

'01 AUG 15 PM3:16

mtc S3904-ms
WARRANTY DEED

Vol M01 Page 41186

EDWARD G. ANDERSEN and PATRICIA H. ANDERSEN, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RICHARD R. SPARBER and DEBRA L. SPARBER,
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:

THE W1/2 OF THE W1/2 OF THE SW1/4 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 34 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

3408-021A0-01100-000 207154
3408-021A0-01100-000 883352

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 60,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1755 CINNAMON HILL DRIVE SE, SALEM, OR 97306

Dated this 13 day of Aug, 2001.

Edward G. Andersen
EDWARD G. ANDERSEN

Patricia H. Andersen
PATRICIA H. ANDERSEN

State of ~~Oregon~~ ARIZONA
County of YAVAPAI

This instrument was acknowledged before me on Aug 13, 2001 by
EDWARD G. ANDERSEN AND PATRICIA H. ANDERSEN.

[Signature]
(Notary Public for ~~Oregon~~ ARIZONA)

My commission expires 4/9/02

ESCROW NO. MT53904-MS

Return to:
RICHARD R. SPARBER
1755 CINNAMON HILL DRIVE SE
SALEM, OR 97306



State of Oregon, County of Klamath
Recorded 08/15/01, at 3:16 P m.
In Vol. M01 Page 41186
Linda Smith,
County Clerk Fee 21.00