



THIS SPACE RESERVED FOR

**2013-002734**  
Klamath County, Oregon  
03/13/2013 02:06:35 PM  
Fee: \$42.00

After recording return to:

James Cyril Ferris

8720 Eden Ct

Klamath Falls, OR 97601

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

James Cyril Ferris

8720 Eden Ct

Klamath Falls, OR 97601

Escrow No. MT96442-LW

Title No. 0096442

SWD r.020212

### STATUTORY WARRANTY DEED

**Robert H. Sproule and Debra K. Konfal, Trustee's of Sproule Living Trust Dated August 10, 2005,**

Grantor(s), hereby convey and warrant to

**James Cyril Ferris and Sherry Delight Lindley, as tenants by the entirety,**

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 30 in TRACT 1325 - SILVER RIDGE ESTATES - FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$195,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

42 AMT

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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 5 day of MARCH, 2013

Sproule Living Trust Dated August 10, 2005

BY:

Robert H. Sproule, Trustee

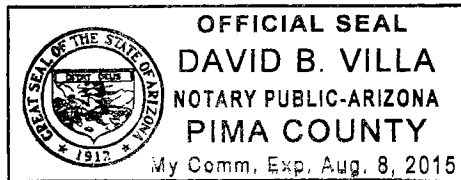
BY:

Debra K. Konfal, Trustee

State of Arizona

County of Pima

This instrument was acknowledged before me on March 05, 2013 by Robert H. Sproule and Debra K. Konfal, Trustee's of Sproule Living Trust Dated August 10, 2005.



David B. Villa  
(Notary Public)

My commission expires 08/08/15