

Returned at Counter
Lam Law

AFTER RECORDING, RETURN TO:
Delbert W. Sparks & Noranne Sparks, Trustee
c/o Lam Law Office PC
111 N. 7th St
Klamath Falls, OR 97601

2024-006204
Klamath County, Oregon



00331216202400062040020020

07/17/2024 02:18:05 PM

Fee: \$87.00

Until requested otherwise, send all
tax statements to:
Delbert W. Sparks and Noranne Sparks Trustor/Trustee
8818 Ben Kerns Road
Klamath Falls, OR 97601

WARRANTY DEED

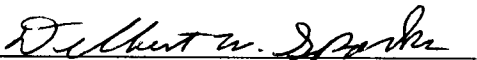
Delbert W. Sparks and Noranne Sparks, "Grantors," hereby conveys, grants, sells and warrants, to **Delbert W. Sparks and Noranne Sparks, trustees of the Delbert and Noranne Sparks Joint Revocable Living Trust, UAD July 16, 2024**, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," the following real property, situated in **Klamath County**, State of Oregon, free of encumbrances except for matters of public record:

See Exhibit "A"

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 WOULD BE AVAILABLE TO GRANTORS UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0 per trust agreement.

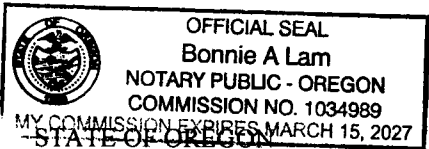
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

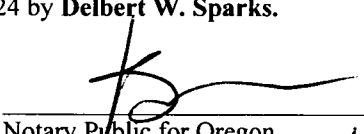

DELBERT W. SPARKS


NORANNE SPARKS

STATE OF OREGON)
) ss.
County of KLAMATH)

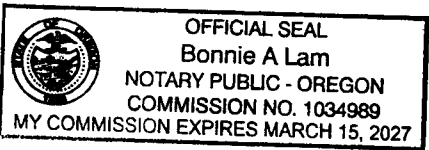
The foregoing instrument was acknowledged before me Bonnie A. Lam (Name of Notary) this 16 day of July 2024 by **Delbert W. Sparks**.




Notary Public for Oregon
My Commission Expires: 3/15/2027

County of KLAMATH)
) ss.
)

The foregoing instrument was acknowledged before me Bonnie A. Lam (Name of Notary) this 16 day of July 2024 by **Noranne Sparks**.



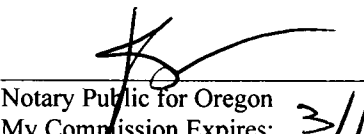

Notary Public for Oregon
My Commission Expires: 3/15/2027

Exhibit A

PARCEL 1:

A parcel of land situated in the NE 1/4 SE 1/4 of Section 25, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pipe on the East line of Section 25, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, from which the East corner of said Section 25 bears North 562.5 feet distant; thence South along said East line of Section 25, 195.00 feet; thence West 30.00 feet; thence North 30.00 feet; thence West 310.00 feet; thence Northwesterly 177.5 feet, more or less, to a point which is 416.00 feet West of the point of beginning; thence East 416.00 feet to said point of beginning.

PARCEL 2:

A parcel of land situated in the NE 1/4 SE 1/4 of Section 25, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pipe on the East line of Section 25, Township 39 South, Range 7 East of the Willamette Meridian, from which the East quarter corner of said Section 25 bears North 562.5 feet distant; thence South along said East line of Section 25, 195.00 feet to the true point of beginning; thence continuing South along the East line of said Section 25, 135.00 feet; thence West 490.00 feet; thence North and parallel to the East line of said Section 25, 165.00 feet; thence East 460.00 feet; thence South 30.00 feet; thence East 30.00 feet to the point of beginning; with bearings based on Minor Partition No. 82.74 as filed in the Klamath County Engineer's Office.

PARCEL 3:

The Northerly 10 feet of the following described property:

A parcel of land situated in the NE 1/4 SE 1/4 of Section 25, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pipe on the East line of Section 25, Township 39 South, Range 7 East of the Willamette Meridian, from which the East quarter corner of said Section 25 bears North 562.5 feet distant; thence South along said East line of Section 25, 330.00 feet to the true point of beginning; thence continuing South along said East line of Section 25, 292.3 feet to an iron pipe; thence West 490.00 feet to an iron pipe; thence North and parallel to the East line of said Section 25 a distance of 292.3 feet; thence East 490.00 feet, more or less, to the point of beginning with bearings based on Minor Partition 82-74 as filed in the Klamath County Engineer's Office.

PARCEL 4:

A parcel of land situated in the NE 1/4 SE 1/4 of Section 25, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pipe on the East line of Section 25, Township 39 South, Range 7 East of the Willamette Meridian, from which the East quarter corner of said Section 25 bears North 562.5 feet distant; thence South along said East line of Section 25, 330.00 feet to the true point of beginning; thence continuing South along said East line of Section 25, 292.3 feet to an iron pipe; thence West 490.00 feet to an iron pipe; thence North and parallel to the East line of said Section 25 a distance of 292.3 feet; thence East 490.00 feet, more or less, to the point of beginning with bearings based on Minor Partition 82-74 as filed in the Klamath County Engineer's Office.