

2013-011674

Klamath County, Oregon



00143766201300116740030030

10/16/2013 08:45:35 AM

Fee: \$47.00

Special Warranty Deed  
After recording return to:  
John P. Davenport  
Attorney at Law  
Davenport & Hasson, LLP  
12707 N.E. Halsey  
Portland, OR 97230

Until a change is requested,  
Send tax statements to:  
William F. Kemnitzer, Member  
Kemnitzer Properties LLC  
7135 Monte Verde Dr.  
Gladstone, OR 97027

### SPECIAL WARRANTY DEED

Stephen R. Kemnitzer and William F. Kemnitzer, Co-trustees of the Family Trust for Jack R. Kemnitzer and Freeda G. Kemnitzer UTA November 2, 1988 (Kemnitzer Family Trust) hereby convey, warrant, and transfer to Kemnitzer Properties, LLC, for the benefit of Stephen R. Kemnitzer and William F. Kemnitzer, as the sole members thereof all of Grantor's right title and interest in and to the real property located in Klamath County, Oregon free of encumbrances, except for matters of public record described as follows: BUENA VISTA ADDITION, BLOCK 23, LOT 7 & 20' OF LOT 6

This Deed is issued pursuant to the terms of the Kemnitzer Family Trust and in distribution of the remaining assets thereof. THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$0.00, however, as stated, the actual consideration includes other value given or promised.

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEEES AND GRANTEEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

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

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USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

WITNESS the hand of said Grantors on this day of <sup>Sk</sup> ~~August~~ <sup>October</sup> 4, 2013.

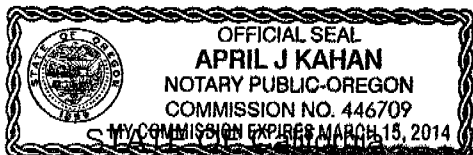
Family Trust for Jack R. Kemnitzer and Freeda G.  
Kemnitzer UTA November 2, 1988

William F. Kemnitzer  
William F. Kemnitzer, Co-Trustee

Stephen R. Kemnitzer  
Stephen R. Kemnitzer, Co-Trustee

STATE OF OREGON       )  
                                      ) ss.  
County of Multnomah    )

This instrument was acknowledged before me on October 10, 2013  
by William F. Kemnitzer as Co-Trustee of the Family Trust for Jack R. Kemnitzer and  
Freeda G. Kemnitzer UTA November 2, 1988



April J. Kahan  
Notary Public for Oregon  
My commission expires: 3/15/14

County of \_\_\_\_\_ ) ss.  
                                      )

This instrument was acknowledged before me on \_\_\_\_\_  
by Stephen R. Kemnitzer, a Co-Trustee of the Family Trust for Jack R. Kemnitzer and  
Freeda G. Kemnitzer UTA November 2, 1988.

see attached acknowledgment.

Notary Public for California  
My commission expires: \_\_\_\_\_

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## ACKNOWLEDGMENT

State of California  
County of Napa

On 04 October 2013 before me, Lisa Poloson, Notary Public  
(insert name and title of the officer)

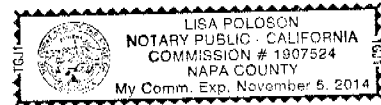
personally appeared Stephen Robert Kennitzer,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

(Seal)



*Special warrant deed*