

2013-009462
Klamath County, Oregon
08/16/2013 03:52:05 PM
Fee: \$42.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Nathan J Ratliff and Ana Viridiana
Mercado Rojano de Ratliff
1007 Loma Linda Dr
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Nathan J Ratliff and Ana Viridiana
Mercado Rojano de Ratliff
1007 Loma Linda Dr
Klamath Falls, OR 97601

File No.: 7021-2114335 (ALF)
Date: June 25, 2013

STATUTORY WARRANTY DEED

John Carlton Hatfield Trustee of the John Carlton Hatfield Living Trust, dated December 13, 2001, Grantor, conveys and warrants to **Nathan J Ratliff and Ana Viridiana Mercado Rojano de Ratliff, husband and wife**, 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:

A portion of Lot 3 in Block 7 and Lot 1 in Block 8 of THE TERRACES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with a portion of vacated Shasta View Street being more particularly described as follows:

Beginning at the Southeasterly corner of Lot 1, Block 8, TERRACES ADDITION to the City of Klamath Falls, Klamath County, Oregon; Thence North 89° 29' West, along the Southerly line of said Lot 1, a distance of 129.20 feet to the Southwesterly corner of said Lot 1; Thence North 21° 14' West, along the Northeasterly right of way line of Laguna Street, a distance of 74.00 feet; Thence North 68° 25'04" East a distance of 84.44 feet to a point on the Northeasterly line of Lot 3, Block 7, of said Terraces Addition, said point also being on the Southwesterly right of way line of Loma Linda Drive; Thence Southeasterly, along the Southwesterly right of way line of Loma Linda Drive, to the point of beginning.

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 **\$235,000.00**. (Here comply with requirements of ORS 93.030)

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.

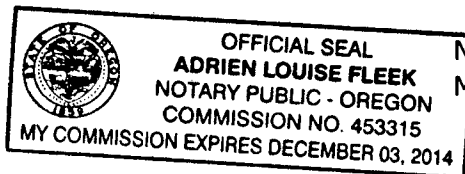
Dated this 13 day of August, 2013.

John Carlton Hatfield Trustee of the John
Carlton Hatfield Living Trust

John Carlton Hatfield, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 13 day of August, 2013
by as of John Carlton Hatfield Trustee of the John Carlton Hatfield Living Trust, on behalf of the .



Notary Public for Oregon
My commission expires: 12-3-14