

2022-010445

Klamath County, Oregon

AFTER RECORDING RETURN TO:

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



00305300202200104450030033

08/29/2022 03:10:30 PM

Fee: \$92.00

GRANTOR'S NAME AND ADDRESS:

Nathan J. Ratliff and  
Ana Viridiana Mercado Rojano de 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:

No change

**BARGAIN AND SALE DEED**

**NATHAN J. RATLIFF and ANA VIRIDIANA MERCADO ROJANO de 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:

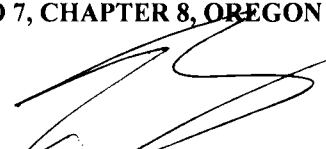
(The legal description is fully set out on Exhibit "A" attached hereto and incorporated herein by reference.)

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 Viridiana Mercado Rojano de Ratliff

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 26 day of August, 2022,  
by Nathan J. Ratliff and Ana Viridiana Mercado Rojano de 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 Viridiana Mercado Rojano de Ratliff, H&W are 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**

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; 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: 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.

Property ID No.: 307117

Map Tax Lot No.: 3809-028DB-03000