



MT078677-KR

After recording return to:  
Karl Knudsen

744 La Prenda Road  
Los Altos, CA 94024

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

Karl Knudsen  
744 La Prenda Road  
Los Altos, CA 94024

Escrow No. MT78677-KR  
Title No. 0078677

SWD

THIS SPACE RES

2007-009813  
Klamath County, Oregon



00023646200700098130020029

05/31/2007 03:45:17 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Brent Kap and Kathleen Kap, Trustees of the Brent Kap Family Revocable Living Trust**, Grantor(s) hereby convey and warrant to **Karl Knudsen and Christie Riggins, 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 WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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:

The true and actual consideration for this conveyance is **\$580,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 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 ORS 197.352.

Dated this 29<sup>th</sup> day of May, 2007.

Brent Kap and Kathleen Kap, Trustees of the Brent Kap Family Revocable Living Trust

BY: [Signature]  
Brent Kap, Trustee

BY: [Signature]  
Kathleen Kap, Trustee

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 29, 2007 by Brent Kap and Kathleen Kap, Trustees of the Brent Kap Family Revocable Living Trust.

[Signature]  
(Notary Public for Oregon)



My commission expires 11/16/2007

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**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 1/4 Section corner of said Section 12 bears South 89° 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° 47' 18" West 204.00 feet to a 1/2 inch iron pin marking the Southwest corner of said SE1/4 NW1/4; thence North 00° 09' East 536.79 feet along the West line of said SE1/4 NW1/4 to a 1/2 inch iron pin; thence South 89° 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° 18'25" East 86.68 feet and South 9° 09' 10" East 456.35 feet to the point of beginning.