

SEND TAX STATEMENTS TO:

Unchanged

Vol M04 Page 88544

AFTER RECORDING, RETURN TO:

RE: Evans, Freeby & Jennings, LLP
280 Court St. NE, Suite One
Salem, OR 97301

State of Oregon, County of Klamath

Recorded 12/28/04 10:48 A m

Vol M04 Pg 88544-45

Linda Smith, County Clerk

Fee \$ 26 # of Pgs 2

The true and actual consideration for this transfer is nonmonetary.

04 DEC 28 AM 10:48

WARRANTY DEED

JACK R. PLATT aka JACK PLATT and MARILYN J. PLATT aka MARILYN PLATT, Grantors

Convey and warrant to

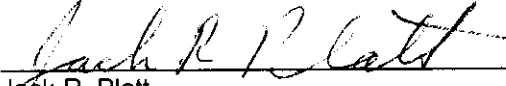
JACK R. PLATT and MARILYN J. PLATT, Trustees, under the PLATT LIVING TRUST,
dated November 3, 2004, and any amendments thereto, Grantee


All of their interest in the following described real property situated in Klamath County, State of Oregon, and more specifically described on Exhibit "A" attached hereto and made a part hereof, free from encumbrances except those of record. The liability and obligations of the Grantor to Grantee and Grantee's 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 any policy of title insurance issued to Grantor at the time Grantor acquired the property. 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 USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated: December 1, 2004

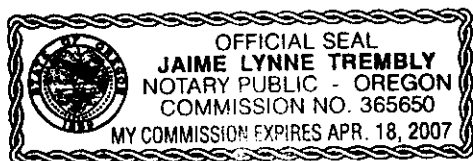
Grantors


Jack R. Platt


Marilyn J. Platt

STATE OF OREGON, County of Marion) ss.

Personally appeared before me on December 1, 2004, Jack R. Platt and Marilyn J. Platt and acknowledged the foregoing instrument to be their voluntary act.



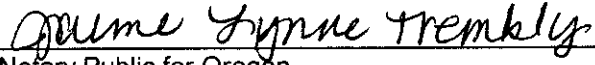

Notary Public for Oregon
My Commission Expires on: 4-15-07

EXHIBIT "A"**88545****10610 Hill Rd., Klamath Falls, OR 97603****Tax Account Nos. R602878, R878133 and R96675**

Beginning at the Southeast corner of the Southeast quarter of the Southeast quarter (SE1/4 SE1/4) of Section 31, Township 39 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon; running thence West on the South line of said Section 31 to West line of Government Lot 7 said Section 31; thence North with meander line on the East side of Lost River to a point on said meander line 7 chains and 68 links North of said Section line; thence in an easterly direction to the Northeast corner of the Southeast quarter of the Southeast 1/4 of said Section 31; thence South twenty chains to the place of beginning, being a portion of the S1/2 SE1/4 and Lot 7, Section 31, in Township 39 South, Range 10 East, of the Willamette Meridian. EXCEPTING THEREFROM such portions as have been heretofore deeded to the United States of America for canal rights of way. ALSO EXCEPTING that portion thereof deeded to Great Northern Railway Company for railroad rights of way by deed dated June 10, 1931, recorded June 13, 1931, in Volume 95 on page 454, Deed Records of Klamath County, Oregon.

That portion of the SW1/4 SW1/4 of Section 32, Township 39 South, Range 10, East of the Willamette Meridian, Westerly of the right of way of the "G" Canal.

NE1/4 NE1/4, Government Lots 7, 8 and 9, Section 6, Township 40 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING those portions deeded to the United States of America for canal purposes and to Great Northern Railway Company for railroad rights of way.

ALSO SAVING AND EXCEPTING that portion of the NE1/4 NE1/4 of Section 6, Township 40 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, lying East of the "G" Canal.

AND EXCEPTING THEREFROM that portion of Government Lot 7 in said Section 6 conveyed to Edward R. Stuedli and Pauline H. Stuedli as Trustees of the Black Oak Ranch Trust by Deed recorded April 6, 1998 in Volume M98 at Page 11176, described as follows:

The SW1/4 of the NE1/4 and the SE1/4 of the NW1/4 lying Easterly of Lost River (also known as a portion of Government Lot 7), in Section 6, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

8505 Matney Way, Klamath Falls, OR 97603**Tax Account Nos. R98325 and R98343****PARCEL 1:**

THAT PORTION OF THE S1/2 SE1/4 OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, LYING SOUTHERLY AND WESTERLY OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY AND NORTHERLY AND EASTERLY OF THE KLAMATH IRRIGATION DISTRICT NO. 5 DRAIN.

PARCEL 2:

THAT PORTION OF THE N1/2 OF THE SE1/4 LYING WEST OF THE STATE HIGHWAY, IN SECTION 18, TOWNSHIP 40 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.