

**2012-011950**

Klamath County, Oregon

10/29/2012 03:19:39 PM

Fee: \$42.00

After recording return to:

CHRIS A. BIRD

4630 SJODIN LANE

KLAMATH FALLS, OR 97603

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

CHRIS A. BIRD

4630 SJODIN LANE

KLAMATH FALLS, OR 97603

Escrow No. MT95111-DS

Title No. 0095111

SWD r.020212

**STATUTORY WARRANTY DEED****DAVID E. BOLLINGER and GEORGIA J. BOLLINGER, 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:Parcel 1 of Land Partition 26-00, being part of Parcel 2 of Major Land Partition 29-88, situate in  
the S1/2 SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian,  
Klamath County, Oregon.EXCEPTING THEREFROM a parcel of land situated in the S1/2 SW1/4 of Section 2, Township  
39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being the Easterly  
23.00 feet of Parcel 1 of Land Partition 26-00, Klamath County, Oregon, more particularly  
described as follows:Beginning at the Southeasterly corner of Parcel 1 of said Land Partition 26-00; thence North 66°  
51' 00" West along the Southerly line of said Parcel 1, a distance of 23.00 feet to a point; thence  
Northeasterly and parallel to the Easterly boundary of said Parcel 1, North 23° 09' 00" East a  
distance of 161.28 feet to the Northerly line of said Parcel 1; thence Southeasterly along said  
Northerly line of Parcel 1, South 66° 51' 00" East a distance of 23.00 feet to the Northeasterly  
corner of said Parcel 1; thence Southwesterly along the Easterly line of said Parcel 1, South 23°  
09' 00" West a distance of 161.28 feet to the Southeasterly corner of said Parcel 1 and the point of  
beginning.

(Bearings based on Lot line Adjustment 19-05)

The true and actual consideration for this conveyance is **\$210,000.00**.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:**2012-2013 Real Property Taxes a lien not yet due and payable.**

42 AMT

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 17<sup>th</sup> day of October, 2012

David E. Bollinger  
DAVID E. BOLLINGER

Georgia J. Bollinger  
GEORGIA J. BOLLINGER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 10-17-, 2012 by DAVID E. BOLLINGER and GEORGIA J. BOLLINGER.

Debbie Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-13

