

04 MAY 17 AM 11:03



NTC-64630W

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

NATHAN J. RATLIFF

69 PINE STREET

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 05/17/2004 11:03 a m

Vol M04 Pg 30436

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Until a change is requested all
tax statements shall be sent to
The following address:

NATHAN J. RATLIFF

69 PINE STREET

KLAMATH FALLS, OR 97601

Escrow No. MT64630-LW

STATUTORY WARRANTY DEED

JENNIFER S. OSTENSON, Grantor(s) hereby convey and warrant to NATHAN J. RATLIFF and ANA VIRIDINA MERCADO RATLIFF, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 3 in Block 4, ORIGINAL TOWN OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the Easterly 10 feet thereof.

Tax Account No: 3809-032BD-08100-000

Key No: 475337

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$135,000.00.

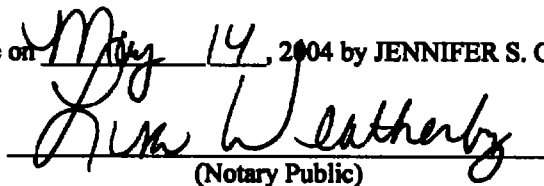
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 14 day of May, 04.

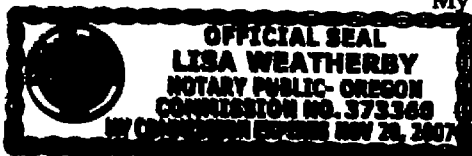

JENNIFER S. OSTENSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 14, 2004 by JENNIFER S. OSTENSON.


(Notary Public)

My commission expires 11/20/07



2/100 on