



mtc-74340

M06-09928

Klamath County, Oregon

05/17/2006 10:23:02 AM

Pages 1 Fee: \$21.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ALLEN A. TIMMS

4334 JANA DRIVE

Klamath Falls, OR 97603

Until a change is requested all
tax statements shall be sent to
The following address:

ALLEN A. TIMMS

4334 JANA DRIVE

Klamath Falls, OR 97603

Escrow No. AP0776745

Title No. 0776745

SPECIAL

SPECIAL WARRANTY DEED

ALLEN A. TIMMS AND GENEVIEVE W. TIMMS, TRUSTEES OF THE ALLEN AND GENEVIEVE TIMMS TRUST
DATED APRIL 12, 2002., Grantor(s) hereby grant, bargain, sell, warrant and convey to ALLEN A. TIMMS and
GENEVIEVE W. TIMMS, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following
described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of
Oregon, to wit:

LOT 6 IN BLOCK ² OF TRACT NO. 1067, THE HIGHLANDS, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON THE FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH
COUNTY, OREGON.

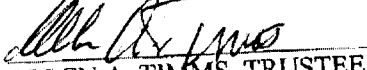
Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of
the date of this deed and those shown below, if any:

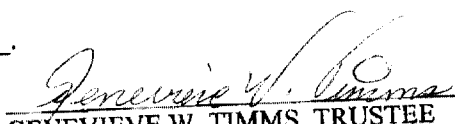
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and
demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$0.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD
INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE
37 (2004)). THIS INSTRUMENT DOES 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 AND TO
INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON
LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 12 day of May 2006.


ALLEN A. TIMMS, TRUSTEE

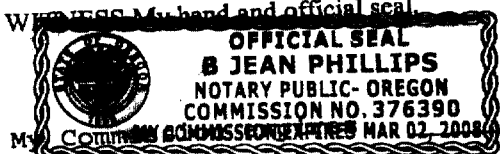

GENEVIEVE W. TIMMS, TRUSTEE

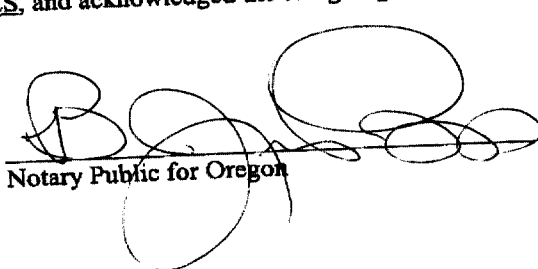
State of Oregon

County of KLAMATH

On this 12 day of MAY, 2006, personally appeared before me the above named ALLEN A.
TIMMS AND GENEVIEVE W. TIMMS, TRUSTEES, and acknowledged the foregoing instrument to be their voluntary act and
deed.

WITNESS My hand and official seal.




Notary Public for Oregon