

OK

14813

WARRANTY DEED—SURVIVORSHIP

Vol. 90 Page 9124

KNOW ALL MEN BY THESE PRESENTS, That DONALD RATLIFF and LUANA M. RATLIFF, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by PATRICK RATLIFF and MICHELLE RATLIFF hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, 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 Sec. 14, Twp. 41 South, Range 11 E.W.M., containing 6410 acres; also

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 Sec. 14, Twp. 41 S., R 11 E.W.M., as more fully described in deed from Lester D. Pierce, et ux. to J. R. Ratliff and Ollie Ratliff, dated Feb. 17, 1936, recorded the same* IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances except those of record and those apparent on the ground;

(*date in Book 105, Page 634, Klamath County Deed Records.)

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 \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 14 day of May, 1990; 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, } ss.
County of Klamath }
May 14, 1990.

STATE OF OREGON, County of Klamath, } ss.

Personally appeared _____, 19____, 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: _____

(If executed by a corporation, affix corporate seal)

STAMP
(OFFICIAL SEAL)
CLERK

Before me:

Notary Public for Oregon

My commission expires 4/29/95

Donald Ratliff and Luana Ratliff
P. O. Box 436

Merrill OR 97633
GRANTOR'S NAME AND ADDRESS

Patrick Ratliff and Michelle Ratliff
24221 State Line
Malin OR 97632

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael Ratliff
228 N. 7th Street
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

Patrick Ratliff and Michelle Ratliff
24221 State Line
Malin OR 97632

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath }

I certify that the within instrument was received for record on the 14th day of May, 1990 at 11:55 o'clock A.M., and recorded in book/reel/volume No. M90 on page 9124 or as fee/file/instrument/microfilm/reception No. 14813, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Caroline M. Muelken Deputy

Fee \$28.00

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MAY 14 AM 11 55

ck
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