

05 FEB 10 PM 3:27

Vol M05 Page 09555

After Recording Return to:  
**DAVID A. SIMS and QUINETTA SIMS**  
**P.O. BOX ~~783~~ 7386**  
**KLAMATH FALLS. OR. 976012**  
Until a change is requested all tax statements  
Shall be sent to the following address:  
**DAVID A. SIMS and QUINETTA SIMS**  
**P.O. BOX ~~783~~ 7386**  
**KLAMATH FALLS. OR. 976012**

State of Oregon, County of Klamath  
Recorded 02/10/05 3:27p m  
Vol M05 Pg 09555-56  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

*Aspen 60584 MS*

**WARRANTY DEED**  
(INDIVIDUAL)

**SHARON L. WIESER and KATHLEEN A. MASON**, herein called grantor, convey(s) to **DAVID A. SIMS and QUINETTA SIMS, husband and wife**, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 24, Block 1, Tract No. 1085, COUNTRY GREEN, 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 **\$43,000.00**.  
(here comply with the requirements of ORS 93.930)

*Q.S.*  
**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 February 2, 2005.

\_\_\_\_\_  
\_\_\_\_\_  
STATE OF *Nevada* *Clark* *County* (County of ~~Oregon~~ *Klamath*) ss.

*Sharon L. Wieser*  
\_\_\_\_\_  
**SHARON L. WIESER**

*Kathleen A. Mason*  
\_\_\_\_\_  
**KATHLEEN A. MASON**

On Feb 7, 2005, 2005 personally appeared the above named **SHARON L. WIESER and KATHLEEN A. MASON** and acknowledged the foregoing instrument to be their voluntary act and deed.

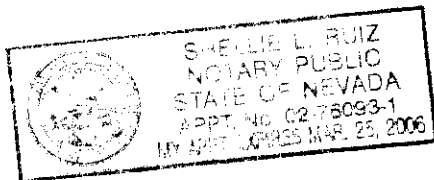
*only*  
This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00060584

Before me: *Shellie L. Ruiz*  
Notary Public for ~~Oregon~~ *Nevada*  
My commission expires: *March 28, 06*

Official Seal

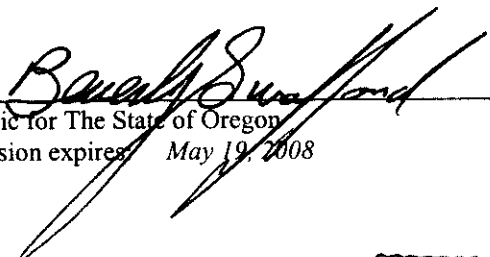


09556

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon  
County of Klamath ss.

On February 10, 2005, personally appeared Sharon L. Wieser and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:   
Notary Public for The State of Oregon  
My commission expires May 19, 2008

