



After recording return to:  
 Stephen Stuart  
 419 N. 10th Street  
 Klamath Falls, OR 97601

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

Stephen Stuart  
 419 N. 10th Street  
 Klamath Falls, OR 97601

File No.: 7021-511443 (SAC)

Date: January 21, 2005

State of Oregon, County of Klamath  
 Recorded 02/08/05 2:51 p m  
 Vol M05 Pg 08843-45  
 Linda Smith, County Clerk  
 Fee \$ 31.00 # of Pgs 3

### STATUTORY WARRANTY DEED

**Richard A. Colson and Linda Sharon Colson, as tenants by the entirety**, Grantor, conveys and warrants to **Stephen Stuart**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is **\$4,500.00**. (Here comply with requirements of ORS 93.030)


Dated this 20 day of January, 2005.

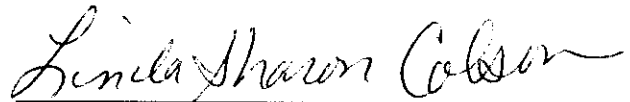
08844

APN: R369210

Statutory Warranty Deed  
- continued

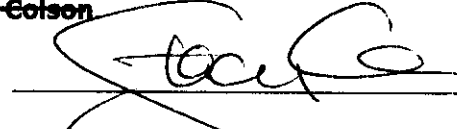
File No.: 7021-511443 (SAC)  
Date: 01/21/2005

  
Richard A. Colson

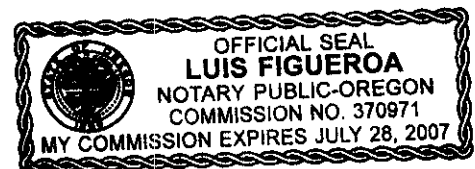
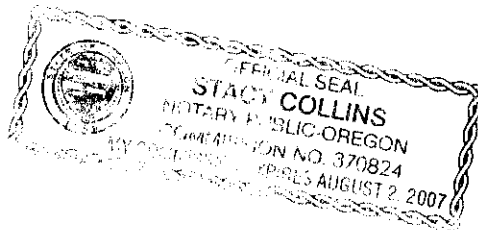
  
Linda Sharon Colson

STATE OF Oregon )  
County of Klamath )ss.  
JACKSON )

This instrument was acknowledged before me on this 26 day of January 2005  
by **Richard A. Colson and Linda Sharon Colson**

  
Notary Public for Oregon  
My commission expires: 8/2/07

NOTARY   
44 7/28/07



**08845**

APN: **R369210**

Statutory Warranty Deed  
- continued

File No.: **7021-511443 (SAC)**  
Date: **01/21/2005**

**EXHIBIT A**

**LEGAL DESCRIPTION:**

That portion of Lot 2, Block 50, NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 2, Block 50, NICHOLS ADDITION to the City of Klamath Falls, Oregon; thence Northeasterly along the Northerly line of Washington Street 40 feet; thence Northwesterly at right angles to Washington Street 116 feet; thence Southwesterly parallel with Washington Street 40 feet; thence Southeasterly at right angles with Washington Street 116 feet to the place of beginning, being a part of Lot 2, Block 50 of said Nichols Addition.