



THIS SPACE RESERVED FOR

2020-003824

Klamath County, Oregon

03/31/2020 11:31:29 AM

Fee: \$87.00

After recording return to:

Eric L Bowers and Vicki N Bowers and Cascade
Exchange Services, Inc., as qualified intermediary

31950 Bowers Dr

Harrisburg, OR 97446

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

Eric L Bowers and Vicki N Bowers and Cascade
Exchange Services, Inc., as qualified intermediary

31950 Bowers Dr

Harrisburg, OR 97446

File No. 358591AM

STATUTORY WARRANTY DEED

**Kent G. Kanipe and Kristin B. Kanipe, Trustees of the Kent and Kristin Kanipe Living Trust dated
September 15, 2004,**

Grantor(s), hereby convey and warrant to

Eric L Bowers and Vicki N Bowers, 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:

A parcel of land situate in the SE1/4 Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Commencing at the Northeast corner of said SE1/4 of Section 25; thence South 00°06'24" East along the East line of said Section 25, 224.57 feet to the beginning 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 SE1/4 SE1/4 of said Section 25; thence South 00°03'02" East along the West line of said East1/2 SE1/4 SE1/4, 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.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2408-025D0-05200

2408-025D0-05300

2408-025D0-05400

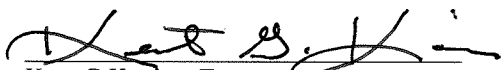
The consideration paid for the transfer is \$230,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON
BEHALF OF GRANTOR/GRANTEE.

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:



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 this 26th day of March, 2020.


Kent G Kanipe, Trustee



Kristin B Kanipe, Trustee

State of Oregon} ss.

County of Benton }

On this 26th day of March, 2020, before me, Kemble Tsoi a Notary Public in and for said state, personally appeared Kent G Kanipe and Kristin B Kanipe known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Kent and Kristin Kanipe Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon»
Residing at: Oregon
Commission Expires: 3-9-2024

