

2007-008163

Klamath County, Oregon



05/07/2007 09:13:16 AM

Fee: \$26.00

**After recording return to:**

Justin Wirth, Attorney at Law  
PO Box 830  
Corvallis, OR 97339-0830

**Mail tax statements to:**

Kent G. Kanipe and Kristin B. Kanipe, Trustees  
730 NW 14th Street  
Corvallis, Oregon, 97330

**WARRANTY DEED**

Kent G. Kanipe, hereinafter called grantor, does hereby grant, convey, and warrant unto Kent G. Kanipe and Kristin B. Kanipe, Trustees of the Kent and Kristin Kanipe Living Trust dated September 15, 2004, hereinafter called grantees, and unto grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, free of encumbrances except as specifically set forth herein, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

**SEE ATTACHED EXHIBIT "A"**

Louisa A. Jensen died on July 22, 2006.

The said property is free from encumbrances except covenants, easements and restrictions of record.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors, and assigns forever. This is a transfer to a living trust and there is no consideration for the transfer.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under the Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

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

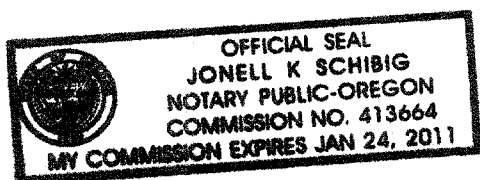
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND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

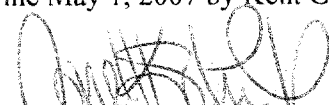
In Witness Whereof, the grantor has executed this instrument this May 1, 2007.

  
Kent G. Kanipe

STATE OF OREGON, (County of Benton) ss.

This Warranty Deed is signed and acknowledged before me May 1, 2007 by Kent G. Kanipe.



  
Notary Public for Oregon

## EXHIBIT A

A parcel of land situate in SE 1/4 Section 25, Township 24 South, Range 8 East, W.M., Klamath County, Oregon, being more particularly described as follows: Commencing at the Northeast corner of said SE 1/4 of Section 25: thence South 00°06'24" East along the East line of said Section 25, 224.57 feet to the beginning of a curve to the right and the point of beginning for this description; thence leaving said section line along the South right of way line of South Airport Drive and along the arc of a 330.59 foot radius curve to the right (delta - 62°56'24"; long chord - South 31°26'59" West 345.17 feet; 363.16 feet to the end of curve; thence South 62°50'00" West 441.10 feet to the East right of way line of River Road; thence along said East right of way line South 27°11'00" East 450 feet to the beginning of a curve to the right; thence along the arc of a 445.85 foot radius curve to the right (delta - 26°53'10"; long chord - South 13°44'25" East 207.30 feet) 209.22 feet to the end of curve and the end of River Road; thence South 89°42'10" West along the South boundary of River West, a duly platted subdivision in Klamath County, Oregon, and the extension thereof, 347.01 feet to the Northwest corner of the East half of the SE 1/4 SE 1/4 of said Section 25; thence South 00°03'02" East along the West line of said East 1/2 SE 1/4 SE 1/4, 1220 feet, more or less, to the mean high water line on the North side of the Little Deschutes River; thence Northeasterly along said North mean high water line of the Little Deschutes River to said East line of Section 25; thence North 00°06'24" West along said East section line, 1250 feet, more or less, to the point of beginning, containing approximately 21 acres.