

52178 MTZ 1396-6090

WARRANTY DEED

Vol. M92 Page 23794

KNOW ALL MEN BY THESE PRESENTS, That **DONALD MICHAEL RATLIFF and KAREN G. RATLIFF, Husband and Wife,** hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **WILLARD LEE STRICKLIND and AUDREY LOUISE STRICKLIND, Husband and Wife,** as tenants by the entirety; 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:

**in Block 22**  
**Lots 5 and 6 of the CITY OF MERRILL, according to the official plat thereof on file in the office of the County Clerk of KLAMATH COUNTY, Oregon, SAVING and EXCEPTING the East 50 feet of each Lot.**

**SUBJECT TO:** Restrictions, reservations, easements and rights of way of record and those apparent on the ground.

(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

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 \$ 37,500.00.  
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 8 day of October, 1992; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so 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.

Donald Michael Ratliff

Karen G. Ratliff

STATE OF OREGON, County of Klamath ss.  
This instrument was acknowledged before me on October 8, 1992,  
by Donald Michael Ratliff and Karen G. Ratliff  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



Kay Heath  
Notary Public for Oregon  
My commission expires 5-20-94

**Donald Michael Ratliff and Karen G. Ratliff**  
**10021 Matney Road**  
**Klamath Falls OR 97603**  
GRANTOR'S NAME AND ADDRESS  
**Willard Lee Stricklind and Audrey Louise Stricklind**  
**517 Tulip Street**  
**Bakersfield CA 93306**  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
**Parks & 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.  
**Willard Lee Stricklind**  
**517 Tulip Street**  
**Bakersfield CA 93306**  
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 9th day of Oct., 1992, at 3:39 o'clock P.M., and recorded in book/reel/volume No. M92 on page 23794 or as fee/title/instrument/microfilm/reception No. 52178 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE  
By Donald M. Ratliff Deputy

Fee \$30.00