



THIS SPACE RES

2006-018827  
Klamath County, Oregon



09/19/2006 03:28:12 PM

Fee: \$26.00

After recording return to:

Benjamin C. Piper

~~same as above~~ 1111 Main Street  
Klamath Falls, OR 97601

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

Benjamin C. Piper

~~same as above~~ 1111 Main Street  
Klamath Falls, OR 97601

Escrow No. MT74072-KR

Title No. 0074072

SWD

MT74072 KR

### STATUTORY WARRANTY DEED

Richard Colson, also known as Richard A. Colson and Linda Sharon Colson, as tenants by the entirety, Grantor(s) hereby convey and warrant to Kimberly Twitchell and Benjamin C. Piper, as tenants in common, each as to an undivided 50% interest, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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:  
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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 14<sup>th</sup> day of September.

Richard Colson  
Richard Colson, also known as Richard A. Colson

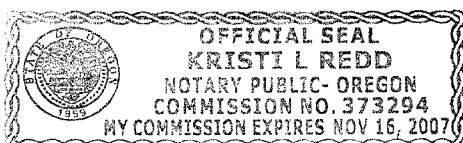
Linda S. Colson  
Linda Sharon Colson

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept 14, 2006 by Richard Colson, also known as Richard A. Colson and Linda Sharon Colson.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007



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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

A tract of land situated in the NE1/4 NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the Southerly line of Pine Street and the Easterly line of Eleventh Street in the City of Klamath Falls, Oregon; thence Northeasterly along said Southerly line of Pine Street 170 feet to a point thereon distant 50 feet Southwesterly along said Pine Street from the most Westerly corner of Lot 5, Block 3, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; thence Southeasterly and parallel with said Easterly line of Eleventh Street 112 feet; thence Southwesterly parallel to said Pine Street, 50 feet; thence Southeasterly parallel with Eleventh Street 8 feet; thence Northeasterly and parallel with the Northerly line of Main Street in the City of Klamath Falls, Oregon, 125 feet; thence Southeasterly and parallel with said Easterly line of Eleventh Street 120 feet to said Northerly line of Main Street at a point thereon distant 50 feet Southwesterly from the Southwest corner of Lot 6, Block 3, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; thence Southwesterly along said Northerly line of Main Street 245 feet to the Northeast corner of Main Street and Eleventh Street; thence Northwesterly along the Easterly line of Eleventh Street to the point of beginning.

Subject to the alley existing in said Block 3, a portion of which is included in the above description.

**PARCEL 2**

A tract of land situated in the NE1/4 NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the point on the Southerly line of Pine Street which is distant 50 feet Southwesterly along said Pine Street from the most Westerly corner of Lot 5, Block 3, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon and thence running Southeasterly and parallel with the Easterly line of Eleventh Street a distance of 112 feet to the true point of beginning of this description; thence Southwesterly and parallel to said Pine Street 50 feet; thence, Southeasterly and parallel with Eleventh Street 8 feet; thence, Northeasterly and parallel with the Northerly line of Main Street a distance of 50 feet, more or less; thence, Northwesterly and parallel with Eleventh Street a distance of 8 feet, more or less, to said true point of beginning.

Tax Account No:	3809-029DD-06400-000	Key No:	371270
Tax Account No:	3809-029DD-06300-000	Key No:	371298