



THIS SPACE RESERVED FOR

2021-018819
Klamath County, Oregon
12/20/2021 03:05:01 PM
Fee: \$102.00

After recording return to:
Patrick Rice and Lynda Rice
2217 Granite Dr.
Alamo, CA 94507

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

Patrick Rice and Lynda Rice
2217 Granite Dr.
Alamo, CA 94507
File No. 511048AM

STATUTORY WARRANTY DEED

**Beverly J. Hustead-Mitchell and Richard A. Colson, Successor Co-Trustees of the Colson Family Trust
u.a.d. February 12, 1990, Grantor(s), hereby convey and warrant to**

Patrick Rice and Lynda Rice, as Tenants by the Entirety,

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" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL
DESCRIPTION.**

The true and actual consideration for this conveyance is \$285,000.00.

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:

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

62

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 this 16th day of Dec 2021.

The Colson Family Trust

By: Beverly J. Hustead-Mitchell
Beverly J. Hustead-Mitchell, Successor Co-Trustee

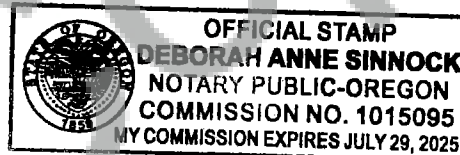
By: Richard A. Colson, Successor Co-Trustee

State of OR } ss
County of KLAMATH }

On this 16th day of Dec, 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Beverly J. Hustead-Mitchell, Successor Trustee of the Colson Family Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: KLAMATH CO.
Commission Expires: 7/29/25



State of _____ } ss
County of _____ }

On this _____ day of _____, 2021, before me, _____ a Notary Public in and for said state, personally appeared Richard A. Colson, Successor Trustee of the Colson Family Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

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 this 16th day of Dec 2021.

The Colson Family Trust

By: Beverly J. Hustead-Mitchell
Beverly J. Hustead-Mitchell, Successor Co-Trustee

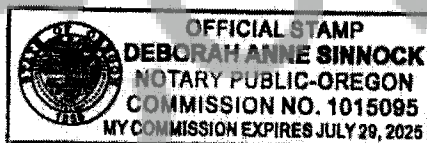
By: Richard J. Colson
Richard J. Colson, Successor Co-Trustee

State of OR } ss
County of KLAMATH

On this 16th day of Dec, 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Beverly J. Hustead-Mitchell, Successor Trustee of the Colson Family Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: KLAMATH CO.
Commission Expires: 7-29-25



State of Oregon } ss
County of Jackson

On this 17 day of Dec, 2021, before me, Rhonda J. Young a Notary Public in and for said state, personally appeared Richard J. Colson, Successor Trustee of the Colson Family Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Rhonda J. Young
Notary Public for the State of Oregon
Residing at: Medford
Commission Expires: 12-26-22

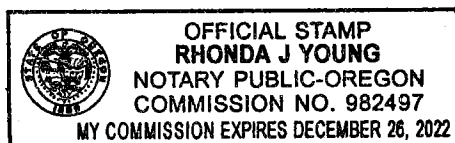


EXHIBIT "A"

511048AM

PARCEL 1:

A parcel of land lying in the SW1/4 SW1/4 of Section 5, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, and being a portion of that property described in that certain deed to Klamath Sportsman Association, recorded in Book 261, Page 19 of Klamath County Record of Deeds; the said parcel being described as follows:

Beginning at the Southeast corner of said property, said corner being 490 feet West of the Southeast corner of said SW1/4 SW1/4; thence North along the East line of said property, 145 feet, more or less, to the Southeasterly line of Parcel 1; thence Southwesterly along said Southeasterly line to the South line of said property; thence East along said South line, 75 feet, more or less, to the place of beginning.

PARCEL 2:

A tract of land situate in the SW1/4 of Section 5, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, and being that portion of that tract lying Westerly of the existing the Dalles-California Highway, Easterly of that property described in that deed to Elmer E. and Genevieve J. Colson recorded in Volume M-66, Page 1735, and Southerly of that property described in that deed to Ruby Temby recorded in Book 355, Page 624 A, in Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land described as follows:

Beginning at an iron pin on the Westerly right of way line of the Ashland-Klamath Falls Highway which lies South 89°33' East along the Section line a distance of 217.8 feet and North 28°15' East along the Westerly right of way line of the said Highway a distance of 67.85 feet from the iron pin which marks the Southwest corner of the SE1/4 of the SW1/4 of Section 5, Township 39 South, Range 9 East, Willamette Meridian in Klamath County, Oregon, and running thence: Continuing North 28°15' East along the Westerly right of way line of the said Highway a distance of 45.2 feet to a point; thence North 89°33' West parallel to the section line a distance of 140 feet to a point; thence South 14°39' West a distance of 40.6 feet to a point; thence South 89°33' East parallel to the South section line of said Section 5 and 60 feet at right angles therefrom, a distance of 129.1 feet more or less to the point of beginning, said tract being a portion of the SE1/4 of the SW1/4 of Section 5, Township 39 South, Range 9 East, Willamette Meridian in Klamath County, Oregon.

PARCEL 3:

A tract of land situate in the SW1/4 of the SW1/4 of Section 5, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the SE corner of the SW1/4 of the SW1/4 of Section 5, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, according to filed Survey No. 65, Klamath County Surveyor's Records and the Klamath County Court Resolution of January 23, 1952, and running thence North 8°59' West 52.7 feet to an iron pin; thence North 0°18' West 100.0 feet to the Southeast corner of "RIVERVIEW"; thence continuing North 0°18' West, along the East line of "RIVERVIEW", 116.09 feet to the Southeast corner of that parcel conveyed by deed in Deed Volume 256, page 365; thence North 89°27' West parallel to the South line of said SW1/4 of the SW1/4 490.0 feet to the Southwest corner of that parcel conveyed by deed recorded in Deed Volume 260, page 687; thence South 0°18' East parallel to the East line of "RIVERVIEW", 268.7 feet to the South line of said SW1/4 of the SW1/4; thence South 89°27' East 498.6 feet to a point of beginning.

PARCEL 4:

A tract of land in the SW1/4 SW1/4 Section 5, Township 39 South, Range 9 East, as follows:

Beginning at the Southeast corner of the SW1/4 SW1/4 of Section 5, Township 39 South, Range 9, East; thence North 89°27' West 498.6 feet to a point; thence North 0°18' West 268.7 feet to a point; thence South 89°27' East 490 feet to a point; thence South 0°18' East 216.09 feet to a point; thence South 8°59' East 52.7 feet to the point of beginning, EXCEPTING THEREFROM the North 208.7 feet of the East 60 feet of said tract.

EXCEPTING THEREFROM the above described parcels all those portions conveyed to the State of Oregon, by and through its State Highway Commission by Warranty Deeds recorded February 6, 1969 in volume M69, page 1046 and M69, page 1050, and recorded December 18, 1967 in Volume M67, page 9785.

ALSO EXCEPTING THEREFROM all that portion lying within Memorial Drive Connection.