

2022-010934

Klamath County, Oregon

GRANTOR NAME AND ADDRESS:

Lena J. Bird
4220 Summers Lane
Klamath Falls, Oregon 97603



00305842202200109340020024

09/08/2022 12:08:43 PM

Fee: \$87.00

GRANTEE NAME AND ADDRESS:

Lena Bird Trustee of the
BIRD FAMILY TRUST uad 09-08-2022
4220 Summers Lane
Klamath Falls, Oregon 97603

AFTER RECORDING RETURN TO:

NEAL G. BUCHANAN, Attorney
435 Oak Avenue
Klamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

Grantee

WARRANTY DEED - STATUTORY FORM

LENA J. BIRD, Grantor, conveys and warrants to **LENA BIRD, Trustee of the BIRD FAMILY TRUST uad 09-08-2022, Grantee**, that certain real property in the County of Klamath, State of Oregon, legally described as follows, to-wit:

Parcel 1:

Klamath Falls Forest Estates Hwy 66, Plat 1, Lot 1, Block 21 according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon
Tax Lot 3711-021D0-05200 Account #389715

Parcel 2:

Real property in the County of Klamath, State of Oregon legally described on Exhibit A, attached hereto and incorporated by reference as though fully set forth herein.

The true and actual consideration for this conveyance is \$0. However, the true and actual consideration consists of or includes other property or value given or promised, which is the whole consideration being for estate planning purposes.

"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 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

DATED this 8th day of September, 2022.

LENA J. BIRD

STATE OF OREGON, County of Klamath) ss:

Personally appeared **LENA J. BIRD**, before me on the 8th day of September, 2022, and acknowledged the foregoing instrument to be her voluntary act and deed.



NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-7-23

Returned at Counter

EXHIBIT A

A parcel of land situated in the SE 1/4 SE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin which is 1.5 feet North of an existing fence corner on the Westerly right of way line of Summers Lane, said point being South 00 degrees 21' 00" East a distance of 163.75 feet from the iron axle marking the Southeast corner of "SUMMERS PARK" Subdivision and said beginning point being South a distance of 2783.75 feet and West a distance of 30.00 feet from the Southeast corner of the NE 1/4 NE 1/4 of said Section 10 by the description of that property deeded from Franklin to Kelsey and described in Book 278 at Page 36, Deed Records of Klamath County, Oregon; thence South 89 degrees 39' 00" West at right angles to Summers Lane and along the South line of said property deeded from Franklin to Kelsey and the Westerly extension of said line a distance of 305.47 feet to a 5/8 inch iron pin 0.4 feet Northwest of an existing fence corner; thence South 00 degrees 14' 00" West a distance of 99.78 feet to a 5/8 inch iron pin 0.4 feet Southwest of an existing fence corner; thence South 89 degrees 44' 55" East a distance of 307.50 feet to a 5/8 inch iron pin 0.4 feet South of an existing fence corner, said point being on the Westerly right of way line of Summers Lane; thence North 00 degrees 21' 00" West along the Westerly right of way line of Summers Lane a distance of 103.00 feet to the point of beginning, with bearings being based on the centerline of Summers Lane and the East line of the SE 1/4 of said Section 10 as being North 00 degrees 21' 00" West.

CODE 41 map 3909-10DD t1 600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Barbara Kosta
of September A.D., 19 96 at 2:45 o'clock P M., and duly recorded in Vol. M96 day
of Deeds on Page 30763
FEE \$35.00
Bernetha G. Letsch County Clerk
By Kathleen Brown