

MTC13916-9004

THIS SPA

2007-017494
Klamath County, Oregon



00032898200700174940010017

10/09/2007 11:13:20 AM

Fee: \$21.00

Billy C. Baughman
Grantor's Name and Address
Samuel Ratcliff
3005 Madison
Klamath Falls, OR 97603
Grantee's Name and Address

After recording return to:
Samuel Ratcliff
3005 Madison Street
Klamath Falls, OR 97603

Until a change is requested all
tax statements shall be sent to
The following address:
Samuel Ratcliff
3005 Madison
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Billy C. Baughman and Ruthie M. Baughman, as tenants by the entirety**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Samuel Ian Ratcliff & Shaye Ratcliff, as tenants by the entirety**, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

Lot 1 of VALLEY VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax acct #3909-012BB-00300-000 Key No. 559942

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.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **other than \$\$.**

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 8th day of Oct, 2007; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Billy C. Baughman
Billy C. Baughman
Ruthie M. Baughman
Ruthie M. Baughman

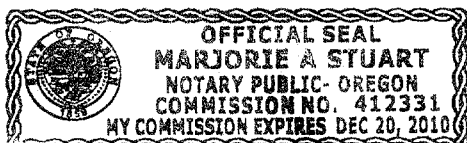
AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10/8, 2005 by Billy C. Baughman and Ruthie M. Baughman.

[Signature]
(Notary Public for Oregon)

My commission expires 12/20/10



2/AMT