



00192904201600102600020029

09/27/2016 02:43:13 PM

Fee: \$47.00

After recording, mail to:

Melvin D. Ferguson  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls, Oregon 97601

Send tax statements to:

Douglas J. and Nancy D. Pratt  
3834 Beverly Drive  
Klamath Falls, Oregon 97603

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### WARRANTY DEED

**Douglas J. Pratt and Nancy D. Pratt**, husband and wife, Grantors, hereby convey and warrant to **Douglas J. Pratt and Nancy D. Pratt, Trustees of the Pratt Family Trust under agreement dated September 12, 2016**, Grantee, the following described real property in the County of Klamath, State of Oregon free of encumbrances except as specifically set forth herein:

A tract of land in the NE 1/4 NE 1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the iron pin at the Southwest corner of the NE 1/4 NE 1/4 of said Section 34, said point being the Southeast corner of Beverly Heights Subdivision; thence Northerly along the West line of the NE 1/4 NE 1/4 of said Section 34 and the East line of Beverly Heights, a distance of 208.71 feet; thence Easterly parallel with the South line of the NE 1/4 NE 1/4 of said Section 34 a distance of 208.71 feet; thence Southerly parallel with the West Line of the NE 1/4 NE 1/4 of said Section 34 a distance of 208.71 feet to the Southerly line of the NE 1/4 NE 1/4 of said Section 34; thence Westerly along the South line of the NE 1/4 NE 1/4 of said Section 34 a distance of 208.71 feet to the point of beginning.

Property ID: R442453

Tax lot number: R-3809-0324AA-00300-000

Commonly known as 3834 Beverly Drive, Klamath Falls, Oregon 97603.

There is no consideration for this transfer, it is done for purposes of estate planning.

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.

Dated this 12th day of September, 2016.

*Douglas J. Pratt*  
Douglas J. Pratt  
*Nancy D. Pratt*  
Nancy D. Pratt

STATE OF OREGON                     )  
   ) ss.  
County of Klamath                     )

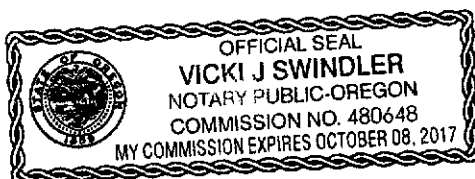
This instrument was acknowledged before me on September 12, 2016, by Douglas J. Pratt.



*Vicki Swindler*  
Notary Public - State of Oregon  
My commission expires: 10-8-17

STATE OF OREGON                     )  
   ) ss.  
County of Klamath                     )

This instrument was acknowledged before me on September 12, 2016, by Nancy D. Pratt.



*Vicki Swindler*  
Notary Public - State of Oregon  
My commission expires: 10-8-17