

MOUNTAIN TITLE COMPANY

84076

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Thomas J. Grove and Barbara A. Grove,

Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michael R. Sparks and Janice L. Sparks, Husband and Wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 38, NEW DEAL TRACTS, ACCORDING TO THE OFFICIAL PLAT thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Assessments, if any, due to the City of Klamath Falls.
2. The premises herein described are within and subject to the statutory powers, including the powers of assessment, of the South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the powers of assessment, of Enterprise Irrigation District.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated above, or those apparent upon the land, if any, as of the date of this deed.

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 41,800.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 4 day of May, 1980; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Thomas J. Grove
Thomas J. Grove

Barbara A. Grove
Barbara A. Grove

STATE OF OREGON, WASHINGTON } ss.
County of Clark, 1980.

Personally appeared the above named Thomas J. Grove and Barbara A. Grove, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon WASH.
My commission expires: 1982

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19____

and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Thomas J. Grove and Barbara A. Grove

GRANTOR'S NAME AND ADDRESS
Michael R. Sparks and Janice L. Sparks
4355 Shasta Way
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:
as above
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

as above
NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 8th day of May, 1980, at 8:42 o'clock A.M., and recorded in book MSO on page 8464 or as file/reel number 84076.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By _____ Deputy

Fee \$3.50

MOUNTAIN TITLE COMPANY