

MT87468-KR

THIS SPAC

2010-007319

Klamath County, Oregon



06/15/2010 03:34:40 PM

Fee: \$37.00

After recording return to:

Ronald G. Ratcliff

434 Donald Street

Klamath Falls, OR 97601

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

Ronald G. Ratcliff

434 Donald Street

Klamath Falls, OR 97601

Escrow No. MT87468-KR

Title No. 0087468

SWD r.012910

STATUTORY WARRANTY DEED

A.F. Ligman and Neva Ione Ligman, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Ronald G. Ratcliff**, 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 46, WEST PARK ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$121,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 14th day of June, 2010.

A.F. Ligman
A.F. Ligman

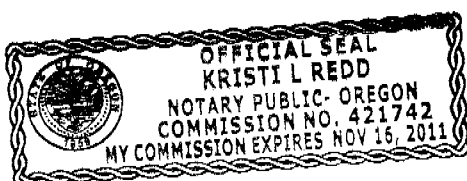
Neva Ione Ligman
Neva Ione Ligman

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 14, 2010 by A.F. Ligman and Neva Ione Ligman.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011



37Amf