



THIS SPACE I

M06-14128

Klamath County, Oregon

07/13/2006 02:46:39 PM

Pages 3 Fee: \$31.00

MT75794-SH

After recording return to:

Robert F. Rollins

1607 Pearl Street

ALAMEDA, CA 94501

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

Robert F. Rollins

1607 Pearl Street

ALAMEDA, CA 94501

Escrow No. MT75794-SH

Title No. 0075794

SWD

STATUTORY WARRANTY DEED

Horace A. Bixby and Mary Anne Bixby, as Trustees of the Horace and Mary Anne Bixby Family Trust, Dated October 10, 2001, Grantor(s) hereby convey and warrant to **Robert F. Rollins and Lili Rollins, 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:

Lot 3, Block 3, TRACT 1260 – MONTE VISTA RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-007DA-00300-000

Key No: 872670

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:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$80,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

31

Dated this 10th day of July, 2006.
W.L.

The Horace and Mary Anne Bixby Family Trust, dated October 10, 2001

BY: Horace A. Bixby, Trustee
Horace A. Bixby, Trustee

BY: Mary Anne Bixby, Trustee
Mary Anne Bixby, Trustee

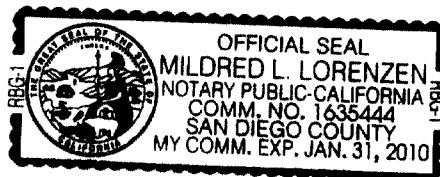
STATE OF CALIFORNIA

COUNTY OF San Diego - ss.

On July 11th 2006, 2006 before me, Mildred L. Lorenzen, Notary Public personally appeared Horace A. Bixby and Mary Anne Bixby, ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that They executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Mildred L. Lorenzen



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On July 11th 2006 before me,

Mildred L. Lorenzen, Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

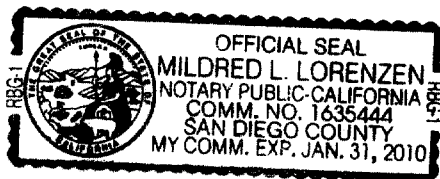
personally appeared HORACE A. BIXBY &

Name(s) of Signer(s)

MARY ANNE BIXBY

☐ personally known to me

☒ (or proved to me on the basis of satisfactory evidence)



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Mildred L. Lorenzen
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: July 11th 2006

Number of Pages: 2 + ask.

Signer(s) Other Than Named Above: no others authorized

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here