

MTC 48458-MG
WARRANTY DEED

1999 JUL 30 11:11:02

WILLIAM A. BOYSEN and MARILYN BOYSEN, as tenants by the entirety, Grantor,
hereby grant, bargain, sell, warrant and convey to:

JEFFREY J. SPARKS and AMY M. HILL, as tenants by the entirety, Grantee,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

Lot 6 in Block 45 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCOUNT NO.: 3809-028CA-10300

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is 142,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 505 PACIFIC TERRACE, KLAMATH FALLS, OR 97601

Dated this 27th day of July, 1999

William A. Boyesen

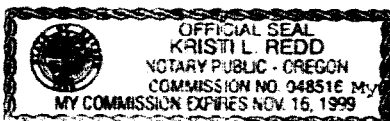
WILLIAM A. BOYSEN

Marilyn Boyesen

MARILYN BOYSEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 27, 1999 by WILLIAM A. BOYSEN AND MARILYN BOYSEN.



Kristi L. Redd
(Notary Public for Oregon)

commission expires 11/16/99

ESCROW NO. MT48458-MG

Return to:
JEFFREY J. SPARKS
505 PACIFIC TERRACE
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 7/30/99, at 11:02 a.m.
In Vol. M99 Page 30378
Linda Smith,
County Clerk Fee \$ 30 - KA