



2014-007100
Klamath County, Oregon
07/07/2014 09:15:16 AM
Fee: \$47.00

After recording return to:

JEFFREY J. SPARKS

505 PACIFIC TERRACE

KLAMATH FALLS, OR 97601

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

JEFFREY J. SPARKS

505 PACIFIC TERRACE

KLAMATH FALLS, OR 97601

Escrow No. MT100822DS

Title No. 0100822

SWD r.020212

STATUTORY WARRANTY DEED

MARK BADGLEY and JUDITH BADGLEY, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

JEFFREY J. SPARKS and AMY M. HILL, 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:

Lots 15 and 16 in Block 36 of MOUNTAIN VIEW ADDITION to the City of Klamath Falls, 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 **\$117,000.00**.

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:

\$47.00

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 27 day of June, 2014

X

MARK BADGLEY

X

JUDITH BADGLEY

State of MARYLAND
County of MONTGOMERY

This instrument was acknowledged before me on 6/27/2014, 2014 by MARK BADGLEY and JUDITH BADGLEY.

C HERRY ANN BARR
MONTGOMERY COUNTY
STATE OF MARYLAND

Cherry Ann Barr
(Notary Public for ~~Oregon~~ Maryland)

My commission expires 02/08/2017

