

KNOW ALL MEN BY THESE PRESENTS, That JEFFREY E. TUBBE & RAMONA L. TUBBE, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLAUDE E. RATCLIFF & MARJORIE M. RATCLIFF, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO EXISTING MORTGAGE IN FAVOR OF DEPARTMENT OF VETERANS' AFFAIRS RECORDED IN VOLUME 1178, page 21783, MICROFILM RECORDS OF KLAMATH COUNTY OREGON AND EXISTING TRUST DEED IN FAVOR OF VICKI TERESA WRIGHT RECORDED IN VOLUME 1186, PAGE 8819, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, BOTH OF WHICH BUYERS HEREIN AGREE TO ASSUME AND PAY.

"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."

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 and the above granted premises, free from all encumbrances EXCEPT those of record and 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 \$ 38,900.00.  
~~It is hereby acknowledged that the consideration stated in this instrument is the true and actual consideration paid for this transfer, and that the same is not to be taken into account in the computation of the amount of the property tax which is due on the property described in this instrument, and that the same is not to be taken into account in the computation of the amount of the property tax which is due on the property described in this instrument.~~

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 20th day of December, 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.

Jeffrey E. Tubbe  
 Jeffrey E. Tubbe

Ramona L. Tubbe  
 Ramona L. Tubbe

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:

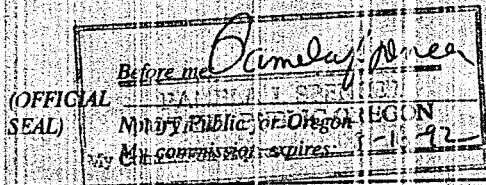
(OFFICIAL SEAL)

Notary Public for Oregon  
 My commission expires: \_\_\_\_\_

STATE OF OREGON, )  
 County of Klamath ) ss.  
12/20, 1989.

Personally appeared the above named Ramona L. Tubbe, individually, and as Attorney in fact for Jeffrey E. Tubbe

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



Jeffrey E. Tubbe & Ramona L. Tubbe

5526 Avalon St.

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Claude E. Ratcliff & Marjorie M. Ratcliff

5526 Avalon

Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

Claude E. Ratcliff & Marjorie M. Ratcliff

5526 Avalon

Klamath Falls OR 97603

NAME, ADDRESS, ZIP

Claude E. Ratcliff & Marjorie M. Ratcliff

5526 Avalon

Klamath Falls OR 97603

NAME, ADDRESS, ZIP

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 \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.

Record of Deeds of said county.  
 Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
 \_\_\_\_\_ Deputy

A tract of land situated in Lot 11 of ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point that is North 100 feet from the Southeast corner of Lot 11, said point being on the East line of said Lot 11; thence continuing North along the said East line, 100 feet; thence West 350 feet parallel to the South line of said Lot; thence South parallel to the East line of said Lot 100 feet, thence East parallel to the South line of said Lot, 350 feet to the point of beginning.

Tax Account No: 3909 015CB 00600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 21st day  
of Dec. A.D. 19 89 at 10:12 o'clock A M., and duly recorded in Vol. M89,  
of Deeds on Page 24593.  
Evelyn Biehn County Clerk  
By Pauline Mullendore

FEE \$13.00