

2022-010443

Klamath County, Oregon



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08/29/2022 03:01:46 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Nathan Ratliff  
1007 Loma Linda Drive  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Nathan John Ratliff and  
Ana Viridiana Mercado Rojano de Ratliff,  
Trustees of the Ratliff Family Living Trust,  
uad August 26, 2022  
1007 Loma Linda Drive  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

No change

**BARGAIN AND SALE DEED**

**NATHAN RATLIFF**, hereinafter referred to as grantor, conveys to **NATHAN JOHN RATLIFF AND ANA VIRIDIANA MERCADO ROJANO de RATLIFF, TRUSTEES OF THE RATLIFF FAMILY LIVING TRUST**, uad **AUGUST 26, 2022**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

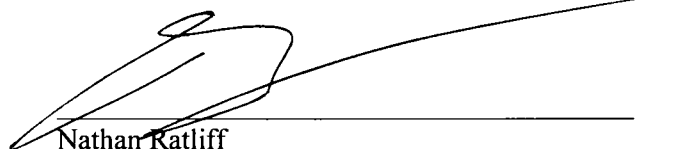
(The legal description is fully set out on Exhibit "A" attached hereto and incorporated herein by reference.)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., for estate planning purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument this 26 day of August, 2022.

**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.

  
Nathan Ratliff

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 26 day of August, 2022,  
by Nathan Ratliff.



  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 9-13-2022

**EXHIBIT "A"**

Attached to and made a part of that certain Bargain and Sale Deed  
wherein Nathan Ratliff is grantor, and  
Nathan John Ratliff and Ana Viridiana Mercado Rojano de Ratliff, Trustees  
of the Ratliff Family Living Trust, uad August 26, 2022, are grantee.

**PROPERTY DESCRIPTION**

That certain real property located at 1928 Esplanade, Klamath Falls, Klamath County, Oregon, more particularly 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.

Property ID No.: 305191

Map Tax Lot No.: 3809-028CB-03800