

05 APR 15 PM 11:29

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After Recording Return to:  
**DENNIS L. HIGGINS and SABRINA HIGGINS**  
5736 Valley View Lane  
Klamath Falls, OR 97601  
Until a change is requested all tax statements  
Shall be sent to the following address:  
**DENNIS L. HIGGINS and SABRINA HIGGINS**  
Same as above

State of Oregon, County of Klamath  
Recorded 04/15/2005 11:20 AM  
Vol M05 Pg 26250  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

*Aspen 60830ms*  
**WARRANTY DEED**  
(INDIVIDUAL)

**ROBERT A. RADTKE**, herein called grantor, convey(s) to **DENNIS L. HIGGINS and SABRINA A. HIGGINS**, husband and wife, herein called Grantees, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 12, Block 9, Tract No. 1016, GREEN ACRES**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$272,500.00**.  
(here comply with the requirements of ORS 93.930)

*SH*  
*DH*  
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 April 8, 2005.

*Robert A. Radtke*

ROBERT A. RADTKE

STATE OF OREGON, County of Klamath ) ss.

On April 13, 2005 personally appeared the above named **ROBERT A. RADTKE** and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00060830

Before me: *M. A. Silveria*  
Notary Public for Oregon  
My commission expires: 3/10/09

Official Seal

