

03 MAY 15 PM 3:13

MTZ. 1396 - 4997

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BRENT KAP & KATHLEEN KAP

5930 SUNSET RIDGE RD

KLAMATH FALLS OR 97601

Grantor's Name and Address

BRENT KAP FAMILY REVOCABLE LIVING TRUST

5930 SUNSET RIDGE RD

KLAMATH FALLS OR 97601

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

SAME AS GRANTEE

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SAME AS GRANTEE

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,
County of _____

State of Oregon, County of Klamath

Recorded 05/15/2003 3:13 p. m.Vol M03 Pg 32997-98

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

puty.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that BRENT KAP & KATHLEEN KAPhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by BRENT KAP & KATHLEEN KAP, Trustees of THE BRENT KAP FAMILY REVOCABLE LIVING TRUSThereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF

AMERITITLE has recorded this
Instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):
except those of record and those apparent upon the land, if any, as of the date of this deed

_____, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration.~~ (The sentence between the symbols \oplus , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on May 15, 2003; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Brent Kap
BRENT KAP
Kathleen Kap
KATHLEEN KAP

STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on May 15, 2003
by BRENT KAP & KATHLEEN KAP

This instrument was acknowledged before me on _____

by _____

as _____

of _____

Notary Public for Oregon

My commission expires 11/16/2003

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in Section 12, Township 38 South, Range 8 East, Willamette Meridian, in Klamath County, Oregon, being Parcel 1 of Major Land Partition No. 80-24 Kerns, and being more particularly described as follows:

Beginning at a point on the South line of the SE1/4 NW1/4 of Section 12, Township 38 South, Range 8 East, Willamette Meridian from which the Center ¼ Section corner of said Section 12 bears South 89 degrees 47' 18" East 1,116.00 feet distant, said point being on the center line of a 60 foot wide road easement; thence North 89 degrees 47' 18" West 204.00 feet to a ½ inch iron pin marking the Southwest corner of said SE1/4 NW1/4; thence North 0 degrees 09' East 536.79 feet along the West line of said SE1/4 NW1/4 to a ½ inch iron pin; thence South 89 degrees 47' 18" East 125.00 feet to a point on the centerline of a 60 foot wide road easement; thence along said centerline South 3 degrees 18'25" East 86.68 feet and South 9 degrees 09' 10" East 456.35 feet to the point of beginning.