

1st 1723442

2011-007518

Klamath County, Oregon



After recording return to:
Benjamin Piper and Kimberly
Twitchell
1111 Main Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Benjamin Piper and Kimberly Twitchell
1111 Main Street
Klamath Falls, OR 97601

File No.: 7021-1723442 (TM)
Date: June 17, 2011

THIS SPACE



00103697201100075180020028

06/21/2011 02:56:52 PM

Fee: \$42.00

STATUTORY BARGAIN AND SALE DEED

Benjamin Piper, Grantor, conveys to **Benjamin Piper and Kimberly Twitchell husband and wife as tenants by the entirety**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

THAT FRACTIONAL PART OF LOT 2, BLOCK 65 OF 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 MOST SOUTHERLY CORNER OF SAID LOT 2; THENCE NORTHEASTERLY ALONG THE NORTHWEST LINE OF GRANT STREET A DISTANCE OF 80 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO GRANT STREET ACROSS SAID LOT 2 TO THE EAST LINE OF PROSPECT STREET; THENCE SOUTH ALONG THE EAST LINE OF PROSPECT STREET TO THE CORNER OF PROSPECT STREET AND NORTH EIGHTH STREET; THENCE SOUTHEAST ALONG THE NORTHERLY LINE OF SAID NORTH EIGHTH STREET A DISTANCE OF 65.07 FEET TO THE POINT OF BEGINNING.

The true consideration for this conveyance is **\$0.00**. (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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 17 day of June, 2011


Benjamin Piper

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 11 day of June, 2011
by **Benjamin Piper**.



OFFICIAL SEAL
TAMARA L MC DANIEL
NOTARY PUBLIC - OREGON
COMMISSION NO. 447988
MY COMMISSION EXPIRES MARCH 31, 2014

Notary Public for Oregon
My commission expires: 3/31/14