

04-13558 ATE 32211

86938

**Aspen**  
TITLE & ESCROW, INC. Vol. 1788 Page 6971  
**WARRANTY DEED (INDIVIDUAL)**

MICHAEL LONG and PATRICIA E. LONG, husband and wife  
convey(s) to RONALD G. RATCLIFF, hereinafter called grantor,  
County of Klamath, State of Oregon, described as:

Lot 8, Block 106, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS,  
OREGON, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM  
that portion conveyed to State Highway Commission by instrument recorded  
November 5, 1956 in Book 287, page 152, Deed Records of Klamath County,  
Oregon.

**SUBJECT TO:**

1. Conditions, restrictions as shown on the recorded plat of Buena Vista Addition.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

"THIS INSTRUMENT WILL 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 APPROVED USES."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
As set forth herein above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 30,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)° (Delete between symbols; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.  
IN WITNESS WHEREOF, the grantor has executed this instrument this 2 day of May, 19 88.

STATE OF OREGON, County of Klamath,  
May 2, 19 88 ss.

Personally appeared the above named MICHAEL LONG and PATRICIA E. LONG  
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Notary Public for Oregon  
My Commission Expires: 7-6-90

Michael & Patricia Long

GRANTOR'S NAME AND ADDRESS

Ronald G. Ratcliff

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath 1st Federal Str  
540 Union St  
Klamath Falls OR 97601  
NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 2nd day of May, 19 88, at 3:18 o'clock P. M., and recorded in book/reel/volume No. M38 on page 6971 or as document/fee/file/Instrument/microfilm No. 86938, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Bernard A. Hetch Deputy

Fee \$10.00