

MTC 75790

Recording requested by, and after )  
recording return to: )  
Name: Jack Grimes )  
Celeste Grimes )  
Company: Richmond Title Services )  
Address: 2901 N. Dallas Parkway )  
Address 2: Suite 100 )  
City, State, Plano, Texas 75093 )  
Zip: )  
Phone: 214-291-8808 )  
GF#: 1036751 )  
Until a change is requested all tax statements )  
should be sent to the following address: )  
4221 Myrtlewood Drive )  
Klamath Falls, Oregon 97603 )

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SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jack Grimes and Celeste Grimes**, who acquired title as **Celeste Burnett, not as tenants in common, but with rights of survivorship**, hereinafter referred to as "Grantors", do hereby convey and specially warrant to **Jack Grimes and Celeste Grimes, as joint tenants with rights of survivorship**, hereinafter "Grantees", all the right, title, and interest in and to the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon, to-wit:

Lot 8, Block 5, Tract No. 1007, WINCHESTER, in the County of Klamath, State of Oregon.

Prior instrument reference: volume Mo1, Page 6928, of the Recorder of Klamath County, Oregon.

This property is free of encumbrances created or suffered by the Grantors EXCEPT those documents filed of record in the Official Records of Klamath County, Oregon.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

26.00

The true and actual consideration paid for this transfer, stated in terms of dollars is \$ 0.

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 transferring fee title should inquire about the person's rights, if any, under ORS 197.352. This instrument doesn't 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 ORS 197.352.

WITNESS Grantors' hands this the 14 day of July, 2006.

Jack Grimes  
Grantor  
Jack Grimes

Celeste Burnett, now known as Celeste Grimes  
Grantor  
Celeste Burnett, now known as Celeste Grimes

STATE OF OREGON

COUNTY OF Klamath

Before me the undersigned authority, on this day personally appeared Jack Grimes and Celeste Burnett, now known as Celeste Grimes, known to me or proved to me through satisfactory evidence, to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed same for the purposes and consideration therein expressed.

Rhonda J. Young  
Notary Public Signature

(seal)

RHONDA J. Young  
Printed Name  
My commission expires: 2-6-07

