

2010-009800

Klamath County, Oregon



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08/17/2010 03:03:38 PM

Fee: \$42.00



THIS SPACE

After recording return to:
Damon Sparks and Abby Sparks
4603 Pine Grove Road
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Damon Sparks and Abby Sparks
4603 Pine Grove Road
Klamath Falls, OR 97603

File No.: 7021-1586055 (ALF)
Date: June 14, 2010

1st 1586055

STATUTORY WARRANTY DEED

Richard W. Kelly and Vicki L. Kelly, husband and wife, Grantor, conveys and warrants to **Damon Sparks and Abby Sparks, 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:

THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15 TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. EXCEPTING COUNTY ROAD 30 FEET IN WIDTH ALONG THE WEST LINE OF SAID TRACT.

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 **\$395,000.00**. (Here comply with requirements of ORS 93.030)

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APN: R597054

Statutory Warranty Deed
- continued

File No.: 7021-1586055 (ALF)
Date: 06/14/2010

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 10 day of August, 2010.

Richard W. Kelly
Richard W. Kelly

Vicki L. Kelly
Vicki L. Kelly

STATE OF WA)
County of FAYET) ss.

This instrument was acknowledged before me on this 10 day of August, 2010
by **Richard W. Kelly and Vicki L. Kelly.**

Jennifer D. Hoskins
Notary Public for FUSAF

My commission expires: N/A THE 10 US C.

