

Amertitle  
MTC 390380 AM



2020-010755

Klamath County, Oregon

08/27/2020 12:04:01 PM

Fee: \$92.00

TITLE NO. 390380AM  
ESCROW NO. EU20-2134 TAM  
TAX ACCT. NO. 895661; 870150  
MAP/TAX LOT NO. 2407-018D0-05001

**GRANTOR**

THE LUPINE SKY REVOCABLE LIVING TRUST

**GRANTEE**

MATHEW SCHIPPER and JERI L. SCHIPPER  
**106 NW ALSEA BAY DRIVE**  
**WALDPORT, OR 97394**

Until a change is requested  
all tax statements shall be  
sent to the following address:  
\*\*\*SAME AS GRANTEE\*\*\*

After recording return to:  
CASCADE TITLE CO.  
811 WILLAMETTE  
EUGENE, OR 97401

**WARRANTY DEED -- STATUTORY FORM**

**SCOTT L. POPE, TRUSTEE OF**  
**THE LUPINE SKY REVOCABLE LIVING TRUST, Grantor,**

conveys and warrants to

**MATHEW SCHIPPER and JERI L. SCHIPPER, as tenants by the entirety, Grantee,**

the following described real property free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true consideration for this conveyance is **\$575,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Except the following encumbrances:

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2020/2021.

Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

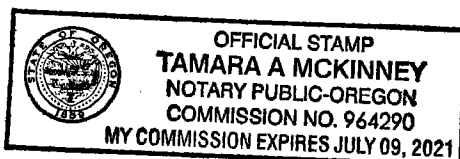
Dated this 25<sup>th</sup> day of August, 2020.

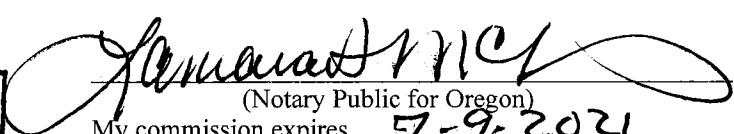
THE LUPINE SKY REVOCABLE LIVING TRUST

BY:   
SCOTT L. POPE, TRUSTEE

State of Oregon  
County of Lane

This instrument was acknowledged before me on August 25, 2020 by SCOTT L. POPE, AS TRUSTEE OF THE LUPINE SKY REVOCABLE LIVING TRUST.



  
(Notary Public for Oregon)  
My commission expires 7-9-2021

WRD-TAX (TAM)

92

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

A parcel of land located in the SE1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southeast corner of said Section 18; thence North 01° 03' 41" East along the East line of said Section 18, a distance of 560.00 feet to a 1/2 inch iron rod; thence North 89° 08' 04" West along a line parallel with the South line of said Section 18, a distance of 365.00 feet to a 1/2 inch iron rod; thence North 01° 03' 41" East along a line parallel with the said East line, 434.66 feet to a 1/2" iron rod; thence continuing along said parallel line, 42 feet more or less to the center thread of Crescent Creek; thence Westerly along the center thread of Crescent Creek, 515 feet more or less to a point on the Westerly right of way of an easement and right of way recorded May 7, 1979 in Volume M79, page 11935, Microfilm Records of Klamath County, Oregon; thence Southerly along said right of way, 40 feet more or less to a 1/2" iron rod; thence continuing Southerly along said right of way, South 18° 02' 08" West, 171.21 feet to a 1/2 inch iron rod; thence continuing along said right of way along the arc of a 130.00 foot radius curve to the left, 141.41 feet (the chord bears South 13° 07' 37" East, 134.54 feet to a 1/2 inch iron rod); thence continuing along said right of way along the arc of a 95.68 foot radius curve to the right, 75.73 feet; (the chord bears South 21° 36' 51", 73.77 feet to a 1/2 inch iron rod); thence South 01° 03' 41" West along said right of way, 80.75 feet to a 1/2 inch iron rod on the Northerly right of way of an easement recorded December 11, 1978 in Volume M78, page 27809, Microfilm Records of Klamath County, Oregon; thence North 89° 08' 04" West along said Northerly right of way, 455.00 feet to a 1/2 inch iron rod; thence North 01° 03' 41" East along a line parallel with the East line of said Section 18, a distance of 397.15 feet to a 1/2 inch iron rod; thence continuing North 01° 03' 41" East along said parallel line, 25 feet more or less to the center thread of said Crescent Creek thence Northwesterly along said center thread, 300 feet more or less to a point that lies North 01° 03' 41" East, 60 feet from a 1/2 inch iron rod which is North 89° 08' 04" West 1575.00 feet, and North 01° 03' 41" East 1089.38 feet from the point of beginning; thence South 01° 03' 41" West, 60 feet to said last mentioned iron rod; thence continuing South 01° 03' 41" West along a line parallel with the East line of said Section 18, 529.38 feet to a 1/2 inch iron rod; thence North 89° 08' 04" West along a line parallel with the South line of said Section 18, a distance of 1058.67 feet to a point on the North-South centerline of said Section 18; thence South 01° 01' 37" West along said centerline, 560.00 feet to the South 1/4 corner of said Section 18; thence South 89° 08' 04" East along the South line of said Section 18, a distance of 2633.33 feet to the point of beginning.

EXCEPTING THEREFROM a parcel of land located in the SE1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the Southeast corner of said Section 18; thence North 89° 08' 04" West along the South line of said Section 18, a distance of 870.00 feet to a 1/2 inch iron rod; thence North 01° 03' 41" East along a line parallel to the East line of said Section 18, a distance 560.00 feet to a 1/2 inch iron rod; thence North 89° 08' 04" West along a line parallel with the South line of said Section 18, a distance of 455.00 feet to a 1/2 inch iron rod; at the true point of beginning, thence North 01° 03' 41" East along a line parallel with said East line, 397.15 feet to a 1/2 inch iron rod; thence continuing North 01° 03' 41" East 25 feet, more or less to the center thread of Crescent Creek; thence Northwesterly along said center thread, 300 feet more or less to a point that lies North 01° 03' 41" East, 60 feet from a 1/2 inch iron rod which is North 89° 08' 04" West 1575.00 feet, and North 01° 03' 41" East 1089.38 feet from the Southeast corner of Section 18; thence South 01° 03' 41" West, 60 feet to said last mentioned iron rod; thence continuing South 01° 03' 41" West along a line parallel with the East line of said Section 18, 529.38 feet to a 1/2 inch iron rod; thence North 89 degree 08' 04" West along a line parallel with the South line of said Section 18, a distance of 1058.67 feet to a point on the North-South centerline of said Section 18; thence South 01° 01' 37" West along said centerline, 560.00 feet to the South 1/4 corner of said Section 18; thence South 89° 08' 04" East along the South line of said Section 18, a distance of 1763.33 feet; thence North 01° 03' 41" East along a line parallel to the East line of said Section 18, a distance 560.00 feet to a 1/2 inch iron rod; thence North 89° 08' 04" West along a line parallel with the South line of said Section 18, a distance of 455.00 feet to a 1/2 inch iron rod and the point of beginning.

PARCEL 2

A strip of land 60 feet in width, the centerline of which is described as follows:

Commencing at the Southeast corner of said Section 18; thence North  $89^{\circ} 08' 04''$  West along the South line of said Section, 840.00 feet to the point of beginning for said easement; thence North  $01^{\circ} 03' 41''$  East, 640.65 feet; thence along the arc of a 125.68 foot radius curve to the left, 99.48 feet (the chord bears North  $21^{\circ} 36' 51''$  West, 96.90 feet); thence along the arc of 100.00 foot radius curve to the right, 108.78 feet, (the chord bears North  $13^{\circ} 07' 38''$  West, 103.49 feet); thence North  $18^{\circ} 02' 08''$  East, 171.21 feet, (the chord bears North  $9^{\circ} 10' 24''$  East, 61.62 feet); thence North  $00^{\circ} 18' 40''$  East, 268.72 feet to the Southerly right of way of Pine Creek Loop Road as shown on the official plat of Tract 1052, CRESCENT PINES. The Southerly terminus of said easement being the South line of said Section 18 and the Northerly terminus being the Southerly right of way of said Pine Creek Loop Road. Also, the non-exclusive right to use the bridge presently installed across Crescent Creek in said easement as part of said easement and right of way.