

2006-016688

Klamath County, Oregon



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08/18/2006 02:16:18 PM

Fee: \$26.00

WARRANTY DEED -- STATUTORY FORM

Grantors: James B. 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 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. R433784, Map No. T38-R9-S19AD, Tax Lot 4400 (3440 Pelican Street, Klamath Falls) described as follows:

Lot 12, Block 20, CHELSEA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of 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 B. GRIMES

Karla K. Grimes
KARLA K. GRIMES

STATE OF OREGON Hamath)
County of ~~14~~ Oregon) 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