINS, GRANTORS

DONNA HIGGINS, GRANTEE

Grantors conveys to Grantee the real property commonly known as 4443 South 6th, Klamath Falls, Oregon, more particularly described as follows, subject to all encumbrances of record:

LOT 10 IN BLOCK 2 OF PLEASANT VIEW TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, EXCEPTING THEREFROM THAT PORTION OF SAID PROPERTY TAKEN FOR HIGHWAY BY FINAL JUDGMENT IN CASE NO. 64-105 LAW, CIRCUIT COURT RECORDS OF KLAMATH COUNTY, OREGON.

The true and actual consideration for this conveyance is, stated in terms of dollars: None (\$0.00). This transfer is made in accordance with a judgment of dissolution entered in Jackson County Circuit Court Case No. 042148-D4, entitled, "In the Matter of the Marriage of Donna Louise Higgins, and John Gary Higgins."

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. ORS 93.040.

Gary Higgins
Gary Higgins, Grantor

Donna Higgins
Donna Higgins, Grantor

STATE OF Oregon)
County of Jackson) ss:

On this 28 day of June, 2004, the foregoing instrument was acknowledged before me by Gary Higgins.

Linda R Sargent
Notary Public for Oregon
My Commission Expires: April 11, 2006

STATE OF Washington)
County of Stevens) ss:



On this 15th day of June, 2004, the foregoing instrument was acknowledged before me by Donna Higgins.

TERRI E. OWENS
Notary Public for Washington
My Commission Expires: 7-27-2005

After recording return to and send tax statements to:

Ret Donna Higgins
665-D Dry Gulch Road
Colville, Washington 99114