

MT6-68355LW



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State of Oregon, County of Klamath  
 Recorded 03/11/2005 3:10 p m  
 Vol M05 Pg 16389  
 Linda Smith, County Clerk

THIS SPACE RESE Fee \$ 21<sup>00</sup> # of Pgs 1

After recording return to:  
CHARLENE W. HOOPER  
600 PELICAN STREET  
Klamath Falls, OR 97601

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

CHARLENE W. HOOPER  
600 PELICAN STREET  
Klamath Falls, OR 97601

Escrow No. MT68355-LW

### STATUTORY WARRANTY DEED

**DENNIS LEE HIGGINS and SABRINA ANN HIGGINS, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **CHARLENE W. HOOPER**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

#### EXHIBIT "A" LEGAL DESCRIPTION

Lots 5, 6, 7, 8, 9, 10, 11, 12 and 13 of RUSSELL ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO that portion of road vacated by "Order Granting Vacation" recorded May 14, 1986 in Volume M86, page 8281, Microfilm Records of Klamath County, Oregon, which inures to said property.

EXCEPTING THEREFROM that portion conveyed to the United States of America for Lost River Diversion Channel by instruments recorded in Volume 225 at page 317 and in Volume 257 at page 355, all Deed Records of Klamath County, Oregon.

Tax Account No: 3909-021B0-00500-000 Key No: 581604

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$175,000.00**.

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 1<sup>st</sup> day of March, 2005.

Dennis Lee Higgins  
 DENNIS LEE HIGGINS  
Sabrina Ann Higgins  
 SABRINA ANN HIGGINS

State of Oregon  
 County of KLAMATH

This instrument was acknowledged before me on March 1, 2005 by DENNIS LEE HIGGINS and SABRINA ANN HIGGINS.



Lisa Weatherby  
 (Notary Public for Oregon)  
 My commission expires 11/20/07

21<sup>00</sup> AM