

2006-016687

Klamath County, Oregon



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08/18/2006 02:15:55 PM

Fee: \$26.00

**WARRANTY DEED -- STATUTORY FORM**

**Grantors:** James Grimes and Karla K. Grimes

**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 GRIMES, aka 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 July 31, 2006, Grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon:

Klamath County Assessor's Acct. No. R276212, Map No. T35-R11-S36, Tax Lot 6800 (80 acres) described as follows:

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

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)).

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Dated this 14 day of August, 2006.

James B. Grimes  
JAMES GRIMES, aka  
JAMES B. GRIMES

Karla K. Grimes  
KARLA K. GRIMES

STATE OF OREGON )  
County of Clatsop ) ss. August 14, 2006.

Personally appeared the above-named **JAMES GRIMES, aka 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