



mtc-78691 KR

**M05-71629**

Klamath County, Oregon

12/22/2005 02:30:32 PM

Pages 1 Fee: \$21.00

After recording return to:

Chris A. Bird

1335 Tamera Drive

Klamath Falls, OR 97603

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

Chris A. Bird

1335 Tamera Drive

Klamath Falls, OR 97603

Escrow No. MT72691-KR

Title No. 0072691

SM-1

### STATUTORY WARRANTY DEED

**JASON T. CARD and JENNIFER R. CARD**, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Chris A. Bird and Kasey A. Bird**, as tenants by the entirety, 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:

#### LEGAL DESCRIPTION

The Northerly portion of Lot 19 and the Northerly portion of the Westerly 10 feet of Lot 18 in Block 5 of Tract No. 1003, THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pipe marking the Northwest corner of said Lot 19; thence East 161.20 feet; thence South 36.97 feet; thence South 70° 16' 30" West 114.82 feet; thence North 35° 03' 10" West 92.49 feet to the point of beginning.

Tax Account No: 3809-036DC-02100-000

Key No: 453468

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:

The true and actual consideration for this conveyance is **\$160,000.00**.

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 this 20th day of December, 2005.

JASON T. CARD

JENNIFER R. CARD

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Dec. 20, 2005 by JASON T. CARD and JENNIFER R. CARD.

  
(Notary Public for Oregon)

My commission expires 11/16/2007