

1st 1878292-SK

2012-006740

Klamath County, Oregon



THIS SPACE



00120049201200067400020027

06/20/2012 02:37:40 PM

Fee: \$42.00

After recording return to:

Billie Koger
5602 Denver St
Klamath Falls, OR 97603

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

Same as above.

File No.: 7021-1878292 (SFK)

Date: May 18, 2012

STATUTORY WARRANTY DEED

Nathan J. Ratliff as claiming successor of the Small Estate of Esther Carol Badker, Grantor,
conveys and warrants to **Billie J. Koger**, Grantee, the following described real property free of liens and
encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 1 and the Northerly 4.5 feet of Lot 2 of LLOYD'S TRACTS, Klamath County, Oregon

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in
the public record, including those shown on any recorded plat or survey.

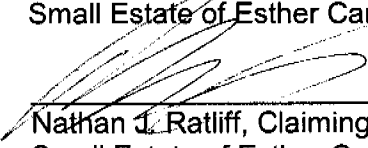
The true consideration for this conveyance is **\$67,500.00**. (Here comply with requirements of ORS 93.030)

5-

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

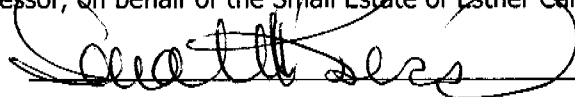
Dated this 20 day of June, 2012.

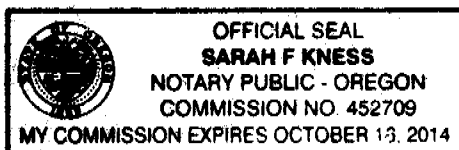
Nathan J. Ratliff as claiming successor of the
Small Estate of Esther Carol Badker


Nathan J. Ratliff, Claiming Successor of the
Small Estate of Esther Carol Badker

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 20 day of June, 2012
by as of Nathan J. Ratliff as claiming successor, on behalf of the Small Estate of Esther Carol Badker.





Notary Public for Oregon

My commission expires: 10/14/2014