



2025-002536
Klamath County, Oregon
04/08/2025 02:50:01 PM
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

William Collins and Cinthia Collins, Trustees of
The Collins Family Revocable Trust uad 3-28-18
11132 Kestrel Rd.
Klamath Falls, OR 97601

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

William Collins and Cinthia Collins, Trustees of
The Collins Family Revocable Trust uad 3-28-18
11132 Kestrel Rd.
Klamath Falls, OR 97601
File No. 671402AM

STATUTORY WARRANTY DEED

Kimberly Bridges Carbine and Angela Bridges Ziegler, Trustees of The Wayne M. Bridges and Shirley D. Bridges Declaration of Trust Dated June 30, 1998,

Grantor(s), hereby convey and warrant to

William Collins and Cinthia Collins, Trustees of The Collins Family Revocable Trust uad 3-28-18,

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 1314, Tract 1466, RUNNING Y RESORT, PHASE 6, 4TH ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The consideration paid for the transfer is \$436,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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: April 4, 2025

Kimberly Bridges Carbine

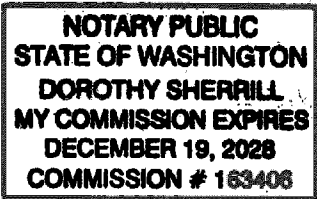
Kimberly Bridges Carbine, Trustee of the Wayne M. & Shirley D. Bridges Declaration of Trust Dated June 30, 1998

State of Washington } ss.
County of Clark }

On this 4 day of April, 2025, before me, Dorothy Sherrill a Notary Public in and for said state, personally appeared **Kimberly Bridges Carbine** known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Wayne M. Bridges and Shirley D. Bridges Declaration of Trust dated June 30, 1998, 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.

Dorothy Sherrill
Notary Public for the State of WA
Residing at: Vancouver WA
Commission Expires: 12-19-28



Angela Bridges Ziegler
Angela Bridges Ziegler, Trustee of the Wayne M. & Shirley D. Bridges Declaration of Trust Dated June 30, 1998

State of _____ } ss.
County of _____ }

On this _____ day of April, 2025, before me, _____
a Notary Public in and for said state, personally appeared **Angela Bridges Ziegler** known or identified to me
to be the person whose name is subscribed to the foregoing instrument as trustee of the Wayne M. Bridges
and Shirley D. Bridges Declaration of Trust dated June 30, 1998, 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

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

CALIFORNIA ALL-PURPOSE 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 ~~SACRAMENTO~~ Placer
On 4/6/2025 before me, L. AKERS, NOTARY PUBLIC
Personally appeared: Angela Bridges Ziegler

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.

SEAL

Signature



L. AKERS
Notary Public



In and for the State of California, County of Sacramento

My Commission Expires 07/19/2025

Commission Number 2362347

OPTIONAL

Capacity(ies) Claimed by Signer(s):

☐ Trustee ☐ Individual ☐ Attorney in Fact ☐ Guardian ☐ Member ☐ Partner ☐ Manager
☐ Other _____

Title or Type of Document :

☐ Deed of Trust ☐ Warranty Deed ☐ Special Warranty Deed ☐ Grant Deed ☐ GUARANTOR

☒ Other Statutory Warranty Deed

Number of Pages: _____ Document Date: _____

Signer(s) Other Than Named Above: _____