

2017-013581

Klamath County, Oregon

**SEND TAX STATEMENTS TO:**

Jack R. Platt and Marilyn J. Platt, Trustees  
11070 Oak Hill Rd, Independence, OR 97351

**AFTER RECORDING, RETURN TO:**

Evans Batlan Getchell LLC, Attorneys at Law  
969 - 13th Street SE  
Salem, OR 97302



00213888201700135810020028

11/28/2017 08:15:39 AM

Fee: \$47.00

The true and actual consideration for this transfer is nonmonetary.

**WARRANTY DEED**

JACK PLATT and MARILYN PLATT, tenants by the entirety, 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 the following described real property situated in Klamath County, State of Oregon, and more specifically described as 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.

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: November 21, 2017

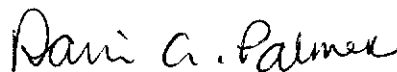
Grantors

  
JACK PLATT

  
MARILYN PLATT

STATE OF OREGON, County of Marion) ss.

Personally appeared before me on November 21, 2017, JACK PLATT and MARILYN PLATT and acknowledged the foregoing instrument to be their voluntary act.



Notary Public for Oregon

My Commission Expires on:

July 10, 2018



EXHIBIT "A"  
(Legal Description)

Tax Account No. R99645 and Tax Account No. R99823

Parcel 2 of Land Partition 63-96 situated in the SW1/4, and the N1/2 SE1/4 of Section 29 and the NW1/4 of Section 32, All in Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon.

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Tax Account No. R93801

That portion of the NE1/4 of the SE1/4 of Section 13, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of the U.S.B.R. No. 5 Drain.

Excepting therefrom Parcel 2 of Land Partition 43-07, being a portion of the N1/2 of the SE1/4 of Section 13, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County Oregon.

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Tax Account No. R894808

Parcel 2 of Land Partition 43-07, being a portion of the N1/2 of the SE1/4 of Section 13, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County Oregon.

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Tax Account No. R93810

Parcel 1 of Land Partition 43-07, being a portion of the N1/2 of the SE1/4 of Section 13, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County Oregon.