



After recording return to:

Michael H. Collins

P.O. Box 424

MacDoel, CA 96058

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

Michael H. Collins

P.O. Box 424

MacDoel, CA 96058

Escrow No. MT80436-MS

Title No. 0080436

SWD:EM

2007-016451

Klamath County, Oregon

THIS SPA



09/18/2007 03:33:21 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Clark Bird and Lisa Bird, Trustees under the Bird Family Trust Agreement dated May 4, 2006, Grantor(s) hereby convey and warrant to **Michael H. Collins and Kelly J. Collins, 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:

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 County Clerk of Klamath County, Oregon.

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:

- 2007-2008 Real Property Taxes a lien not yet due and payable.
- Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: May 13, 2005; Recorded May 26, 2005 in Volume M05-38849, Microfilm Records of Klamath County, Oregon
BUYERS HEREIN DO NOT AGREE TO ASSUME SAID TRUST DEED, AND SELLERS HEREIN SHALL SAVE BUYERS HARMLESS THEREFROM

The true and actual consideration for this conveyance is **\$143,669.50.**

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.

26 AMT

Dated this 17th day of September, 2007.

Trustees of the Bird Family Trust Agreement

BY: [Signature]
Clark Bird, Trustee

BY: [Signature]
Lisa Bird, Trustee

STATE OF CALIFORNIA

COUNTY OF Merced ss. 9/17/07

On September 17th, 2007 before me, Joan Castro, Notary Public personally appeared Clark Bird and Lisa Bird, Trustees under the Bird Family Trust Agreement dated May 4, 2006 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 authorized capacity(ies), and that by 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 [Signature]

