

M05-66445

Klamath County, Oregon

10/13/2005 10:26:51 AM

Pages 2 Fee: \$26.00

After Recording Return to:

SHERRY A. GRIMES

*1881 Hwy 66
Klamath Falls, OR 97601*

Until a change is requested all tax statements

Shall be sent to the following address:

SHERRY A. GRIMES

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE-62062 MS

ANITA A. BADE, herein called grantor, convey(s) to **SHERRY A. GRIMES**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 **\$155,000.00**.
(here comply with the requirements of ORS 93.930)

SA **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 **October 10, 2005**.

Anita Bade
ANITA A. BADE

STATE OF OREGON, County of *Klamath*) ss.

On *October 10*, 2005 personally appeared the above named **ANITA A. BADE** and acknowledged the foregoing instrument to be her voluntary act and deed.

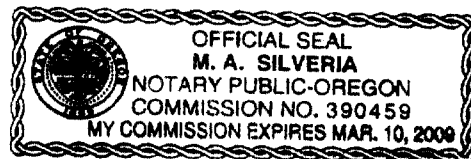
This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00062062

Before me: *MA Silveria*
Notary Public for Oregon
My commission expires: *3/10/09*

Official Seal



#26-A

Exhibit A

All those portions of the NE 1/4 of the NW 1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the point of intersection of a line running North and South, parallel with, and 222 feet Easterly from, the West line of said NE 1/4 of NW 1/4, and the Northerly right of way line of the Klamath Falls-Ashland Highway No. 66; thence North, parallel with said West line of said NE 1/4 of NW 1/4 a distance of 330 feet; thence Northeasterly, parallel to said Highway right of way, to the intersection with a line running North and South, and parallel with, and 354 feet Easterly from, the said West line of said NE 1/4 of NW 1/4; thence South on said last mentioned line, 330 feet, more or less, to the Northerly right of way line of said highway; thence Westerly along said right of way line to the point of beginning.

AND ALSO Beginning at a point on the Northerly right of way line of the Ashland-Klamath Falls Highway No. 66, which lies Northeasterly along said right of way line a distance of 36 feet from the Southwest corner of that certain tract conveyed to Tracy Slusser by deed recorded April 18, 1940, in Book 128 at Page 441, Deed Records of Klamath County, Oregon; running thence; Northwesterly a distance of 100 feet to a point which lies on a North-South line drawn parallel to, and 354 feet East of, the NE 1/4 of the NW 1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian; thence South along this North-South line to its intersection with the Northerly right of way line of the Ashland-Klamath Falls, Highway No. 66; thence Northeasterly along said right of way line a distance of 36 feet to the point of beginning.

CODE 020 MAP 3908-023B0 TL 01100 KEY# 498134