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09 SEP 2 PM 2:25

60681

Vol M03 Page

PHILLIP AND CAROL BIRKA

PO BOX 2369

LA PINE OR 97739

SAME AS ABOVE

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

SAME AS ABOVE

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SAME AS ABOVE

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 09/02/2003 2:25 p. m

Vol M03 Pg 64776

Linda Smith, County Clerk

Fee \$ 210 # of Pgs 1

State of Oregon, County of Klamath

Recorded 08/19/2003 3:10 p. m

Vol M03 Pg 60681

Linda Smith, County Clerk

Fee \$ 210 # of Pgs 1

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BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that PHILLIP BIRKA AND CAROL BIRKA, HUSBAND AND WIFE

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PHILLIP BIRKA, CAROL BIRKA, AND JOAN E. KELCH, NOT AS TENANTS IN COMMON, BUT \*\*\* hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of 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:

LOT 1, BLOCK 2, RIVER PINE ESTATE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

**\*\* WITH FULL RIGHTS OF SURVIVORSHIP.**

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ VESTING. ☐ However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. ☐ (The sentence between the symbols ☐ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on August 18, 2003; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Phillip Birka  
Carol Birka

STATE OF OREGON, County of DESCHUTES ) ss.

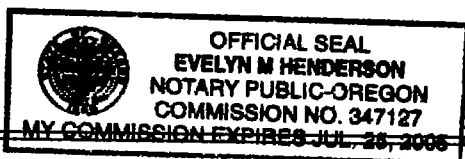
This instrument was acknowledged before me on AUGUST 18, 2003  
by PHILLIP BIRKA AND CAROL BIRKA

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Evelyn M. Henderson  
Notary Public for Oregon  
My commission expires 7-25-05