



After recording return to:  
Karen Wegstein  
P.O. Box 856  
Chiloquin, OR 97624

Until a change is requested all tax statements  
shall be sent to the following address:  
Karen Wegstein  
P.O. Box 856  
Chiloquin, OR 97624

File No.: 7021-278305 (cs)  
Date: October 08, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 10/14/03 3:18 p.m.  
Vol M03 Pg 76354-55  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

## STATUTORY WARRANTY DEED

**John H. Sparkes**, Grantor, conveys and warrants to **Karen Wegstein**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 1 and Lot 2, Block 15, First Addition to Chiloquin, Oregon, 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: Reservations and restrictions of record, rights of way and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$20,000.00**. (Here comply with requirements of ORS 93.030)

76355

APN: R202916

Statutory Warranty Deed  
- continued

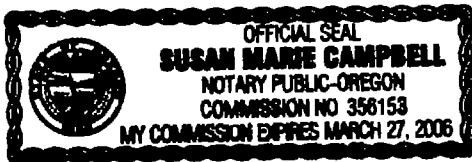
File No.: 7021-278305 (ca)  
Date: 10/08/2003

  
\_\_\_\_\_  
John H. Sparkes

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 14 day of October, 2003  
by **John H. Sparkes**.

  
\_\_\_\_\_  
Susan Marie Campbell



Notary Public for Oregon  
My commission expires: 3-27-06