

MOUNTAIN TITLE COMPANY

60631

WARRANTY DEED

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467

KNOW ALL MEN BY THESE PRESENTS, That Merle P. Sims and Margaret M. Sims, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William L. Ratliff and Sarah Ratliff, Husband and Wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 20 in Block 8, SECOND ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations as contained in plat dedication

Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded June 10, 1966 in Volume M66, page 6074, Microfilm Records of Klamath County, Oregon.

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Nimrod River Park Road District.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated above, or those apparent upon the land, if any, as of the date of this deed.

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,900.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19 day of Dec, 1978, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Merle P. Sims

Margaret M. Sims

STATE OF OREGON, California } ss.
County of San Diego }
December 19, 1978

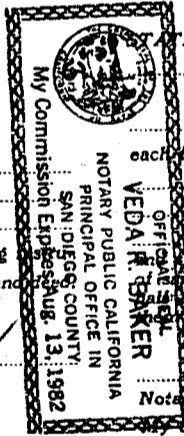
Personally appeared the above named Merle P. Sims and Margaret M. Sims

and acknowledged the foregoing instrument to be their voluntary act and deed

Before me: Notary Public for Oregon
(OFFICIAL SEAL)

My commission expires:

AUGUST 13, 1982



Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation, that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: Notary Public for Oregon
(OFFICIAL SEAL)

Merle P. Sims and Margaret M. Sims

GRANTOR'S NAME AND ADDRESS
William L. Ratliff and Sarah Ratliff

GRANTEE'S NAME AND ADDRESS
After recording return to:
William L. Ratliff and Sarah Ratliff
P.O. Box 277
Sprague, River, Oregon

Until a change is requested all tax statements shall be sent to the following address.
William L. Ratliff and Sarah Ratliff
P.O. Box 277
Sprague River, Oregon

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 5th day of January, 1979, at 3:18 o'clock PM., and recorded in book M-79 on page 467 or as file/reel number 60631, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Inequine Deputy

Fee \$3.00

MOUNTAIN TITLE COMPANY