

After Recording Return to:
Catherine M. Schulist
Watkinson Laird Rubenstein, P.C.
PO Box 10567
Eugene, OR 97440-2567

2025-009638
Klamath County, Oregon
10/28/2025 12:31:01 PM
Fee: \$102.00

Until a change is requested all tax statements
shall be sent to the following address:
Mathew E. Schipper and Jeri L. Schipper, Trustees
106 NW Alsea Bay Dr.
Waldport, OR 97394

Consideration: None – Estate Planning

WARRANTY DEED - STATUTORY FORM

Mathew E. Schipper and Jeri L. Schipper, who took title as Mathew Schipper and Jeri L. Schipper, Grantors, convey and warrant to Mathew E. Schipper and Jeri L. Schipper, Trustees of the Schipper Family Trust dated October 28, 2025, Grantees, the following described real property, free of encumbrances except as specifically set forth herein:

Legal description on attached Exhibit "A."

Subject to: easements, conditions, covenants, and restrictions of record.

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.

The liability and obligations of Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right of indemnification available to Grantors under any title insurance policy, and Grantors shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any such title insurance policy. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

Dated this 28th day of October 2025.


Mathew E. Schipper


Jeri L. Schipper

State of OREGON

County of Lane

This record was acknowledged before me on October 28, 2025, by Mathew E. Schipper and Jeri L. Schipper.


Notary Public — State of Oregon

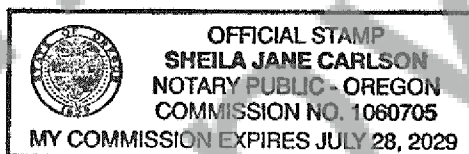


EXHIBIT A Legal Description

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 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 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° 08' 04" West along the South line of said Section, 840.00 feet to the point of beginning for said easement; thence North 01° 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° 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° 07' 38" West, 103.49 feet); thence North 18° 02' 08" East, 171.21 feet, (the chord bears North 9° 10' 24" East, 61.62 feet); thence North 00° 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.