

2006-016686

Klamath County, Oregon



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08/18/2006 02:15:15 PM

Fee: \$26.00

WARRANTY DEED -- STATUTORY FORM

Grantors: James B. Grimes and Karla K. Grimes,
husband and wife

Grantees: James and Karla Grimes, Trustees

After recording return to: James and Karla Grimes, Trustees
12049 Hwy. 140 E.
Klamath Falls, OR 97603

Address for tax statements: James and Karla Grimes, Trustees
12049 Hwy. 140 E.
Klamath Falls, OR 97603

Consideration: The true consideration for this conveyance is \$NONE. The actual consideration consists of transfer of title for the following property to avoid probate.

JAMES B. GRIMES and KARLA K. GRIMES, husband and wife, Grantors, convey and warrant to JAMES B. GRIMES and KARLA K. GRIMES, Trustees of the JAMES and KARLA GRIMES Revocable Living Trust dated August 8, 2006, Grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon:

A portion of the NE 1/4 NW 1/4 in Section 15, and the SE 1/4 SW 1/4 in Section 10 Township 39 South, Range 10 East, more particularly described as follows:

Beginning at the Southeast corner of the NE 1/4 of the NW 1/4 of Section 15, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence West 426.7 feet to a point; thence North 1746.7 feet to a point; thence due Southeast 603.4 feet to the Northeast corner of said NE 1/4 of the NW 1/4 of Section 15; thence South 1320 feet to the point of beginning.

The said property is free from encumbrances except easements, conditions, restrictions and roadways of record.

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 14 day of August, 2006.

James B. Grimes
JAMES B. GRIMES

Karla K. Grimes
KARLA K. GRIMES

STATE OF OREGON

County of Klamath) ss. August 14, 2006.

Personally appeared the above-named **JAMES B. GRIMES** and **KARLA K. GRIMES**, and acknowledged the foregoing instrument to be their voluntary act and deed.



Kassi Gelhardt
Notary Public for Oregon
My Commission expires: Jan. 3, 2010