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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



05 APR 25 AM 8:20

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Feliciano Soto
2524 Applegate Avenue
Klamath Falls, OR 97601

Grantor's Name and Address

Branda Platt
2305 Temple Dr.
Medford, OR 97504

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Branda Platt
2305 Temple Dr.
Medford, OR 97504

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Branda Platt
2305 Temple Dr.
Medford, OR 97504

State of Oregon, County of Klamath
Recorded 04/25/2005 8:20 a.m.
Vol M05 Pg 28781
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Feliciano Soto

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Branda Platt

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

MILLS Block 124 Lot 707

Commonly Known as: 2524 Applegate Ave
Klamath Falls, OR

97601-3526

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): all those items of record if any as of the date of this deed including any real property taxes due, but not yet payable., and that

grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on 4/22/05; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 22, 2005

by Feliciano Soto

This instrument was acknowledged before me on

by

as

of



OFFICIAL SEAL
GEORGE DOUMAR
NOTARY PUBLIC - OREGON

COMMISSION NO. 391640

MY COMMISSION EXPIRES JULY 1, 2009

Notary Public for Oregon

My commission expires

07-01-09