

OK
14814

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That RATLIFF FARMS, an Oregon Partnership presently consisting of DON RATLIFF, LUANA RATLIFF, PAT RATLIFF and CHRIS 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:

Government Lots 29, 30, 33, 34 in Section 13, Township 41 South, Range 11 East of the Willamette Meridian, EXCEPTING THEREFROM that portion used for U.S.B.R. "J" Canal. SUBJECT TO: Easements and rights of way of record or apparent on the land and liens, assessments, contracts, and acreage and use limitations for irrigation or drainage purposes.

(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 as specified hereinabove,

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.

RATLIFF FARMS, an Oregon Partnership

Don Ratliff

Luana Ratliff

Pat Ratliff

Chris Ratliff

STATE OF OREGON,)
County of Klamath) ss.
May 14, 1990

STATE OF OREGON, County of) ss.
May 14, 1990

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 be-

half 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)

Personally appeared the above named Don Ratliff, Luana Ratliff, Pat Ratliff and Chris Ratliff

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

Before me:

Notary Public for Oregon

My commission expires 4/29/94

RATLIFF FARMS, an Oregon partnership
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

STATE OF OREGON,)
County of Klamath) ss.

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 9125 or as fee/file/instrument/microfilm/reception No. 14814, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Denise M. Munkler Deputy

Fee \$28.00