

03 JUL 21 PM 3:36

Vol M03 Page 51340



After recording return to:  
The Sharon L. Parks Trust  
2554 Orchard Avenue  
Klamath Falls, OR 97601

9202 St Andrews Circle  
97603

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

The Sharon L. Parks Trust  
2554 Orchard Avenue  
Klamath Falls, OR 97601

SAME

File No.: 7021-152303 (SAC)  
Date: June 20, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 07/21/2003 3:36 p m  
Vol M03 Pg 51340  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### STATUTORY SPECIAL WARRANTY DEED

Fairbanks Capital Corporation, Grantor, conveys and specially warrants to Sharon L. Parks, Trustee of The Sharon L. Parks Trust, dated June 10, 1996, as to an undivided 1/2 interest, and Don Bellow, Trustee of The Don Bellow Trust, dated April 12, 2001, as to an undivided 1/2 interest, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

Lot 15 of Subdivision Plat of Block 125, Mills 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.

This property is free from liens and encumbrances, EXCEPT:

1. The 2003-2004 Taxes, a lien not yet payable.

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 consideration for this conveyance is \$40,000.00.

26 N

51341

APN: R481794

Statutory Special Warranty Deed  
- continued

File No.: 7021-152903 (SAC)  
Date: 06/20/2003

  
Fairbanks Capital  
Corporation

JOYCE KINDSVOGEL, DOC. CONTROL OFFICER

STATE OF ~~Oregon~~ Utah )  
County of ~~Klamath~~ Salt Lake )ss.

This instrument was acknowledged before me on this 19 day of July, 2003  
by as of Fairbanks Capital Corporation, on behalf of the

  
Notary Public for Oregon

My commission expires:

