

39228

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'97 JUN 13 AM 11:04

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LEE E. SPARKS and SHIRLEY LYONS SPARKS

, Grantor,

conveys and warrants to

JAMES A. BAKER and FRANCES A. BAKER, husband and wife, as tenants by the entirety

, Grantee,

the following described real property situated in KLAMATH County OR free of encumbrances except as specifically set forth herein, to-wit:

Lots 1 and 2 in Block 13, Tract 1042, TWO RIVERS NORTH, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This conveyance is subject to and excepts: RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OF RECORD.

The true consideration for this conveyance is \$ 100,000.00

"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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

Dated: 06/06/97

Lee E. Sparks
LEE E. SPARKS

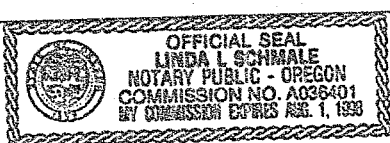
Shirley Lyons Sparks
SHIRLEY LYONS SPARKS

STATE OF OREGON

County of LANE

) ss.

This instrument was acknowledged before me on June 6, 1997 by LEE E. SPARKS and SHIRLEY LYONS SPARKS



Linda L. Schmale
Notary Public for Oregon

My commission expires: _____

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

James A. & Frances A. Baker
1993 Elkhorn Drive
Eugene, Or. 97408

After recording return to: Western Pioneer Title Co., P.O. Box 10146, Eugene, Oregon 97440

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 13th day
of June A.D., 19 97 at 11:04 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 18228.

FEE

\$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose