



2021-015791

Klamath County, Oregon

10/20/2021 08:56:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Michael J. Perkins and Dorothy A. Perkins

4630 Sjodin Ln.

Klamath Falls, OR 97603

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

Michael J. Perkins and Dorothy A. Perkins

4630 Sjodin Ln.

Klamath Falls, OR 97603

File No. 496680AM

STATUTORY WARRANTY DEED

Chris A. Bird and Kasey A. Bird, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Michael J. Perkins and Dorothy A. Perkins, 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 \$490,000.00.

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 12 day of October, 2021.

Chris A. Bird
Chris A. Bird

Kasey A. Bird
Kasey A. Bird

State of TEXAS } ss
County of TRAVIS }

On this 12 day of October, 2021, before me, Donald Kelly Irvin a Notary Public in and for said state, personally appeared Chris A. Bird and Kasey A. Bird, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Donald Kelly Irvin

Notary Public for the State of TEXAS
Residing at: 8127 MESA DRIVE, B206-#183, AUSTIN, TEXAS
Commission Expires: January 6, 2022 78759

