



THIS SPACE RESERVED FOR RECORDER'S USE

2025-004558  
Klamath County, Oregon  
06/13/2025 11:35:02 AM  
Fee: \$87.00

After recording return to:  
Cody Collins and Ty D. Collins  
4319 Gary St.  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:  
Cody Collins and Ty D. Collins  
4319 Gary St.  
Klamath Falls, OR 97603  
File No. 1000944

STATUTORY WARRANTY DEED

Sharron L. Biggs, Trustee of the Sharron L. Biggs Revocable Trust, Grantor(s), hereby convey and warrant to

Cody Collins and Ty D. Collins as tenancy in common,  
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:

The North 75 feet of Lot 11, Block 4, First Addition to Tonatee Homes, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$165,000.00.  
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:  
Real property taxes due, if any, but not yet payable

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: May 30, 2025

Sharron L. Biggs Revocable Trust

By: Sharron L. Biggs  
Sharron L. Biggs, Trustee

State of Oregon } ss.  
County of Klamath }

On this 30 day of May, 20 25, before me, Lynda Marie West, a Notary Public in and for said state, personally appeared Sharron L. Biggs known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Sharron L. Biggs Revocable Trust, and acknowledged to me that she 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.

Lynda Marie West  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 2-11-2029

