

02 DEC 19 PM 11:32

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After Recording Return to:
ALLEN A. TIMMS, TRUSTEE
GENEVIEVE W. TIMMS, TRUSTEE
4334 Jana Drive
Klamath Falls, OR 97603
Until a change is requested all tax statements
Shall be sent to the following address:
SAME AS ABOVE

State of Oregon, County of Klamath
Recorded 12/19/2002 11:32 a.m.
Vol M02, Pg 74246
Linda Smith, County Clerk
Fee \$ 2.00 # of Pgs 1

WARRANTY DEED
(INDIVIDUAL)

ALLEN A. TIMMS and GENEVIEVE W. TIMMS, herein called grantor, convey(s) to ALLEN A. TIMMS AND GENEVIEVE W. TIMMS, INITIAL TRUSTEES OF THE ALLEN AND GENEVIEVE TIMMS TRUST DATED APRIL 12, 2002 all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 6, Block 2, THE HIGHLANDS, 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 \$0.00.
(here comply with the requirements of ORS 93.930)

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 12/12/02

Allen A. Timms
ALLEN A. TIMMS

Genevieve W. Timms
GENEVIEVE W. TIMMS

STATE OF OREGON, County of Klamath) ss.

On December 12, 2002 personally appeared the above named ALLEN A. TIMMS AND GENEVIEVE W. TIMMS and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00055953

Before me: Vickie Blankenburg
Notary Public for Oregon
My commission expires: 7/01/05

Official Seal

