

2007-001448

Klamath County, Oregon



00013799200700014480020028

01/29/2007 09:36:28 AM

Fee: \$26.00

WARRANTY DEED

Grantor HARLEY A. PIPER and MARIAN C. PIPER, husband and wife, conveys and warrants to *Grantee* Harley A. Piper and Marian C. Piper, or either of them, Trustee of the HARLEY AND MARIAN PIPER FAMILY TRUST, UTD 12/01/06, the hereinafter described real property, free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon.

Consideration: The true and actual consideration for this transfer is \$None, this transfer being for the purpose of estate planning.

Tax Statements: Until a change is requested, all tax statements shall be sent to the following address: Harley A. Piper and Marian C. Piper, Trustee, 2380 Miller Farm Rd, Woodburn, OR 97071.

Person authorized to receive the instrument after recording: Robert L. Engle, 610 Glatt Circle, Woodburn, OR 97071.

[LEGAL DESCRIPTION]

Lot 67, Tract 1318, GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account 881445 Map/Tax Lot 2409-19DD-300
Situs: 138121 Hillcrest St, Gilchrist, OR 97733

The property is free from encumbrances **Save and Except** encumbrances of record.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE

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Rtn:

ENGLE & SCHMIDTMAN
ATTORNEYS AT LAW

NORTHWOOD OFFICE PARK - 610 GLATT CIRCLE, WOODBURN, OREGON 97071
TELEPHONE (503) 981-0155 • FAX: (503) 981-0158

ROBERT L. ENGLE E-MAIL: renglelaw@qwest.net • KIRK A. SCHMIDTMAN E-MAIL: schmidtmanlaw@qwest.net

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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

DATED this 1st day of December, 2006.

Harley A. Piper
Harley A. Piper

Marian C. Piper
Marian C. Piper

STATE OF OREGON)
) ss.
County of Marion)

The foregoing instrument was acknowledged before me this 1st day of December, 2006, by **HARLEY A. PIPER** and **MARIAN C. PIPER**.

[Signature]

Notary Public for Oregon

