

05 JUL 7 PM 3:15

After Recording Return to:

JAMES GRIMES and KARLA K. GRIMES

12049 Hwy 140E
Klamath Falls, Or 97603

Until a change is requested all tax statements
Shall be sent to the following address:

JAMES GRIMES and KARLA K. GRIMES

Same as above

State of Oregon, County of Klamath

Recorded 07/07/05 3:14 P m

Vol M05 Pg 51825

Linda Smith, County Clerk

Fee \$ 21⁰⁰ # of Pgs 1

ATC 6/17/05 ms
WARRANTY DEED
(INDIVIDUAL)

EUGENE BUNCE and ALONNA BUNCE, herein called grantor, convey(s) to JAMES GRIMES and KARLA K. GRIMES, husband and wife, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The E 1/2 NE 1/4 Section 36, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

CODE 008 MAP 3511-00000 TL 06800 KEY# 276212

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 \$15,000.00.
(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 July 1, 2005.

Eugene Bunce
EUGENE BUNCE

Alonna Bunce
ALONNA BUNCE

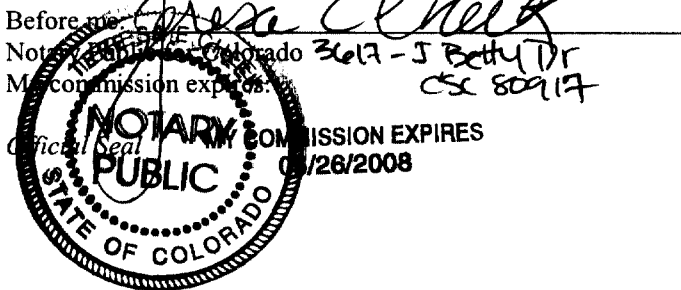
STATE OF COLORADO, County of EL PASO) ss.

On July 5, 2005 personally appeared the above named EUGENE BUNCE and ALONNA BUNCE 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.: 00061777



2100