

2014-007198

Klamath County, Oregon



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07/09/2014 10:25:32 AM

Fee: \$42.00

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John Sparkes

STATUTORY WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Thomas A. Ferguson, an unmarried man, hereinafter called Grantor, for consideration hereinafter stated, to Grantor paid by Andrew C. Sparkes, an unmarried man, hereinafter called Grantee, does hereby grant, bargain, sell and convey unto the Grantee and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A Parcel of land situated in the SE1/4 SW1/4 of Section 7, Township 38 South, Range 9 E.W.M., Klamath County, Oregon being more particularly described as:

Beginning at a point on the Easterly right of way line of old Dalles-California Highway (Wocus Road) which bears North 89 degrees 42 minutes West a distance of 710.5 feet and North 06 degrees 02 minutes East a distance of 241.8 feet from the 1/4 corner common to Sections 7 and 18, said Township and Range; thence North 06 degrees 02 minutes East along said Highway right of way, a distance of 328.5 feet to a point; thence North 06 degrees 02 minutes East a distance of 19.93 feet to a point on the Southerly line of a tract of land described as Parcel 1 in Deed Volume 314, Page 128, records of Klamath County, Oregon; thence South 89 degrees 39 minutes East along said Southerly line, a distance of 152.1 feet to the Northeasterly corner of a parcel described in Deed Volume 258, page 564, records of Klamath County, Oregon; thence South 06 degrees 02 minutes West, along the Easterly line of last mentioned parcel, a distance of 252.12 feet, more or less, to the Northerly line of a roadway; thence South 59 degrees 53 minutes West along said Northerly line, a distance of 515.0 feet, more or less, to the point of beginning.

Excepting therefrom that portion described in the Deed to Klamath County, recorded August 30, 1994 in Volume M94, page 23672, Microfilm Records of Klamath County, Oregon.

To Have and to Hold the same unto Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

1. A first Deed of Trust and attached Note with Golf Savings Bank, 6505 218th Street SW, Suite 9, Mountlake Terrace, WA 98043 in the original amount of \$80,750.00 payable in periodic payments and all due and payable in full not later than July 1, 2039.
2. At the request of both parties the title to the property has not and will not be examined or insured.

The true and actual consideration paid for this transfer, stated in terms of dollars is one hundred forty thousand dollars (\$140,000.00).

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. THIS INSTRUMENT DOES NOT ALLOW THE 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.

Dated this 23 day of June 2010

Thomas A. Ferguson
Thomas A. Ferguson

State of Oregon
County of Klamath

This instrument was acknowledged before me on 6/28, 2010 by Thomas A. Ferguson.

Send tax statements to:
Andrew C. Sparkes
551 Longacre Ln.
Klamath Falls, OR 97601

Carmen J. Babcock
(Notary Public for Oregon)

My commission expires 5/4/2014

