



00193976201600111860050056

10/20/2016 09:27:08 AM

Fee: \$62.00

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

WARRANTY DEED

Doug J. Pratt and Nancy Dee Pratt, husband and wife, tenants by the entirety, Grantors, hereby convey and warrant to **Douglas J. Pratt and Nancy D. Pratt, Co-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:

See Attached Exhibit A.

Property ID: R442435	Tax lot number: R-3809-034AA-00400-000
Property ID: R442765	Tax lot number: R-3809-034AD-00300-000
Property ID: R442783	Tax lot number: R-3809-034AD-00200-000

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

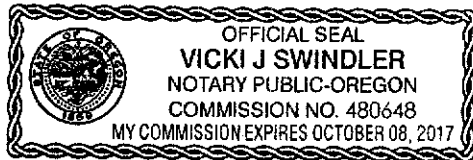
424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 28 day of September, 2016.

Doug J. Pratt
Doug J. Pratt
Nancy D. Pratt
Nancy D. Pratt

STATE OF OREGON)
) ss.
County of Klamath)

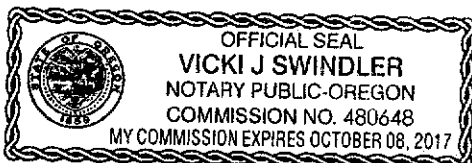
This instrument was acknowledged before me on September 28, 2016, by Doug J. Pratt.



STATE OF OREGON)
) ss.
County of Klamath)

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

This instrument was acknowledged before me on September 28, 2016, by Nancy Dee Pratt.



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

EXHIBIT A

PARCEL 1: TAX LOT 400

A parcel 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 SW corner of the NE 1/4 NE 1/4 of said Section 34, said point being the SE 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 Westerly 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.

PARCEL 2: TAX LOT 300

A tract of land situated 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 a point on the South line of the NE 1/4 NE 1/4 of said Section 34, said point being East a distance of 208.71 feet from the SW corner of the NE 1/4 NE 1/4 of said Section 34, thence East along the South line of the NE 1/4 NE 1/4 of said Section 34, a distance of 386.55 feet; thence North parallel with the West line of the NE 1/4 NE 1/4 of said Section 34 a distance of 208.71 feet; thence North parallel with the West line of the NE 1/4 NE 1/4 of said Section 34 a distance of 208.71 feet; thence West parallel with the South line of the NE 1/4 NE 1/4 of said Section 34 a distance of 386.55 feet; thence South 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 point of beginning.

PARCEL 3: TAX LOT 3100

A parcel of land situated in lots 14 and 19 of Enterprise tracts located in Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron axle marking the Northeast corner of said lot 14; thence from said point of beginning South 88 degrees 34'11" West along the North boundary of said Lot 14, 656.69 feet to a 5/8" iron pin marking the Northwest corner of said Lot 14, thence South 88 degrees 44'05" West along the North line of said Lot 19, 135.31 feet, thence leaving said North line of said Lot 19 South 00 degrees 09'08" East, 330.39 feet to a point; thence North 88 degrees 34'11" East 792.01 feet to a point on the East line of said Lot 14, thence North 00 degrees 09'08" West along the East line of said Lot 14, 330.00 feet to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING:

A tract of land situated in Tracts 13 and 14, Enterprise Tracts, Klamath County, Oregon, and being a portion of those tracts of land described in Deed Volumes M78, page 22591 and Volume M78, page 5397, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of the tract of land described in Deed Volume M78, page 22591, Microfilm Records of Klamath County, Oregon, which is on the East line of said Tract 14, South 01 degrees 02'42" West, 330.00 feet from the Northeast corner of said Tract 14; thence along the South line of said M78, page 22591, South 89 degrees 46'01" West, 85.82 feet to a point 55.00 feet left of Engineer's Station 53+92.07 Foothill Boulevard; thence North 70 degrees 48'36" East, 112.32 feet to a point on the Easterly line of that tract of land described in said Deed Volume M78, page 5397, and being 50.00 feet left of Engineer's Station 55+04.28 Foothill Boulevard; thence along said Easterly line of M78-5397 South 34 degrees 43'47" West, 35.32 feet; thence South 01 degrees 02'42" West 7.54 feet to the point of beginning, with bearings based on Foothill Boulevard.

PARCEL 4: TAX LOT 3200

A tract of land situated in the E 1/2 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 an iron pin located North 40.0 feet and South 88 degrees 33' West a distance of 515.9 feet from the Southeast corner of the NE 1/4 NE 1/4 of said Section 34; thence South 10 degrees 10' West a distance of 122.4 feet to an iron pin; thence South 22 degrees 50' 36" West a distance of 173.62 feet to an iron pin; thence South 33 degrees 33' West a distance of 101.0 feet to an iron pin; thence North 362.25 feet to an iron pin that is located 40.0 feet North of the South line of the NE 1/4 NE 1/4 of said Section 34; thence North 88 degrees 33' East parallel with the South line of the NE 1/4 NE 1/4 of said Section 34 a distance of 144.9 feet to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING:

A tract of land situated in Tracts 13 and 14, Enterprise Tracts, Klamath County, Oregon, and being a portion of those tracts of land described in Deed Volumes M78, page 22591 and Volume M78, page 5397, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of that tract of land described in Deed Volume M78, page 22591, Microfilm Records of Klamath County, Oregon, which is on the East line of said Tract 14, South 01 degrees 02'42" West, 330.00 feet from the Northeast corner of said Tract 14; thence along the South line of said M78, page 22591, South 89 degrees 46'01" West, 85.82 feet to a point 55.00 feet left of Engineer's Station 53+92.07 Foothill Boulevard; thence North 70 degrees 48' 36" East, 112.32 feet to a point on

the Easterly line of that tract of land described in said Deed Volume M78, page 5397, and being 50.00 feet left of Engineer's Station 55+04.28 Foothill Boulevard; thence along said Easterly line of M78-5397 South 34 degrees 43'47" Wes, 35.32 feet; thence South 01 degrees 02'42" West 7.54 feet to the point of beginning, with bearings based on Foothill Boulevard.

Subject to the following:

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
5. Liens and assessments, if any, due to the City of Klamath Falls.
6. Right of way for electricity liens deeded by Edgar Turner and Mary Turner, husband and wife, to the California-Oregon Power Company, a California Corporation, dated October 23, 1953, recorded December 2, 1953 in Volume 264, page 283, Deed Records of Klamath County, Oregon.
7. Right of way easement for transmission and distribution of electricity, including the terms and provisions thereof, in favor of The California Oregon Power Company, dated October 22, 1953, recorded October 22, 1953 in Book 263, page 533, Deed Records of Klamath County, Oregon.
8. An easement created by instrument, including the terms and provisions thereof, dated September 11, 1973, recorded October 5, 1973 in Volume M73, page 13494, Microfilm Records of Klamath County, Oregon, in favor of Southern Oregon Broadcasting Co., doing business as Southern Oregon Cable TV.
9. Agreement, including the terms and provisions thereof, dated June 28, 1977 and recorded August 8, 1977 in Volume M77, page 13858, Microfilm Records of Klamath County, Oregon, by and between the City of Klamath Falls, a municipal corporation of the State of Oregon, as seller and Wallace V. Teuscher and Asghar R. Sadri, as purchasers. Said Agreement provides for assumption and release of liens imposed by the City of Klamath Falls Sewer Unit #46.
10. Limited access provisions as contained in Deed to Klamath County, dated October 21, 1981 and recorded December 23, 1981 in Volume M81, page 21814, Microfilm Records of Klamath County, Oregon.