



**2015-001789**  
**Klamath County, Oregon**  
02/27/2015 11:19:25 AM  
Fee: \$52.00

**RECORDING REQUESTED BY:**  
Fidelity National Title Company of Oregon

**GRANTOR:**  
Wes and Carol Lippert Family, LLC, an Oregon  
limited liability company  
P.O. Box 580  
Grants Pass, OR 97528

**GRANTEE:**  
Oregon Beverage Recycling Cooperative, an  
Oregon cooperative  
3900 NW Yeon Ave  
Portland, OR 97210

**SEND TAX STATEMENTS TO:**  
Oregon Beverage Recycling Cooperative, an  
Oregon cooperative  
PO Box 4468  
Portland, OR 97208

**AFTER RECORDING RETURN TO:**  
Oregon Beverage Recycling Cooperative, an  
Oregon cooperative  
3900 NW Yeon Ave  
Portland, OR 97210

Escrow No: 20140105076-FTPOR01

2702 Eberlein  
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

Wes and Carol Lippert Family, LLC, an Oregon limited liability company, Grantor, conveys and warrants to

Oregon Beverage Recycling Cooperative, an Oregon cooperative, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

#### **PARCEL 1**

Parcel 1 of Land Partition 8-02, a partition of Parcel "A" of Minor Partition 1-MP-88 situated in the SW ¼ of Section 34, Township 38 South, Range 9 East, W.M., according to the official plat thereof on file in the records of Klamath County, Oregon.

#### **PARCEL 2**

TOGETHER WITH those certain reciprocal easement agreement in deeds recorded in Volume M93, page 5282; M97, page 3079 and M00, page 36065.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$600,000.00. (See ORS 93.030)

**Subject to and excepting:**

**See Attached Exhibit A**

20140105076-FTPOR01  
Deed (Warranty-Statutory)

5800

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: 2/25/15

Wes and Carol Lippert Family, LLC, an Oregon  
limited liability company

BY: Wesley M. Lippert, manager  
Wesley M. Lippert, Manager

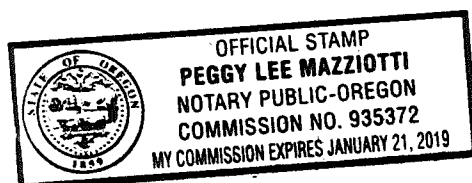
State of OREGON

County of Josephine

This instrument was acknowledged before me on February 25, 2015 by Wesley M. Lippert as Manager of Wes and Carol Lippert Family, LLC, an Oregon limited liability company.

[Signature] - Notary Public  
Notary Public - State of Oregon

My commission expires: January 21, 2019



## EXHIBIT A

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

Irrigation Contract to Exclude From Klamath Irrigation District and Release Water and Drainage Rights, subject to the terms and provisions thereof,

Recorded: May 29, 2002

Volume: M02, page 31398, Microfilm Records of Klamath County, Oregon

2. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: October 12, 1955  
Recorded: January 11, 1956  
Volume: 280, page 331, Deed Records of Klamath County, Oregon  
Between: John L. Fowler, W. Fred Hoagland, Warren L. Bostick and J. Benton Bostick, Jr.  
and the California Oregon Power Company, a California corporation

3. Reciprocal Easement Agreement and Declaration, subject to the terms and provisions thereof,  
Dated: February 24, 1993  
Recorded: March 15, 1993  
Volume: M93, page 5282, Microfilm Records of Klamath County, Oregon  
By and Between: Fred Meyer, Inc. and Taco Bell Corporation

Supplement to Reciprocal Easement Agreement and Declaration, subject to the terms and provisions thereof;

Recorded: January 31, 1997

Volume: M97, page 3079, Microfilm Records of Klamath County, Oregon

Supplement #2 to Reciprocal Easement and Restriction Agreement, subject to the terms and provisions thereof;

Recorded: October 2, 2000

Volume: M00, page 36065, Microfilm Records of Klamath County, Oregon

4. Public Utility Easement Descriptions on Lippert Property, subject to the terms and provisions thereof;  
Recorded: November 29, 2001  
Volume: M01, page 60831, Microfilm Records of Klamath County, Oregon