

03 OCT 30 PM 3:11



WTC-62933 KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

SANDRA L. SPARKS

1852 W 11TH STREET #353

TRACY, CA 95376

State of Oregon, County of Klamath

Recorded 10/30/03 3:11 P. m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

SANDRA L. SPARKS

1852 W 11TH STREET #353

TRACY, CA 95376

Escrow No. MT62933-KR

WARRANTY DEED

BETTY J. EASTER, Grantor(s) hereby grant, bargain, sell, warrant and convey to SANDRA L. SPARKS and EDWARD A. ROSE, as tenants by the entirety, 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 2 of WINEMA PENINSULA, UNIT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.: 3507-017A0-02000-000

Key No.: 233018

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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.

The true and actual consideration for this conveyance is \$238,500.00.

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 this 28th day of October 2003

Betty J. Easter
BETTY J. EASTER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 28, 2003 by BETTY J. EASTER.

Christine J. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003



21.00