



THIS SPACE R

2006-020199

Klamath County, Oregon



10/06/2006 03:45:45 PM

Fee: \$31.00

After recording return to:  
Baley-Trotman Farms, an Oregon assumed  
business name

1459 Depot Road  
Malin, OR 97632

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

Baley-Trotman Farms, an Oregon assumed  
business name

1459 Depot Road  
Malin, OR 97632

Escrow No. MT76112-KR  
Title No. 0076112

SWD

2007-000311

Klamath County, Oregon



01/08/2007 03:37:23 PM

Fee: \$36.00

MT76112KR

### STATUTORY WARRANTY DEED

**Patrick D. Ratliff and Ratliff Potato Company, Inc., an Oregon corporation**, Grantor(s) hereby convey and warrant to **Lon E. Baley, Nancy L. Baley, Mark R. Trotman and Dawn M. Trotman, doing business as Baley-Trotman Farms, an Oregon assumed business name**, 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:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

THIS DEED IS BEING RE RECORDED TO CORRECT PARCEL 6 AS DESCRIBED IN 2006-020199.

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:  
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$1,140,100.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

3/6 RR

Dated this 4<sup>th</sup> day of October 4, 2006

Patrick D. Ratliff  
Patrick D. Ratliff

Ratliff Potato Company, Inc., an Oregon corporation

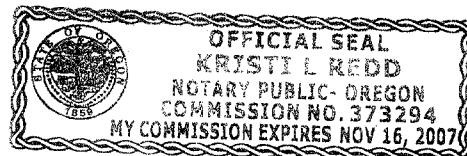
BY: Patrick D. Ratliff, President  
Patrick D. Ratliff, President

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on October 4, 2006 by Patrick D. Ratliff, for himself and as President of Ratliff Potato Company, Inc., an Oregon corporation.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL 1

Government Lots 27, 28, 35 and 36 in Section 13, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING any portion lying within the USBR Canal right of way.

PARCEL 3

The S1/2, S1/2 of the N1/2 and S1/2 of the N1/2 of the N1/2 of Government Lot 12 and all of Government Lot 19, of Section 15, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING THEREFROM any portion within laterals, drains or County Roads."

PARCEL 4

The S1/2, S1/2 N1/2, S1/2 N1/2 N1/2 of Government Lot 5, all of Government Lot 12 and all of Government Lot 13, Section 14, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County. SAVING AND EXCEPTING THEREFROM any portion lying within Adams Point Road or Stateline Road right of way

PARCEL 5

Government Lots 29, 30, 33, 34 in Section 13, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion used for U.S.B.R. "J" Canal.

PARCEL 6

~~The S1/2, S1/2 N1/2, S1/2 N1/2 N1/2 of Government Lot 6, all of Government Lot 11 and all of Government Lot 13, Section 14, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. SAVING AND EXCEPTING any portion lying within USBR Lateral and Stateline Road.~~

<del>Tax Account No:</del>	<del>4111-01400-00400-000</del>	<del>Key No:</del>	<del>106824</del>
<del>Tax Account No:</del>	<del>4111-01400-00400-000</del>	<del>Key No:</del>	<del>891355</del>
Tax Account No:	4111-01400-00600-000	Key No:	891357
Tax Account No:	4111-01400-00600-000	Key No:	106851
Tax Account No:	4111-01400-00700-000	Key No:	106833
Tax Account No:	4111-01300-00300-000	Key No:	106753
Tax Account No:	4111-01300-00400-000	Key No:	106762
Tax Account No:	4111-01500-01700-000	Key No:	106860

CORRECTED PARCEL 6

Farm Unit "N", according to the Farm Unit Plat, or the S1/2, S1/2 N1/2, E1/2 N1/2 N1/2, W1/2 S1/2 N1/2 N1/2 of Government Lot 11, the Government Lot 14, and the E1/2 S1/2, E1/2 S1/2 N1/2, E1/2 S1/2 N1/2 N1/2 of Government Lot 6 of Section 14, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, ALSO

The East 20 acres of Farm Unit "M", the same being all that portion of Farm Unit "M" lying in Government Lots 6 and 11, being in Section 14, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, as more fully described in deed from Lester D. Pierce, et ux. to J. R. Ratliff and Ollie Ratliff, dated February 17, 1936 recorded the same date in Volume 105, page 634, Microfilm Records of Klamath County, Oregon.