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State of Oregon, County of Klamath

Recorded 06/15/05 3:53 p m

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Linda Smith, County Clerk

Fee \$ 2100 # of Pgs 1

*1st 599334*

## WARRANTY DEED -- STATUTORY FORM

GENE E. HILL, Grantor,

conveys and warrants to

JAMES D. SPROTT and PENNY M. LEE-SPROTT, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 34 in Block 4 Tract 1060 Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 139969

Map/Tax Lot No(s): 23-10-36B-14300

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$140,000.00 .

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 07 day of June, 2005.

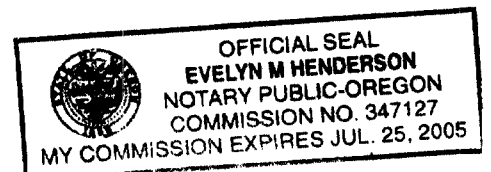
*Gene E Hill*  
\_\_\_\_\_  
GENE E. HILL

STATE OF OREGON, COUNTY OF DESCHUTES ) SS.

This instrument was acknowledged before me on June 7, 2005 by GENE E. HILL.

*Emmeline Hill*  
\_\_\_\_\_  
(Notary Public for Oregon)

My commission expires 7-25-05



After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

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

JAMES D. & PENNY LEE-SPROTT  
2128 W NEWBERRY CIRCLE  
LODI, CA 95240

TITLE NO. 7029599334  
ESCROW NO. 14-0044405

*21P*