



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Jack Platt and Marilyn Platt and Kara Kasbergen
11070 Oak Hill Rd.
Independence, OR 97351

Until a change is requested all tax statements shall be
sent to the following address:
Jack Platt and Marilyn Platt and Kara Kasbergen
11070 Oak Hill Rd.
Independence, OR 97351
File No. 624871AM

STATUTORY WARRANTY DEED

Shirley Gresham, Trustee of the Gresham Family Trust dated September 11, 1997,
Grantor(s), hereby convey and warrant to

Jack Platt and Marilyn Platt, as to an undivided 50% interest, as Tenants by the Entirety, and Kara Kasbergen, as to an undivided 50% interest, as tenants in common,

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 \$850,000.00.
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 12 day of March ~~12~~ 3 / 2024.

Shirley Gresham, Trustee of the Gresham Family Trust

By: Shirley Gresham Trustee
Shirley Gresham, Trustee

State of Oregon} ss.
County of Klamath}

On this 12th day of March, 2024, before me, Sheila Ann Bergloff, a Notary Public in and for said state, personally appeared Shirley Gresham known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Gresham Family Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

Sheila Ann Bergloff
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: December 26, 2025

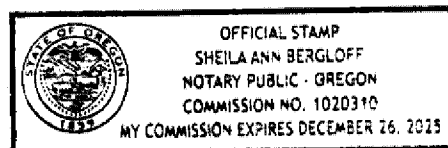


EXHIBIT 'A'

Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

Section 30: S1/2 NE1/4 and the SE1/4
Section 31: N1/2 NE1/4

EXCEPTING THEREFROM the following: A parcel of land containing 1.96 acres more or less, located in the SE1/4 NE1/4 of Section 30, Township 40 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of the SE1/4 NE1/4 of Section 30; thence South along the Section line common to Sections 29 and 30 a distance of 150 feet; thence West along a line parallel to the Northern boundary line of the SE1/4 NE1/4 of said Section 30, a distance of 570 feet; thence North along a line parallel to the Section line common to Sections 29 and 30, a distance of 150 feet; thence East along the North boundary line of the SE1/4 NE1/4 of Section 30, a distance of 570 feet to the point of beginning. Also known as Parcel 1 of Minor Partition 33-83 on file in the office of the Klamath County Clerk

AND FURTHER EXCEPTING any portion thereof lying in the road.

TOGETHER WITH an easement over the following described real property: All that portion of the SW1/4 SW1/4 of Section 20 and the NW1/4 NW1/4 of Section 29, Township 40 South, Range 10 East of the Willamette Meridian described as follows:

A strip of land for irrigation ditch purposes 30 feet wide, 15 feet on each side of a line heretofore staked out across said lands and located as follows: Beginning at a point in the Westerly line of right of way for the government C Canal at the Cheyne Pumphouse as now constructed and bearing approximately North 48° 30' East 1590 feet from the Southwest corner of Section 20, Township 40 South, Range 10 East of the Willamette Meridian; thence along the outfall pipe South 45° West 100 feet; thence along a meandering falling grade contour roughly delineated by the following courses: South 75° West 265 feet; thence North 65° West 285 feet; thence South 5° East 300 feet; thence South 10° 30' West 650 feet; thence South 26° 40' West 1000 feet; thence South 3° 20' West 500 feet; thence South 60° West 48 feet, more or less, to the Southwest corner of the NW1/4 NW1/4 of said Section 29, for the purpose of the construction and maintenance of a ditch on said strip of land, together with the right of ingress and egress for same purposes.

ALSO TOGETHER WITH the following described easement and right of way:

A perpetual easement and right of way for the construction, maintenance, building and repairing of a drain ditch over and across the N1/2 of the S1/2 of Section 29, Township 40 South, Range 10 East of the Willamette Meridian, in Klamath County, Oregon, the center line of which is more particularly described as follow, to-wit:

Beginning at a point in the Section line marking the Westerly boundary of Section 29, Township 40 South, Range 10 East of the Willamette Meridian, 10 feet Southerly from the quarter section corner on the Westerly side of the said Section 29, and running thence East, parallel with and 10 feet distant at right angles Southerly from the East and West center line of the said Section 29, 1978 feet; thence South 87° 42' East 200 feet; thence North 87° 42' East 200 feet; thence East, parallel with and 10 feet distant at right angles Southerly from the said East, and West center line of a said Section 29, 1587 feet; thence South 87° 42' East 400 feet; thence East 400 feet; thence North 87° East 300 feet, more or less, to its intersection with the Westerly boundary of the rights of way of the "C" Canal of the U.S.R.S being over and across the N1/2 of the S1/2 of said Section 29, Township 40 South, Range 10 East of the Willamette Meridian.

ALSO TOGETHER WITH a perpetual easement 30 feet in width along the Easterly boundary of the property contained in Bargain and Sale Deed dated November 16, 1988, recorded November 21, 1988 in Volume M88, page 19739, Deed Records of Klamath County, Oregon, along and West of the Westerly right of way of Cheyne Road as the same now exists, for irrigation and related purposes including the right of ingress and egress thereon, for use, maintenance, repairs and upkeep; for the benefit of the following described real property situated in Klamath County, Oregon: S1/2 NE1/4; and SE1/4 of Section 30 and the N1/2 NE1/4 Section 31, all in Township 40 South, Range 10 East of the Willamette Meridian.