

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2023-008737

Klamath County, Oregon



00320779202300087370020020

10/10/2023 09:00:27 AM

Fee: \$87.00

SPACE RESERVED  
FOR  
RECORDER'S USE

JAMES B. GRIMES

12049 Hwy 140 E

Klamath Falls, OR 97603

Grantor's Name and Address

JAMES B. GRIMES AND KARLA H. GRIMES,  
TRUSTEES OF JAMES AND KARLA GRIMES

TRUST (same address as above)

Grantee's Name and Address

After recording, return to (Name and Address):

James and Karla GRIMES Trust

12049 Hwy 140 E

Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

JAMES AND KARLA GRIMES TRUST

12049 Hwy 140 E

Klamath Falls, OR 97603

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that JAMES B. GRIMES

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto JAMES B. GRIMES AND KARLA H. GRIMES, TRUSTEES OF THE JAMES AND KARLA GRIMES TRUST <sup>dated 9/31/2006</sup> hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

Parcel one: THE W<sup>1</sup>/<sub>2</sub> E<sup>1</sup>/<sub>2</sub> E<sup>1</sup>/<sub>2</sub> E<sup>1</sup>/<sub>2</sub>, Section 16, Township 39 South, Range 10 East of the Willamette Meridian, lying North of Highway 140, known as the Klamath Falls - Lakeview Highway, Klamath County, OREGON.

Parcel two: The SW<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> and the NW<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub> of section 16, TOWNSHIP 39 S., Range 10 E.W.M., less the right of way of the O.C. & E.R.R., the right of way of the Klamath Falls - Lakeview Highway and the right of way of the U.S.R.S. "B" canal.

Parcel three: ALL of the W<sup>1</sup>/<sub>2</sub> of the E<sup>1</sup>/<sub>2</sub> of the W<sup>1</sup>/<sub>2</sub> of the NW<sup>1</sup>/<sub>4</sub>, and all of the W<sup>1</sup>/<sub>2</sub> of the E<sup>1</sup>/<sub>2</sub> of the W<sup>1</sup>/<sub>2</sub> of the SW<sup>1</sup>/<sub>4</sub> of section 15, Township 39 S., Range 10 E.W.M., less the rights of way for the Klamath Falls - Lakeview Highway and the O.C. & E.R.R.

OVER

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$transfer to trust. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols <sup>①</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 10/10/23; any signature on behalf of a business or other entity is made with the authority of that entity.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

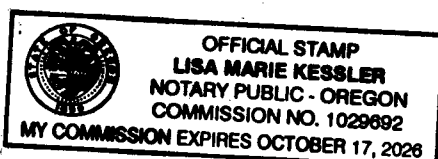
STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on October 10, 2023, by James B. Grimes

This instrument was acknowledged before me on \_\_\_\_\_,

by \_\_\_\_\_,

as \_\_\_\_\_,

of \_\_\_\_\_.



Lisa M. Kessler  
Notary Public for Oregon  
My commission expires October 17, 2026

Parcel four: Lots nine (9), Ten (10), twelve (12), and thirteen (13), (being the East half and the East half of the West half of the southeast quarter) of Section 13; and lot nine (9) (being the Northeast quarter of the Northeast quarter) of Section 24; and all in Township 34 S., Range 6 E.W.M., Klamath County, Oregon. Together with an easement for ingress and egress and to drive cattle on of sufficient width to carry vehicles of all kinds, as the same is now and has been traveled, over and across of the following described real property, to wit:

The SE  $\frac{1}{4}$ , the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , and the E  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 14; and the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  and the E  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of ~~the~~ Section 23; and the W  $\frac{1}{2}$  of the W  $\frac{1}{2}$  of the SE  $\frac{1}{4}$ , and the S  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of Section 13; all in Township 34 S., Range 6 E.W.M., Klamath County, Oregon.

Parcel Five: All of the W  $\frac{1}{2}$  of the E  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 22, Township 39 S., Range 10 E.W.M., lying North of the U.S.R.S. East Branch Canal; containing 0.6 acres more or less.

Parcel Six: All of the W  $\frac{1}{2}$  of the W  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , and all of the E  $\frac{1}{2}$  of the E  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 16, Township 39 S., Range 10 E.W.M., less the right of way of the O.C. & E.R.R. and the right of way of the U.S.R.S. "B" canal.

Parcel seven: the northerly 38 rods of the E  $\frac{1}{2}$  of the E  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , and the W  $\frac{1}{2}$  of the W  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 21, Township 30 S., Range 10 E.W.M.

Parcel eight: An undivided one third ( $\frac{1}{3}$  RD) interest in the following: All of the W  $\frac{1}{2}$  SW  $\frac{1}{4}$ , S  $\frac{1}{2}$  SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  and the S  $\frac{1}{2}$  N  $\frac{1}{2}$  SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 26, Township 33 S., Range 7  $\frac{1}{2}$  E.W.M. and the NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  and the E  $\frac{1}{2}$  E  $\frac{1}{2}$  SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 17, Township 33 S., Range 7  $\frac{1}{2}$  E.W.M. Except portion conveyed to Frank Clusker et ux. by deed recorded in Vol. 198 at pg. 365 and portion conveyed to Stat-Highway Commission by instrument recorded in Vol. 101 at page 168, all deed records of Klamath County Oregon.

Parcel Nine: A portion of the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  in Section 15 and the SE  $\frac{1}{4}$  SW  $\frac{1}{4}$  in Section 10 Township 39 South, Range 10 East, more particularly described as follows:

Beginning at a point 426.7 feet West from the southeast corner of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 15, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, thence West 340.8 feet to a point; thence North 2087.5 feet to a point; thence due Southeast 482 feet to a point; thence South 1746.7 feet to the point of beginning