



2023-006707  
Klamath County, Oregon  
08/08/2023 10:22:02 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Balin Ranches LLC, an Oregon Limited Liability  
Company

13600 Homedale Rd.

Klamath Falls, OR 97603

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

Balin Ranches LLC, an Oregon Limited Liability  
Company

13600 Homedale Rd.

Klamath Falls, OR 97603

File No. 596181AM

### STATUTORY WARRANTY DEED

**Jack R. Platt and Marilyn J. Platt, Trustees, under the Platt Living Trust, dated November 3, 2004, and any amendments thereto,**

Grantor(s), hereby convey and warrant to

**Balin Ranches 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:

**Parcel A:**

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

**Parcel B:**

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

**Parcel C:**

**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 U.S.B.R. No. 5 Drain.**

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

The true and actual consideration for this conveyance is \$330,000.00.

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:

*2023-2024 Real Property Taxes, a lien not yet due and payable*

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 1 day of August, 2023.

Platt Living Trust

By:

Jack R. Platt  
Jack R. Platt, Trustee

Marilyn J. Platt  
Marilyn J. Platt, Trustee

State of Oregon } ss  
County of Polk }

On this 1 day of August, 2023, before me, Shannon Marie Kalb a Notary Public in and for said state, personally appeared Jack R. Platt and Marilyn J. Platt, Trustees under the Platt Living Trust dated November 3, 2004, 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.

Shannon Marie Kalb  
Notary Public for the State of Oregon  
Residing at: St. Klamath Falls OR Marion County, Oregon  
Commission Expires: November 5, 2024

