

OK

6197

BARGAIN AND SALE DEED

Vol. m89 Page 19098

KNOW ALL MEN BY THESE PRESENTS, That DONALD RATLIFF & LUANA RATLIFF, Husband & Wife As Tenants in common and not by the entirety hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PATRICK D. RATLIFF & Michelle Ratliff, husband and wife, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Farm Unit "N", according to the Farm Unit Plat, or the South half, the South half of the North half, the East half of the North half of the North half, the West half of the South half of the North half of the North half of Lot 11, the Lot 14, and the East half of the South half, the East half of the South half of the North half, and the East half of the South half of the North half of the North half of Lot 6 of Section 14, Twp. 41 South, Range 11 E.W.M.

The East 20 acres of Farm Unit "M", the same being all that portion of Farm Unit "M" lying in Lots 6 and 11, being in Section 14, Twp. 41 South, Range 11 E.W.M.

(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$80,000.00

~~OF THE PART OF THE GRANTOR'S ESTATE WHICH CONSISTS OF THE REAL PROPERTY OF THE GRANTOR WHICH IS PART OF THE ESTATE OF THE GRANTOR~~ (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 14th day of April, 1989; 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.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON,

County of Klamath

} ss.

The foregoing instrument was acknowledged before me this 14th day of April, 1989, by

Donald Ratliff
Luana M. Ratliff

Notary Public for Oregon

My commission expires: 8-31-91

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19____, by

_____, president, and by

_____, secretary of

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

Donald & Luana Ratliff

P.O. Box 436

Merrill, OR 97633

GRANTOR'S NAME AND ADDRESS

Patrick D. & Michelle Ratliff

HC 62 Box 168

Malin, OR 97632

GRANTEE'S NAME AND ADDRESS

After recording return to:

Steven A. Zamsky Attorney at Law

601 Main Street Suite 204

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Patrick D. & Michelle Ratliff

HC 62 Box 168

Malin, OR 97632

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instrument was received for record on the 9th day of Oct, 1989, at 3:46 o'clock P.M., and recorded in book/reel/volume No. M89 on page 19098 or as fee/tile/instrument/microfilm/reception No. 6197, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Danline Mullendore Deputy

Fee \$8.00