



THIS SPACE RESERVED FOR RECORD

2017-013804  
Klamath County, Oregon  
12/01/2017 03:11:01 PM  
Fee: \$52.00

After recording return to:  
Blue Sky Investment LLC, a Delaware Limited  
Liability Company  
314 S 7th St PMB 124  
Klamath Falls, OR 97601

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

Blue Sky Investment LLC, a Delaware Limited  
Liability Company  
314 S 7th St PMB 124  
Klamath Falls, OR 97601  
File No. 205079AM

### STATUTORY WARRANTY DEED

**Clark M. Bird and Lisa L. Bird, Trustees under the Bird Family Trust Agreement dated May 4th, 2006,**  
Grantor(s), hereby convey and warrant to

**Blue Sky Investment LLC, a Delaware Limited Liability Company,**

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:

**All that part of the fractional SW1/4 of the NW1/4 of Section 19, Township 39 South, Range 10 East of the  
Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at a point 30 feet North of and 30 feet East of the Southwest corner of the SW1/4 of the NW1/4  
Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon;  
thence North along the East line of the right of way of the State Highway, 195 feet; thence East 110 feet to a  
fence corner on the West side of an irrigation ditch; thence Southeasterly along said fence on the West side  
of the said ditch, 224 feet to a fence corner in the North line of the County Road along the South side of the  
fractional SW1/4 of the NW1/4; thence West along the North line of the road 223 feet to the point of  
beginning, TOGETHER WITH any land the grantor may own between the aforesaid tract and the ditches  
along the East and North sides thereof.**

**LESS AND EXCEPT any portion of the above described property which lies within the U.S.B.R. Canal.**

The true and actual consideration for this conveyance is \$70,000.00.

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:

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 29th day of November, 2017.

Bird Family Trust,

By: Clark M. Bird, Trustee

By: Lisa L. Bird, Trustee

State of California} ss.

County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of November, 2017, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Clark M. Bird and Lisa L. Bird known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Bird Family Trust Agreement dated May 4th, 2006, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

See attached CA Acknowledgment

Notary Public for the State of California»

Residing at: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Merced

On November 29, 2017 before me, Vicci D. Langer, Notary Public  
(insert name and title of the officer)

personally appeared Clark M. Bird and Lisa L. 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 Vicci D. Langer (Seal)

