

2008-008626

Klamath County, Oregon

After Recording Return to:  
JAMES L. MEEDS and LEANN M. MEEDS  
5328 SUMMIT  
KLAMATH FALLS, OR. 97603  
Until a change is requested all tax statements  
Shall be sent to the following address:  
JAMES L. MEEDS and LEANN M. MEEDS  
5328 SUMMIT  
KLAMATH FALLS, OR. 97603



00047963200800086260030036

06/13/2008 03:24:34 PM

Fee: \$31.00

ATE = 65865MS

**WARRANTY DEED**  
(INDIVIDUAL)

CLARK BIRD AND LISA BIRD, TRUSTEES UNDER THE BIRD FAMILY TRUST AGREEMENT  
DATED MAY 04 2006, herein called grantor, convey(s) to JAMES L. MEEDS and LEANN M. MEEDS,  
tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH, State of  
Oregon, described as:

See Exhibit "A" attached hereto and made a part hereof for legal description

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

A DEED OF TRUST DATED MARCH 17, 2005 IN THE ORIGINAL AMOUNT OF \$94,400.00,  
RECORDED ON MARCH 24, 2005 IN BOOK M-05 AT PAGE 19593

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 \$115,000.00.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE  
TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5  
TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING  
TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR  
215.010, TO VERIFY THE APPROVED USES, 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 SECTIONS 2, 3 AND 5 TO 22 OF  
CHAPTER 424, OREGON LAWS 2007.

Dated June 10, 2008.

**BIRD FAMILY TRUST AGREEMENT**

BY: CLARK BIRD, TRUSTEE

BY: LISA BIRD, TRUSTEE

STATE OF CALIFORNIA, County of \_\_\_\_\_ ss.

On \_\_\_\_\_, 2008 personally appeared the above named CLARK BIRD AND LISA BIRD  
and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 65865MS

Before me:  
Notary Public for California  
My commission expires:

Official Seal

#31-A

## ACKNOWLEDGMENT

State of California

County of Merced

On June 12, 2008 before me, Joan Castro, Notary Public  
(insert name and title of the officer)

personally appeared Clark Bird And Lisa Bird,  
who 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.

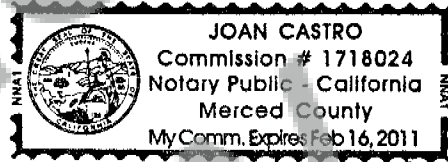
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



*Exhibit A*

The N 1/2 of Lot 14, Block 2, SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING: THEREFROM the East 5 feet therefrom conveyed to Klamath County for road purposes by instrument recorded July 1, 1966, in Volume 362 at Page 563, Deed Records of Klamath County, Oregon.

CODE: 041 MAP: 3909-010DB TL: 03100 KEY: 545887

Unofficial  
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