

05 MAY 20 PM 03:00

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State of Oregon, County of Klamath

Recorded 05/26/05 3:08 p m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

After Recording Return to:

CLARK M. BIRD

5311 Vivan Court

Merced, CA 95340

Until a change is requested all tax statements

Shall be sent to the person & address above.

WARRANTY DEED
(INDIVIDUAL)

GREG STINE and GENE KEOUGH, herein called Grantors, convey(s) to **CLARK M. BIRD**, a married man as his sole and separate property, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

The Northwesterly 46 feet of Lot 10, Block 38, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-032BA TL 14600 KEY# 411085

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$137,000.00**.
(here comply with the requirements of ORS 93.930)

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.

Dated May 15, 2005.

Greg Stine

GREG STINE

Gene Keough

GENE KEOUGH

STATE OF OREGON, County of **Klamath**) ss.

On May 19, 2005, personally appeared the above named **GREG STINE and GENE KEOUGH** and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00061232

Before me: *Marlene T. Addington*

Notary Public for Oregon

My commission expires: **March 22, 2009**

Official Seal

