



THIS SPACE RESERVED FOR

2021-016124
Klamath County, Oregon
10/26/2021 09:50:01 AM
Fee: \$92.00

After recording return to:

Global Platinum Investments, LLC, an Oregon Limited
Liability Company
707 South 5th St
Klamath Falls, OR 97601

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

Global Platinum Investments, LLC, an Oregon Limited
Liability Company
707 South 5th St
Klamath Falls, OR 97601
File No. 492621AM

STATUTORY WARRANTY DEED

Janet R. Sherrill,

Grantor(s), hereby convey and warrant to

Global Platinum Investments, 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 \$125,000.00.

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:

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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 22 day of October, 2021.

Janet R. Sherrill
Janet R. Sherrill

State of Arizona } ss
County of Maricopa }

On this 22 day of October, 2021, before me, Emmanuel Ojeda a Notary Public in and for said state, personally appeared Janet R. Sherrill, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Emmanuel Ojeda
Notary Public for the State of AZ
Residing at: 1151 S Power Rd Ste 103 Mesa AZ 85206
Commission Expires: 02/10/23

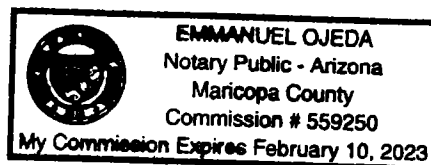


EXHIBIT 'A'

An irregular tract of land located in Government Lots 3 and 10, Section 32, Township 38 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the East quarter corner of Section 32, Township 38 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon; thence South 69°36' West a distance of 38.1 feet to a point on the Southeasterly line of Kinlock Street; thence South 38°56' West along said Southeasterly line of Kinlock Street a distance of 16.47 feet to the true point of beginning; thence South 10°46 1/2' West 246.59 feet, more or less, to its intersection with the Westerly line of Fifth Street in Klamath Falls, Oregon, if extended; thence North 51°04' West a distance of 116.51 feet, more or less, to the intersection of said Westerly line of Fifth Street and the Southeasterly line of Kinlock Street; thence North 38°56' East a distance of 217.33 feet; along the said Southeasterly line of Kinlock Street to the point of beginning. EXCEPTING that part lying Northerly of the South line of South Fifth Street.

ALSO

Beginning at the intersection of the centerline of Fifth Street and the Southeasterly line of Kinlock Street, as shown on the plat of "KLAMATH ADDITION" to the Town of Linkville, now Klamath Falls, on file in the office of the County Clerk, Klamath County Courthouse; thence North 51°04' West along said centerline a distance of 19.0 feet to a point, said point being the point of tangency of a curve concave to the East and having a radius of 30.00 feet, a radial line to said point bearing South 38°56' West; thence Northerly along said curve a distance of 47.12 feet to a point on the Southwesterly line of Lot 6, Block 106 of said Klamath Addition a radial line to said point bearing North 51°04' West; thence South 51°04' East along the Southwesterly line of said Lot 6 to the Southwest corner of said Lot 6; thence North 38°56' East, a distance of 19.06 feet along the Southeasterly line of said Lot 6 to a point on the Southerly right of way line of the Klamath Falls-Lakeview Highway as relocated said right of way being on a curve concave to the North having a radius of 316.48 feet and a central angle of 25°28'23"; thence Southeasterly along said curve right of way line a distance of 49 feet, more or less, to its intersection with the Southeasterly line of Kinlock Street; thence South 38°56' West along said Southeasterly line a distance of 86 feet, more or less, to the point of beginning.

ALSO

A tract of land situated in Lot 6, Block 106 of KLAMATH ADDITION, to the Town of Linkville, now Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the most Southerly corner of Lot 6, Block 106 of Klamath Addition to the Town of Linkville; thence North 51°04' West along the Southwesterly line of said Lot 6, a distance of 14.00 feet to a point; thence North 38°56' East a distance of 7.42 feet to a point on a curve concave to the North having a radius of 316.48 feet, a radial bearing to said curve at said point being South 00°50'10" West; thence Easterly along said curve, a distance of 18.21 feet to a point on the Southeasterly line of said Lot 6, a radial bearing to said curve at said point being South 2°27'39" East; thence South 38°56' West along said Southeasterly line a distance of 19.06 feet to the true point of beginning.