

2010-008809

Klamath County, Oregon



00087709201000088090020022

THIS SPAC

07/23/2010 03:40:40 PM

Fee: \$42.00



After recording return to:
Shane A Woodward and Jennifer J
Woodward
9019 Ben Kerns Road
Klamath Falls, OR 97601

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

Shane A Woodward and Jennifer J
Woodward
9019 Ben Kerns Road
Klamath Falls, OR 97601

File No.: 7021-1585013 (ALF)

Date: June 10, 2010

STATUTORY WARRANTY DEED

1st 1585013

Damon G. Sparks and Abby M. Sparks, Trustees of the Damon G. Sparks and Abby M. Sparks Joint Revocable Living Trust, Grantor, conveys and warrants to **Shane A Woodward and Jennifer J Woodward, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

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.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$205,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 22 day of July, 2010.


Damon G Sparks and Abby M Sparks
Trustees of the Damon G Sparks and Abby M
Sparks Joint Revocable Living Trust


Damon G Sparks, Trustee


Abby M Sparks, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 22 day of July, 2010
by **Sparks Joint Revocable Living Trust**.

Damon G Sparks
And Abby M Sparks 

Notary Public for Oregon

My commission expires: 12-3-10

