

After Recording Return to:

LYNN M. JEFFREYS

17817 Freight Rd. Lane  
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

LYNN M. JEFFREYS

Same As Above

A58628AF

State of Oregon, County of Klamath  
Recorded 03/29/2004 2:36 p m  
Vol M04 Pg 17331  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

**WARRANTY DEED**  
(INDIVIDUAL)

CHARLES GLEN SIMMONS, herein called grantor, convey(s) to LYNN M. JEFFREYS, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 7, Block 25, FOURTH ADDITION TO KLAMATH RIVER 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 \$95,000.00.  
(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 3-25-04  
Charles Glen Simmons by Katri Da Simmons  
As his Attorney in Fact  
CHARLES GLEN SIMMONS

STATE OF OREGON, County of Kitsap ) ss.

On 25th of March personally appeared the above named Katri Da Simmons and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.

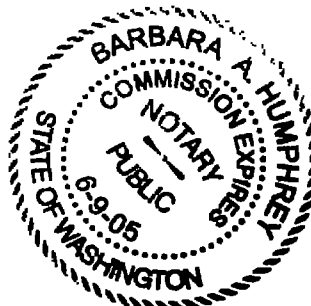
This document is filed at the request of:

**Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00058628

Before me: Barbara G. Humphrey  
Notary Public for Oregon Washington  
My commission expires: 6-9-05

Official Seal



21.00 A