



After recording return to:
Travis Higgins and Brooke Higgins
1335 Shawdow Lane
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Travis Higgins and Brooke Higgins
1335 Shawdow Lane
Klamath Falls, OR 97601

File No.: 7021-834447 (ALF)
Date: May 31, 2006

M06-14074

Klamath County, Oregon

07/12/2006 03:08:23 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

James R. Childs and Tara T. Childs as tenants by the entirety, Grantor, conveys and warrants to **Travis Higgins and Brooke Higgins, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein: *ALH B.E.H.*

PARCEL 1:

A TRACT OF LAND IN LOT 3, SECTION 31, TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 1°55' EAST A DISTANCE OF 647.2 FEET AND NORTH 63°21' WEST A DISTANCE OF 657.1 FEET FROM THE IRON PIN WHICH MARKS THE SOUTHEAST CORNER OF LOT 3, SECTION 31, TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE, AND RUNNING THENCE; CONTINUING NORTH 63°21' WEST A DISTANCE OF 75 FEET TO IRON PIN; THENCE SOUTH 26°39' WEST A DISTANCE OF 282 FEET TO AN IRON PIN; THENCE SOUTH 63°21' EAST A DISTANCE OF 75 FEET TO A POINT; THENCE NORTH 26°39' EAST A DISTANCE OF 282 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:

A TRACT OF LAND LOT 3, SECTION 31, TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LIES NORTH 1°55' EAST A DISTANCE OF 647.2 FEET AND NORTH 63°21' WEST A DISTANCE OF 582.1 FEET FROM THE IRON PIN WHICH MARKS THE SOUTHEAST CORNER OF LOT 3, SECTION 31, TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE; CONTINUING NORTH 63°21' WEST A DISTANCE OF 75 FEET TO AN IRON PIN; THENCE SOUTH 26°39' WEST A DISTANCE OF 282 FEET TO AN IRON PIN; THENCE SOUTH 63°21' EAST A DISTANCE OF 75 FEET TO A POINT; THENCE NORTH 26°39' EAST A DISTANCE OF 282 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$192,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

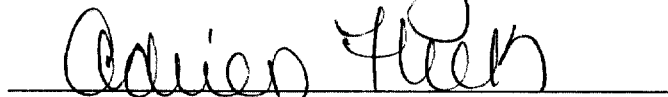
Dated this 10 day of July, 2006


James R. Childs


Tara T. Childs

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 10 day of July, 2006
by **James R. Childs and Tara T. Childs.**



Notary Public for Oregon
My commission expires: 12-3-06

