

03 JUN 18 AM 10:44



WTC - 61416 MS

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JAMES R. SIMMS

P.O. BOX 7591

KLAMATH FALLS, OR 97602

State of Oregon, County of Klamath

Recorded 06/18/2003 10:44 a m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

JAMES R. SIMMS

P.O. BOX 7591

KLAMATH FALLS, OR 97602

Escrow No. MT61416-MS

WARRANTY DEED

CARTER-JONES COLLECTIONS, LLC, Grantor(s) hereby grant, bargain, sell, warrant and convey to JAMES R. SIMMS and MELODIE C. SIMMS, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 25 in Block 32 of FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

269300

3510-027A0-00200

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$6,000.00.

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.

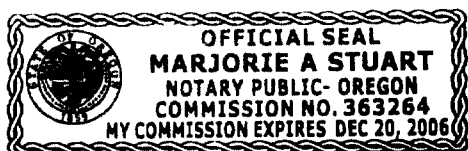
Dated this 18th day of June 2003.

CARTER-JONES COLLECTIONS, LLC

BY: Kent Pederson
KENT PEDERSON, REGISTERED AGENT

State of Oregon
County of KLAMATH

On this the 18 day of June 18, 2003, personally appeared CARTER-JONES COLLECTIONS, LLC, as registered agent for CARTER-JONES COLLECTIONS, LLC and that executed the foregoing instrument by authority of and in behalf of said principal; and acknowledged said instruments to be the act and deed of said principal.



Before me:

Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12-20-06

21/11