

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Karen Pacini and Carolyn Bizzell
Successor Trustees of the
Ruth L. Pacini Bypass Trust UAD 09-23-1992
309 Jordan Street
Vallejo, CA 94591

GRANTEE'S NAME AND ADDRESS:

Nathan J. Ratliff, Trustee of the
Rail Splitter Revocable Investment Trust,
UAD 04-11-18
P. O. Box 1034
Klamath Falls, OR 9760

SEND TAX STATEMENTS TO:

Rail Splitter Revocable Investment Trust
P. O. Box 1034
Klamath Falls, OR 97601

2018-015016

Klamath County, Oregon



00233320201800150160030033

12/14/2018 03:58:16 PM

Fee: \$92.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That KAREN PACINI and CAROLYN BIZZELL, SUCCESSOR TRUSTEES OF THE RUTH L. PACINI BYPASS TRUST, UAD 09-23-1992, hereinafter called the grantor, for the consideration hereinafter stated to grantor paid by NATHAN J. RATLIFF, TRUSTEE OF THE RAIL SPLITTER REVOCABLE INVESTMENT TRUST, UAD 04-11-18, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, 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 NE¼ of the SE¼ of Section 34, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

TO HAVE AND TO HOLD THE SAME unto the grantee and grantee's heirs, successors and assigns forever.

AND GRANTOR HEREBY COVENANTS to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except those of record and those apparent on the land, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$28,000.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 14 day of ~~November~~ December, 2018; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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

THE RUTH L. PACINI BYPASS TRUST,
UAD 09-23-1992

By: _____
Karen Pacini, Successor Trustee

By: Carolyn Bizzell
Carolyn Bizzell, Successor Trustee


STATE OF _____; County of _____) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this _____ day of November, 2018, by Karen Pacini, as Successor Trustee of The Ruth L. Pacini Bypass Trust UAD 09-23-1992.

NOTARY PUBLIC FOR _____
My Commission expires: _____

STATE OF New Mexico; County of Grant) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this _____ day of November, 2018, by Carolyn Bizzell, as Successor Trustee of The Ruth L. Pacini Bypass Trust UAD 09-23-1992.

 OFFICIAL SEAL
April Ortiz
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires 3-18-20

April Ortiz
NOTARY PUBLIC FOR New Mexico
My Commission expires: 3-18-20

(Signed in Counterpart)

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

THE RUTH L. PACINI BYPASS TRUST,
UAD 09-23-1992

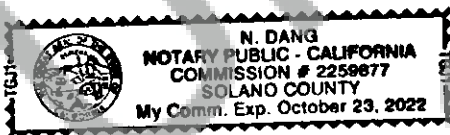
By: Karen Pacini, Trustee 12/7/18
Karen Pacini, Successor Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of Solano, ss.
On 12/07/2018, before me, N. Dang, Notary Public,
personally appeared Karen Pacini
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument, and that the foregoing paragraphs are true
and correct. WITH MY HAND AND OFFICIAL SEAL.

By: _____
Carolyn Bizzell, Successor Trustee

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 07 day of December,
2018, by Karen Pacini, as Successor Trustee of The Ruth L. Pacini Bypass Trust UAD 09-23-1992.



NOTARY PUBLIC FOR Solano County, CA
My Commission expires: 10/23/2022

STATE OF _____; County of _____) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this _____ day of November,
2018, by Carolyn Bizzell, as Successor Trustee of The Ruth L. Pacini Bypass Trust UAD 09-23-1992.

NOTARY PUBLIC FOR _____
My Commission expires: _____

(Signed in Counterpart)