

1-1-74

WARRANTY DEED

Vol. 780 Page 1749



KNOW ALL MEN BY THESE PRESENTS, That DONALD RATLIFF and LUANA M. RATLIFF, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PATRICK D. RATLIFF and MICHELLE A. 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:

Farm Unit "Q", according to the Farm Unit Plat, or the Lots 7, 19 and 21 and the West half of Lot 10 of Section 14, Township 41 South, Range 11 East, W.M.

SUBJECT TO: Easements, restrictions and rights-of-way of record and those apparent on the land.

ALSO SUBJECT TO: A lease to RATLIFF POTATO COMPANY for the hay shed, machine shop, barn and other farm outbuildings located on the above-described property.

(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

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 \$ 100,000.00

~~How the true and actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration between the parties to this deed is hereby acknowledged.~~

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 day of March, 1980; 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)

Donald Ratliff
DONALD RATLIFF
Luana M. Ratliff
LUANA M. RATLIFF

STATE OF OREGON,)
County of Klamath) ss.
March 19 80.

Personally appeared the above named DONALD RATLIFF and LUANA M. RATLIFF, husband and wife,

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 4/29/82

STATE OF OREGON, County of) ss.
19

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, and 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

DONALD RATLIFF & LUANA M. RATLIFF
P. O. Box 436
Merrill, Oregon 97633

(GRANTOR'S NAME AND ADDRESS)

PATRICK D. & MICHELLE A. RATLIFF
Star Route, Box 168
Malin, Oregon 97632

(GRANTEE'S NAME AND ADDRESS)

After recording return to:

PARKS & RATLIFF, ATTORNEYS AT LAW
228 North 7th
Klamath Falls, Oregon 97601

(NAME, ADDRESS, ZIP)

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

PATRICK D. & MICHELLE A. RATLIFF
Star Route, Box 168
Malin, Oregon 97632

(NAME, ADDRESS, ZIP)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 12th day of March, 1980, at 4:17 o'clock P.M., and recorded in book, reel/volume No. 380 on page 4742 or as document/fee/file/instrument/microfilm No. 31827. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By D. Milne
Deputy
Fee \$3.50

SPACE RESERVED FOR RECORDER'S USE

80 MAR 12 PM 4 17