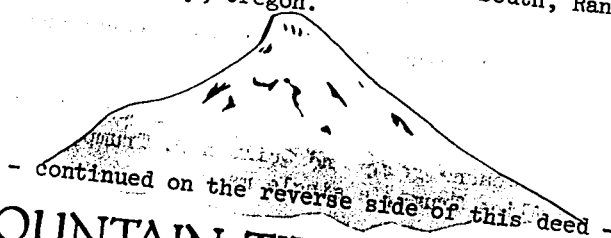


63970

WARRANTY DEED

Vol 12906 Page 12906

KNOW ALL MEN BY THESE PRESENTS, That DONALD R. DALTON and ROSANA P. DALTON, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by husband and wife RICKIE L. SPARKS and ELLEN S. SPARKS, husband and wife 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: The SW¹/₄ of the SW¹/₄ of the SW¹/₄ of Section 8, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.



MOUNTAIN TITLE COMPANY

This instrument will 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.

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 on the reverse side of this deed and 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 \$ 60,000.00

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 22nd day of July, 1986; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

ROSANA P. DALTON

STATE OF OREGON, County of Klamath, ss. July 22, 1986. Personally appeared the above named DONALD R. DALTON and ROSANA P. DALTON and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon My commission expires: 11/16/87

Donald R. Dalton & Rosana P. Dalton Rt. 1 Box 747 Bonanza, OR 97623

Rickie L. Sparks & Ellen S. Sparks Rt. 1 Box 747 Bonanza, OR 97623

AFTER RECORDING RETURN TO: SAME AS GRANTEE

Until a change is requested all tax statements shall be sent to the following address. SAME AS GRANTEE

STATE OF OREGON, County of ss. Personally appeared 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)

STATE OF OREGON, County of ss. I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer Deputy

20051

- continued from the reverse side of this deed -

129C7

SUBJECT TO:

1. 1986-1987 real property taxes, a lien, not yet due and payable.
2. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as potential Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied.
3. An easement created by instrument, including the terms and provisions thereof.
Dated: February 1, 1971
Recorded: March 26, 1975
Volume: M75, page 3343, Microfilm Records of Klamath County, Oregon
In favor of: Alice Jeanne Trump and Quinten D. Trump, husband and wife
and Alice Trump, a single man
For: Right of Way
Affects: 30 foot easement along the east boundary
4. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: December 30, 1977
Recorded: December 30, 1977
Volume: M77, page 25166, Microfilm Records of Klamath County, Oregon
Amount: \$42,500.00
Mortgagor: Carl R. Smith and Sandra E. Smith, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

Assumption Agreement, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: October 5, 1984
Recorded: October 15, 1984
Volume: M86, page 17715, Microfilm Records of Klamath County, Oregon
By: Donald R. Dalton and Rosana, husband and wife
Between: Carl R. Smith and Sandra E. Smith, husband and wife
5. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: May 8, 1979
Recorded: May 18, 1979
Volume: M79, page 11376, Microfilm Records of Klamath County, Oregon
Amount: \$16,175.00
Mortgagor: Carl Riley Smith and Sandra Smith
Mortgagee: United States National Bank of Oregon, Town & Country

Said mortgage was rerecorded October 15, 1979, in Volume M79, page 24206, Microfilm Records of Klamath County, Oregon.

The Grantees named on the reverse side of this deed hereby agree to assume and pay in full the abovedescribed Mortgages in #'s 4 and 5.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 23rd day of July A.D. 19 86
at 3:14 o'clock P.M. and duly recorded
in Vol. M86 of Deeds Page 12906
Evelyn Biehn, County Clerk
By [Signature] Deputy.

Fee, \$14.00