

M05-63707

Klamath County, Oregon

09/07/2005 02:59:01 PM

Pages 2 Fee: \$26.00

After Recording Return to:

ROBERT S. PLATH and CAROLYN S. PLATH

18 St. Louis Lane
Pleasant Hill, Ca. 94523

Until a change is requested all tax statements
Shall be sent to the persons & address shown above.

WARRANTY DEED
(INDIVIDUAL)

ATE 61940

JEFFREY B. MC ATEE and KATHRYN E. MC ATEE, husband and wife, herein called Grantors, convey(s) to **ROBERT S. PLATH and CAROLYN S. PLATH**, husband and wife, herein called Grantees, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$225,000.00**. The execution of this deed directly to the Grantee named herein is done at the direction of LandAmerica Exchange Company as part of a tax deferred exchange for the benefit of the Grantor named herein.

(here comply with the requirements of ORS 93.930)

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 August 17, 2005.

Jeffrey B. McAttee
JEFFREY B. MC ATEE

Kathryn E. McAttee
KATHRYN E. MC ATEE

STATE OF OREGON, County of **Klamath**) ss.

On August 30, 2005 personally appeared the above named **JEFFREY B. MC ATEE and KATHRYN E. MC ATEE** and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00061940

Before me: MA Silveria
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

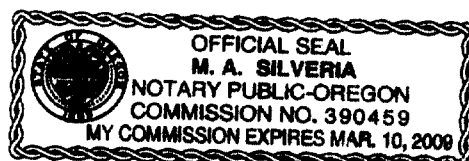


Exhibit A

PARCEL 1:

Parcel 1 of Major Land Partition 40-91, situated in the N 1/2 of Government Lot 6 in Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

A tract of land situated in Parcel 2 of Major Land Partition 80-24, being in the SE 1/4 NW 1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the South line of said Parcel 2 and the Southwesterly line of the road easement, from which the Southeast corner of said Parcel 2 bears South 89° 47' 18" East 60.81 feet; thence along said Southwesterly line North 60° 13' 35" West 43.03 feet and along the arc of a curve to the right (radius equals 357.40 feet and central angle equals 02° 37' 25") 16.37 feet; thence South 32° 23' 50" West 35.01 feet to a point on the South line of said Parcel 2; thence South 89° 47' 18" East 70.12 feet to the point of beginning.

CODE 183 MAP 3808-01200 TL 01801 KEY #872660