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WARRANTY DEED

Vol. m89 Page 5699
STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR, 97204

KNOW ALL MEN BY THESE PRESENTS, That GAYLE S. RATLIFF

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RATLIFF POTATO CO., INC., 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:

See attached Exhibit "A".

(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

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 \$50,000.00

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 31 day of Dec, 1987; 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.

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.

STATE OF OREGON, Multnomah } ss.
County of Klamath
December 31, 1987

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared the above named
Gayle S. Ratliff

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 _____

Notary Public for Oregon
My commission expires: 1/6/90

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Gayle S. Ratliff

GRANTOR'S NAME AND ADDRESS
Ratliff Potato Co., Inc.

GRANTEE'S NAME AND ADDRESS
After recording return to:
Ratliff Potato Company, Inc.
P.O. Box 436
Merrill, OR 97633.

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Ratliff Potato Co., Inc.
no change.

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, _____) ss.
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____ Deputy

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Exhibit "A"

The following described real property situate in Klamath County,
Oregon:

Township 41 South, Range 11 E.W.M.

Section 14: S $\frac{1}{2}$ of Lot 5, S $\frac{1}{2}$ N $\frac{1}{2}$ of Lot 5, S $\frac{1}{2}$ N $\frac{1}{2}$ N $\frac{1}{2}$ of Lot 5
All of Lots 12 and 13

Together with the following described mobile home:

1974 Budger Mobile Home, 66' x 24', Huntington Manor
Model, Serial No. S-6688.

Subject to:

The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1987-88, and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.

Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.

Agreement relative to use of drains, including the terms and provisions thereof, between Joseph Drazil and Mary Drazil, husband and wife, and J. R. Ratliff and Ollie Ratliff, husband and wife, dated April 24, 1944, recorded September 14, 1944, in Volume 169 page 25, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 5th day
of April A.D. 19 89 at 9:58 o'clock A.M., and duly recorded in Vol. M89
of Deeds on Page 5699.

FEE \$13.00

Evelyn Biehn County Clerk

By D. Anne Mueland