

05 MAR 11 PM 3:10

05 APR 10 PM 3:03

MT68355LW



Vol M05 Page 16389

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 \$ 21⁰⁰ # 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

Vol M05 Page 26898

State of Oregon, County of Klamath
Recorded 04/18/2005 3:03 p m
Vol M05 Pg 26898
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

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

*Tax Account No. 3909-021B0-00500-000 Key No: 890550

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 1st day of March, 2005.

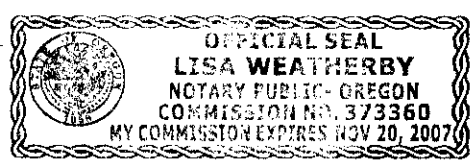
Dennis Lee Higgins
DENNIS LEE HIGGINS
Sabrina Ann Higgins
SABRINA ANN HIGGINS

*rerecording to add second tax account No.

State of Oregon
County of KLAMATH

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

2/20/05
9:40 AM
JW



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