



2015-005716
Klamath County, Oregon
06/02/2015 01:57:45 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:

Jan Hester

10 Alamo Lane

Alamo, CA 94507

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

Jan Hester

10 Alamo Lane

Alamo, CA 94507

File No. 48378AM

STATUTORY WARRANTY DEED

SparhawkVille LLC, an Oregon limited liability company,

Grantor(s), hereby convey and warrant to

Jan Hester,

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:

Section 25 - SW1/4 SW1/4

Section 36 - NE1/4, N1/2 NW1/4

All being in Township 36 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$196,000.00**.

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:

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 1 day of June, 2015.

SparhawkVille LLC,
an Oregon limited liability company

By: [Signature]

Chris Sparhawk, Manager

By: [Signature]

Adria Sparhawk, Manager

State of Oregon } ss
County of Multnomah }

On this day 1 of June, 2015 before me Gabrielle Cunningham a Notary Public in and for said state, personally appeared Chris Sparhawk and Adria Sparhawk, Managers for SparhawkVille LLC, an Oregon limited liability company, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon

Residing at: Portland

Commission Expires: 2-18-2017

