

2022-010444

Klamath County, Oregon



00305299202200104440030039

08/29/2022 03:07:33 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 J. Ratliff and Ana V. Mercado Rojano De Ratliff,
who acquired title as Ana Mercado Ratliff, H&W
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:

Nathan J. Ratliff
1007 Loma Linda Drive
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

NATHAN J. RATLIFF and ANA V. MERCADO ROJANO de RATLIFF, who acquired title as ANA MERCADO RATLIFF, Husband and Wife,, 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 J. Ratliff



Ana V. Mercado Rojano de Ratliff, aka



Ana Mercado Ratliff

STATE OF OREGON; County of Klamath) ss.

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





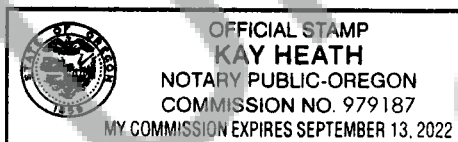
NOTARY PUBLIC FOR OREGON

My Commission expires:

9-13-2022

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 26 day of August, 2022,
by Ana V. Mercado Rojano de Ratliff, aka Ana Mercado 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 J. Ratliff and Ana V. Mercado Rojano De Ratliff, aka Ana Mercado Ratliff are grantor(s), 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

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

LOT 3 IN BLOCK 4, ORIGINAL TOWN OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM THE EASTERLY 10 FEET THEREOF.

Property ID No.: 475337

Map Tax Lot No.: 3809-032BD-08100