



THIS SPACE RESERVED FOR

2016-012685

Klamath County, Oregon

11/29/2016 01:27:01 PM

Fee: \$47.00

Umpqua Bank

Grantor's Name and Address

Nathan Ratliff

1007 Loma Linda Dr

Klamath Falls, OR 97601-2363

Grantee's Name and Address

After recording return to:

Nathan Ratliff

1007 Loma Linda Dr

Klamath Falls, OR 97601-2363

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

Nathan Ratliff

1007 Loma Linda Dr

Klamath Falls, OR 97601-2363

File No. 140675AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Umpqua Bank,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Nathan Ratliff,

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 any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

The East 50 feet of Lots 12 and 13, Block 39, HOT SPRINGS 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, more particularly described as follows:

Beginning at the Southeast corner of Lot 13, Block 39, aforesaid; thence West along the South line of Lot 13, 50 feet; thence North parallel to the alley through Block 39 to Esplanade; thence Northeast along Esplanade to the most Northerly corner of Lot 12; thence South along the East line of Lots 12 and 13 to the place of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$112,500.00**.

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

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

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.

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.

In Witness Whereof, the grantor has executed this instrument this 23 day of NOVEMBER, 2016; 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.

Umpqua Bank

By: Sam Teyema

Sam Teyema, Vice Pres.

State of Oregon } ss
County of Multnomah

On this 23 day of November, 2016, before me, Tracy R Theabolt a Notary Public in and for said state, personally appeared Sam Teyema, as Vice President for Umpqua Bank, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/~~she~~/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Tracy R Theabolt

Notary Public for the State of Oregon
Residing at: 21540 NW GILKISON Rd, Scappoose,
Commission Expires: 02/05/17 OR 97056



OFFICIAL SEAL
TRACY R THEABOLT
NOTARY PUBLIC - OREGON
COMMISSION NO. 473438
MY COMMISSION EXPIRES FEBRUARY 05, 2017