



MT99759-MS

2013-014195

Klamath County, Oregon

12/31/2013 09:38:25 AM

Fee: \$42.00

After recording return to:

Perry J. Dunlap

1782 Pleasant Creek Road

Rogue River, OR 97537

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

Perry J. Dunlap

1782 Pleasant Creek Road

Rogue River, OR 97537

Escrow No. MT99759-MS

Title No. 0099759

SWD r.020212

### STATUTORY WARRANTY DEED

**Clark Bird, individually and Clark J. Bird and Lisa Bird, Trustees of the Bird Family Trust Agreement dated May 4, 2006,**

Grantor(s), hereby convey and warrant to

**Perry J. Dunlap and Penny L. Dunlap, 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 "P" in Block "A", of the Resubdivision of Blocks 66 and 70, NICHOLS ADDITION to the City of Klamath Falls, according to the supplemental plat of Block 66 and 70, Nichols Addition, on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$40,000.00**.

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:

42ame

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 27th day of December, 2013.

★ [Signature]  
Clark Bird

Clark J. Bird and Lisa Bird, Trustees of the Bird Family  
Trust Agreement dated May 4, 2006

By ★ [Signature]  
Clark J. Bird, Trustee

★ [Signature]  
Lisa Bird, Trustee

STATE OF CALIFORNIA

SS.  
COUNTY OF MERCED

On December 27, 2013 before me, Rocio Torres, Notary Public personally appeared Clark Bird, individually and Clark J. Bird and Lisa Bird, Trustees of 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 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]

