

05 JUN 21 PM 3:10

After Recording Return to:

Jesse J. Withers

2076 Lakeshore Dr.
Klamath Falls, Or. 97601

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

State of Oregon, County of Klamath

Recorded 06/21/05 3:10 P m

Vol M05 Pg 46511-12

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Wspenla26ms
WARRANTY DEED
(INDIVIDUAL)

JOHN H. SPARKES and EILEEN R. SPARKES, herein called grantor, convey(s) to **JESSE J. WITHERS**, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See exhibit "A attached hereto and made a part hereof for legal description

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$25,000.00**. Execution of this Deed directly to the Grantee named is at the direction of American Exchange Services, Inc. as part of a tax deferred exchange for the benefit of said Grantee

(here comply with the requirements of ORS 93.930)

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 June 17, 2005.

[Signature]

JOHN H. SPARKES

[Signature]

EILEEN R. SPARKES

STATE OF OREGON, County of KLAMATH) ss.

On June 20, 2005 personally appeared the above named John H. Sparkes and Eileen R. Sparkes and acknowledged the foregoing instrument to be there voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00061266

Before me: *[Signature]*
Notary Public for Oregon
My commission expires:

Official Seal

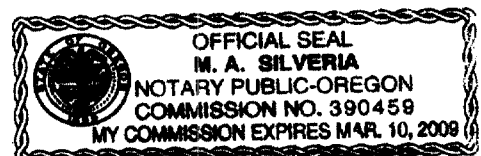


Exhibit A

A parcel of real property located in the SW 1/4 NW 1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a 2 inch iron pin being the Northwest corner of the SW 1/4 NW 1/4 of said Section 34; thence South 89° 40' East a distance of 345 feet; thence South 23° 03' East along the West boundary of West Chocktoot Street, a distance of 200 feet, more or less, to the North boundary line of Forest Avenue (now vacated); thence Westerly along the North boundary line of the said Forest Avenue (now vacated) 410 feet, more or less, to the Southwest corner of Lot 4, Block 1, Chiloquin Acres, Vacated; thence Northwesterly along the West line of said vacated Block 1, a distance of 100 feet, more or less, to the West line of Section 34; thence North along the West line of Section 34 to the point of beginning.

AND

Beginning at the Northwest corner of the SW 1/4 NW 1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence East along the Northerly line of said SW 1/4 NW 1/4, 345 feet, more or less, to the West side of the county road known as Chocktoot Street; thence in a Southeasterly direction along the West side of said county road, 260 feet to the true point of beginning of property to be described; thence continuing Southeasterly along said road 100 feet; thence South 67° 30' West 110 feet; thence North 20° 00' West 100 feet; thence North 67° 30' East 110 feet to the point of beginning, or more commonly known as Lots 19 and 20 in Block 6 of Chiloquin Acres Subdivision, Klamath County, Oregon.

CODE 138 MAP 3407-034B0 TL 02800 KEY# 197977

CODE 138 MAP 3407-034B0 TL 03100 KEY# 197931