

Returned to County

After Recording, return to:
Damon and Abby Sparks, Trustees
8818 Ben Kerns Road
Klamath Falls, OR 97601

2007-019980
Klamath County, Oregon



11/27/2007 11:48:44 AM

Fee: \$21.00

Until requested otherwise, send all
tax statements to:
Damon and Abby Sparks, Trustees
8818 Ben Kerns Road
Klamath Falls, OR 97601

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that **DAMON G. SPARKS and ABBY M. SPARKS**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto **DAMON G. SPARKS and ABBY M. SPARKS, TRUSTEES OF THE DAMON G. SPARKS and ABBY M. SPARKS JOINT REVOCABLE LIVING TRUST**, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in **KLAMATH** County, State of Oregon, free of encumbrances except for matters of public record and described as follows, to wit::

Lots 2 and 3 in Block 19 of Second Addition to Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,
and more commonly known as 9019 Ben Kerns Road, Klamath Falls, Klamath County, Oregon 97601

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0, per trust agreement.

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 16 day of Nov., 2007.

DAMON G. SPARKS

ABBY M. SPARKS

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 16 day of Nov., 2007 by **Damon G. Sparks and Abby M. Sparks.**



Notary Public for Oregon