

2013-013704

Klamath County, Oregon

After recording, please send to:

Sandra L. Sparks  
1270 Schonchin John Drive  
Chiloquin, OR 97624-8790



00146231201300137040030033

12/13/2013 03:52:58 PM

Fee: \$47.00

\* Please send tax statements to above address.

## QUITCLAIM DEED

This Quitclaim Deed, executed this 13<sup>th</sup> day of December, 2013

By Grantor, *Sandra L. Sparks, as sole surviving Trustee of the Sparks/Rose Living Trust, dated June 16, 2004 and any amendments thereto.*

To Grantee, *Sandra L. Sparks, as Trustee, of the Sparks/Rose Living Trust, dated June 16, 2004 and amendments thereto.*

**WITNESSETH**, that the said Grantor does hereby remise, release, and quitclaim unto said Grantee forever, all the right, title, interest, and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

See Exhibit A.

The true and actual consideration for this transfer is **\$0.00**. ORS 93.930.

**IN WITNESS WHEREOF**, The said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

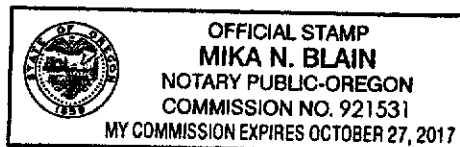
*Sherry Wells*  
(Signature of Witness)

*Sandra L. Sparks*  
Sandra L. Sparks, Grantor

*Sherry Wells*  
(Printed Name of Witness)

STATE OF OREGON           )  
  ) ss.  
County of Klamath        )

The above-mentioned person, Sandra L. Sparks, appeared before me and acknowledged that she executed the above instrument. Subscribed and sworn to before me this 13<sup>th</sup> day of December, 2013.



*Michael Blain*  
Notary Public for Oregon  
My Commission Expires: 10-27-17

**After recording return to:**

Edward A. Rose, Trustee and  
Sandra L. Sparks, Trustee  
Pt: 20088 Grantline Road  
Tracy, California 95376

State of Oregon, County of Klamath  
Recorded 08/03/04 8:59a m  
Vol M04 Pg 50753-54  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

**Until a change is requested,  
send tax statements to:**

Edward A. Rose, Trustee and  
Sandra L. Sparks, Trustee  
20088 Grantline Road  
Tracy, California 95376

**Warranty Deed**

SANDRA L. SPARKS and EDWARD A. ROSE, "Grantors," hereby convey and warrant, all right, title and interest to EDWARD A. ROSE and SANDRA L. SPARKS Trustees, or their successors in trust, under the SPARKS/ROSE LIVING TRUST, dated June 16, 2004 and any amendments thereto, "Grantees," the following real property situated in Klamath County, Oregon, free of encumbrances except for matters of public record:

Lot 6, Block 2, WINEMA PENINSULA, UNIT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon

Tax Account No: 3507-017A0-02000-000

Key No.: 233018

Grantors hereby agree that all interest in the above described real property shall be characterized as tenancy in common interests rather than tenancy by the entirety interests.

The liability and obligations of the Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantors' interest in the above described property. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantor's interest in the above described property.

The true and actual consideration paid for this conveyance is the mutual covenants contained in the Living Trust described above and the conveyance described herein which are for the purposes of estate planning and consist of value wholly other than cash.

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.

WITNESS the hand of said Grantors on this 13<sup>th</sup> day of July, 2004.

GRANTORS:

Sandra L. Sparks  
SANDRA L. SPARKS

Edward A. Rose  
EDWARD A. ROSE

STATE OF CALIFORNIA )

COUNTY OF Alameda )

ss.

This instrument was acknowledged before me on this 13<sup>th</sup> day of July, 2004, by SANDRA L. SPARKS and EDWARD A. ROSE.

Reed K. Scott  
Notary Public for California

My commission expires: Nov. 11, 2007

