Vol. M05 Page 09555

After Recording Return to:

DAVID A. SIMS and QUINETTA SIMS

P.O. BOX 703 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 703 7386

KLAMATH FALLS. OR. 976012

State of Oregon, County of Klamath Recorded 02/10/05 3.27p m
Vol M05 Pg 09555-50
Linda Smith, County Clerk
Fee \$ 26° # 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)

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.

SHARON L. WIESER

Kathleen Mason KATHLEEN A. MASON

STATE OF OREGON, County of Klamath) ss.

On Lebo 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.

This document is filed at the request of:

ASPEN TITLE & ESCROW, INC.

525 Main Street Klamath Falls, OR 97601 Order No.: 00060584 Before me: Shelle & Ruez

Notary Public for Oregon Newade My commission expires: Warch 25.06

Official Seal

SHELLE L. RUIZ

NOTARY PUBLIC

NOTARY PUBLIC

STATE OF NEVADA

APPT. NO. 02-76093-1

APPT. NO. 02-76093-1

MY SPET JORGS MAR. 25, 2006

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 Ore

My commission expires

May 19/2008

OFFICIAL SEAL
BEVERLY SWAFFORD
NOTARY PUBLIC-OREGON
COMMISSION NO. 380952
MY COMMISSION EXPIRES MAY 19, 2008