

2006-020198

Klamath County, Oregon



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10/06/2006 03:44:37 PM

Fee: \$31.00

Until a change is requested, all  
tax statements should be sent to:  
Baley-Trotman Farms  
1459 Depot Road  
Malin, OR 97632

MTCTW112KR  
WARRANTY DEED

KNOW BY ALL MEN BY THESE PRESENTS, That Patrick D. Ratliff, herein  
after called grantor for the consideration hereinafter stated to grantor paid by Lon E Baley,  
Nancy L Baley, Mark R Trotman and Dawn M Trotman, doing business as Baley-Trotman  
Farms an Assumed Business Name, hereinafter called grantee, do hereby grant, bargain, sell and  
convey unto said grantee and grantee's heirs, successors and assigns, that certain real property,  
with tenements, hereditaments and appurtenances there unto belonging or appertaining and  
reserving to Patrick D Ratliff and spouse for a period of two years for the spouse of Patrick D  
Ratliff, should Patrick D Ratliff decease a life estate on the residential portion or the real  
property, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Property commonly known as:

24221 Stateline Road  
Malin, OR 97632

Real Property Description:

Farm Unit "Q" of Government Lots 7, 19, 21 and the West half of Government Lot 10, in  
Section 14, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County,  
Oregon,

More accurately described as:

Farm Unit "Q" according to the Farm Unit Plan, or the Government Lots 7, 19, 21 and the West  
half of Government Lot 10 of Section 14, township 41 South, Range 11 East of the Willamette  
Meridian, Klamath County, Oregon. EXCEPTING the right of way heretofore reserved by the  
United States of America for the "J-6" and the "J" Canals. ALSO EXCEPTING THEREFROM  
that portion lying within the Stateline Road right of way.

3/00

To have and to hold the same unto grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenant to and with said grantee and grantee's heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except:

Patrick D Ratliff reserves to himself a life estate in the residential portion of the real property. Said life estate is subject to the following:

- A. Patrick D Ratliff will maintain said real property including all capital improvement needed to maintain said property in accordance with grantee requests. Grantee has the right to maintain said property including capital improvements needed and charge grantor for said changes. Grantor requests must be reasonable and considered normal and prudent. Grantee will have the right, not the obligation to reduce any sums owed to grantor for such charges.
- B. Patrick D Ratliff Life Estate is to end should Patrick D Ratliff not be present in the house as his primary residence or vacate the house for a period longer than six months.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$210,000.00.

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.

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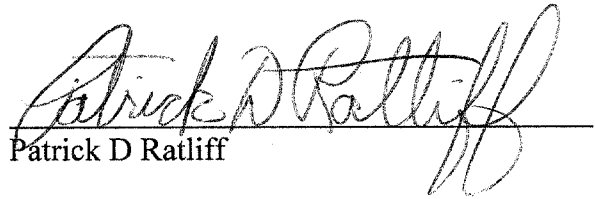
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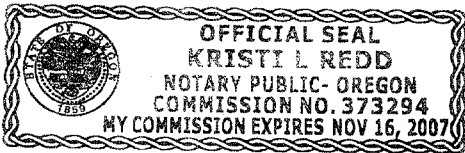
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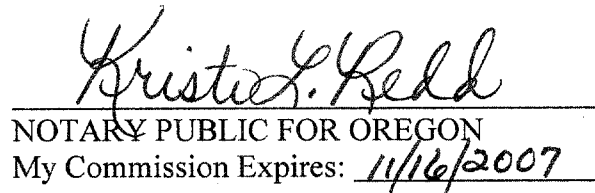
IN WITNESS WHEREOF, grantors have executed this 4 day  
of October, 2006.

  
Patrick D Ratliff

STATE OF OREGON            )  
  )ss.  
County of KLAMATH        )

Be it remembered that on this 4th day of October, 2006, personally appeared  
before me, a Notary Public in and for said County and State, the above named Patrick D Ratliff  
acknowledged the foregoing instrument to be his voluntary act and deed



  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 11/16/2007

After recording return to:  
Lon E Baley  
Baley-Trotman Farms  
PO Box 417  
Malin, OR 97632