

M06-12948

Klamath County, Oregon

06/23/2006 03:29:24 PM

Pages 2 Fee: \$26.00



After recording return to:
Pearl A. Perce & Charles Randall
Gough

1527 Warden
~~Klamath Falls, OR~~
97601

Until a change is requested all tax statements
shall be sent to the following address:
Pearl A. Perce & Charles Randall
Gough
Address as shown above.

File No.: 7021-828114 (MTA)
Date: June 15, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Timothy Paul Simpson, Grantor, conveys and warrants to Pearl A. Perce and Charles Randall Gough, mother and son, with full rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 3, BLOCK 7 OF FAIRVIEW 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.

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.

The true consideration for this conveyance is **\$215,000.00, as paid to an accommodator pursuant to an IRC 1031 Exchange.** (Here comply with requirements of ORS 93.030)

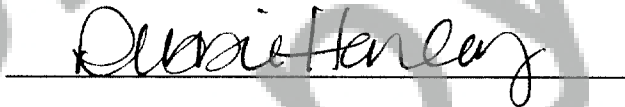
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND 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 197.352.

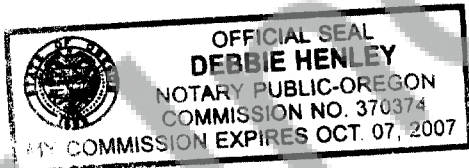
Dated this 21st day of June, 2006.


Timothy Paul Simpson

STATE OF Oregon)
County of Jackson)ss.

This instrument was acknowledged before me on this 21st day of June, 2006 by **Timothy Paul Simpson**.





Notary Public for Oregon
My commission expires: 10-7-07