

104 DEC 7 PM 2:38

After Recording Return to:

JAMES B. GRIMES and KARLA K. GRIMES

1204A HWY 140E  
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES B. GRIMES and KARLA K. GRIMES

Same as Above

State of Oregon, County of Klamath

Recorded 12/07/04 2:38p m

Vol M04 Pg 83839

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

*Aspen: 60412AF*  
**WARRANTY DEED**  
(INDIVIDUAL)

MARY P. JACKSON, herein called grantor, convey(s) to JAMES B. GRIMES and KARLA K. GRIMES, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 12, Block 20, CHELSEA ADDITION TO THE CITY OF KLAMATH FALLS, 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 **\$81,500.00**.  
(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 12-6-04

*Mary P. Jackson*  
MARY P. JACKSON

STATE OF OREGON, County of Klamath) ss.

On Dec 6, 2004 personally appeared the above named MARY P. JACKSON and acknowledged the foregoing instrument to be ~~their~~ her voluntary act and deed.

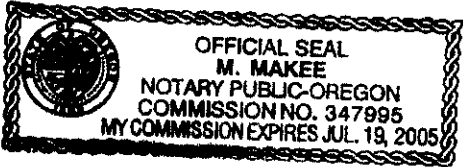
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00060412

Before me: *M. Makee*  
Notary Public for Oregon  
My commission expires: 7-19-05

Official Seal



*2100 A*