



THIS SPACE RESERVED FOR

2019-005770

Klamath County, Oregon

05/23/2019 08:44:01 AM

Fee: \$92.00

After recording return to:

Platt Resources, LLC, an Oregon limited liability
company

PO Box 270

Redmond, OR 97756

Until a change is requested all tax statements shall be
sent to the following address:

Platt Resources, LLC, an Oregon limited liability
company

PO Box 270

Redmond, OR 97756

File No. 298079AM

STATUTORY WARRANTY DEED

JEJ Enterprises, Inc., an Oregon corporation,

Grantor(s), hereby convey and warrant to

Platt Resources, LLC, an Oregon limited liability company,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$290,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 21 day of May, 2019.

JEJ Enterprises, Inc., an Oregon corporation

By: Ronald E. Johnson
Ronald E. Johnson, President

By: Charles R. Johnson
Charles R. Johnson, Secretary

State of Oregon}ss.
County of Klamath}

On this 21st day of May, 2019, before me, Kathleen Antoinette Maynard, a Notary Public in and for said state, personally appeared **Ronald E. Johnson, as President of JEJ Enterprises, Inc. and Charles R. Johnson, as Secretary of JEJ Enterprises, Inc.**, and acknowledged to me that pursuant to a Resolution of the Board of Directors, they executed the foregoing in said Corporation name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kathleen Antoinette Maynard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/23/2022 6/7/22

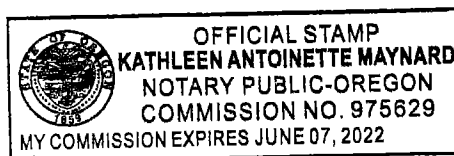


EXHIBIT 'A'

PARCEL 1:

Tracts 10, 11 and 25, PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed to State of Oregon for Highway purposes by Volume 154, page 102, Deed Records of Klamath County, Oregon.

PARCEL 2:

All of Tract 24 and the Southerly portion of Tract 23 of PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, described as follows:

Beginning at the Southeast corner of said Lot 23; thence North 00°43'00" West along the East line of said Lot 23, 111.00 feet to an existing fence; thence North 89°13'05" West along said fence 80.00 feet to the West line of said Lot 23; thence South 00°43'00" East 113.00 feet to the Southwest corner of said Lot 23; thence North 89°21'00" East to the point of beginning.