

**M06-00798**

Klamath County, Oregon

01/17/2006 08:17:33 AM

Pages 2 Fee: \$26.00

**Return To:**

ESCROW CLOSING SERVICES, INC.  
6230 STONERIDGE MALL ROAD  
PLEASANTON, CA94588

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

4505 Thompson Ave.  
Klamath Falls, OR 97603-6751

APN - TAX ID#  
R-3909-002CC-00400-000  
and  
R520145

Above This Line Reserved For Official Use Only

## QUITCLAIM DEED

### KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and no other consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged SHANNON R. BLAIR n/k/a SHANNON R. SPARKS, a married woman, hereinafter referred to as "Grantor", does hereby remise, release, and forever quitclaim unto SHANNON R. SPARKS, a married woman hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Klamath State of Oregon to-wit:

THE FOLLOWING DESCRIBED REAL PROPERTY, IN THE COUNTY OF  
KLAMATH AND STATE OF OREGON, TO WIT:

LOT 38 AND LOT 39 IN BLOCK 10 OF ST. FRANCIS PARK, ACCORDING  
TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, right-of way, protective covenants and minerals reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' assigns forever, with all appurtenances thereunto belonging.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0- (Zero).

26✓

SKS  
12/21

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

Taxes for tax year 2004 shall be \_\_\_ prorated between Grantors and Grantees as of the date selected by Grantor and Grantees, or \_\_\_ paid by Grantees, or \_\_\_ paid by Grantor.

The property herein conveyed \_\_\_ is not a part of the homestead of Grantor, or \_\_\_ is part of the homestead of Grantor.

WITNESS Grantor hand this the 21 day of December, 2005.

Shannon R. Sparks  
SHANNON R. SPARKS

f/k/a Shannon R. Blair

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 or ORS 30.930.

STATE OF OREGON  
COUNTY OF KLAMATH

This instrument was acknowledged before me on DEC 21, 2005 (date) by SHANNON R. SPARKS f/k/a Shannon R. Blair.



My Commission Expires: July 6, 2009

Jo Ann R. Siebecke  
Notary Public  
JO ANN R. SIEBECKE  
Print Name

Grantor Name, Address, phone:

Shannon R. Blair  
4505 Thompson Ave  
Klamath Falls, Oregon 97603

Phone 541-882-1795

Grantee Name, Address, Phone:

Shannon R. Sparks  
4505 Thompson Ave  
Klamath Falls, Oregon 97603

Phone 541-882-1795

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

Prepared By:

Law's Specialty Group, Inc.  
235 West Brandon Blvd., #191, Brandon, Florida 33511