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State of Oregon, County of Klamath  
Recorded 01/05/2005 11:32 a m  
Vol M05 Pg 01005-06  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

After recording return to:  
James Alexander and Gayle  
Alexander  
PO Box 1049  
Carlton, OR 97111

Until a change is requested all tax statements  
shall be sent to the following address:  
James Alexander and Gayle Alexander  
PO Box 1049  
Carlton, OR 97111

File No.: 7064-501469 (RJB)  
Date: December 27, 2004

## STATUTORY WARRANTY DEED

**Ronald V. Sparks and Leanne B. Cakus, not as tenants in common, but with rights of survivorship**, Grantor, conveys and warrants to **James Alexander and Gayle Alexander as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 19, Block 3, Tract No. 1060, SUN FOREST ESTATES, 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. 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 **\$40,000.00**. (Here comply with requirements of ORS 93.030)

26

01006

APN: R139317

Statutory Warranty Deed  
- continued

File No.: 7064-501469 (RJ8)  
Date: 12/27/2004

Dated this 29 day of December, 20 04.

Ronald V. Sparks  
Ronald V. Sparks

Leanne B. Cakus  
Leanne B. Cakus

STATE OF Oregon )  
Deschutes ) ss.  
County of ~~Klamath~~ )

This instrument was acknowledged before me on this 29 day of December, 20 04  
by **Ronald V. Sparks and Leanne B. Cakus.**

[Signature]



Notary Public for Oregon

My commission expires: 3.12.08