

2007-012393

Klamath County, Oregon



00026766200700123930010017

07/12/2007 11:29:15 AM

Fee: \$21.00

After Recording Return to:

BRIEN SPARLING and
TRISH SPARLING

115 Paddon Rd.

Watsonville CA 95075

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

ATE: 65004 PS

WARRANTY DEED
(INDIVIDUAL)

ROSALIA JAUREGUI, herein called grantor, convey(s) to BRIEN SPARLING and TRISH SPARLING, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 17, Block 38, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 219 MAP 3811-009C0 TL 01900 KEY #464143

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.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated July 5, 2007.

Rosalia Jauregui
ROSALIA JAUREGUI

STATE OF OREGON, County of Klamath) ss.

On _____, 2007 personally appeared the above named ROSALIA JAUREGUI and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065004

Before me: _____
Notary Public for Oregon
My commission expires:

Official Seal



State of California, County of Riverside
Subscribed and sworn to (or affirmed) before me
on this 11 day of July, 2007.
by Rosalia Jauregui,
personally known to me or proved to me on the
basis of satisfactory evidence to be the person(s)
who appeared before me.
Signature: Berta A. Lopez