

2022-010851

Klamath County, Oregon



00305750202200108510020020

09/07/2022 10:20:38 AM

Fee: \$87.00

AFTER RECORDING, RETURN TO:  
Blain Law, LLC  
729 Pacific Terrace  
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:  
Rene E. Ratzlaff  
17530 Walnut Street  
Fountain Valley CA 92708

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### BARGAIN AND SALE DEED

Curtis Frederick Ratzlaff , also known as Curtis Ratzlaff, and Beverly Joann Ratzlaff, also known as Beverly Ratzlaff, husband and wife, as tenants by the entirety, Grantors, convey unto Rene E. Ratzlaff, Grantee, all of their right, title, and interest in the real property located in Klamath County, Oregon, more particularly described as follows:

Parcel No. 1: North half of the East half of Lot 9 Block 10, also known as Lot 9B, Block 10, Klamath Falls Forest Estates Sycan Unit as recorded in Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3313-03300-0900  
and Tax Account No. 182901

Parcel No. 2: South half of the East half of Lot 9, Block 10, Klamath Falls Forest Estates Sycan Unit, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3313-03300-01000  
and Tax Account No. 182992

This deed is made for estate planning purposes and no consideration has been paid heretofore.

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 BARGAIN AND SALE DEED - 1

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.

Dated this 29<sup>th</sup> day of August 2022.

Curtis Frederick Ratzlaff  
Curtis Frederick Ratzlaff

Beverly Joanne Ratzlaff  
Beverly Joanne Ratzlaff

#### CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

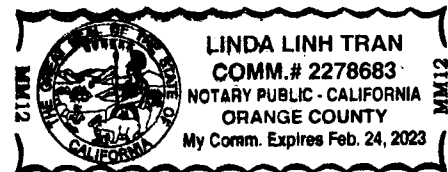
STATE OF CALIFORNIA, County of Orange ) ss.

On August 29<sup>th</sup>, 2022, before me, Linda Linh Tran,  
Notary Public, personally appeared Curtis Frederick Ratzlaff, also known as Curtis Ratzlaff, and Beverly Joanne Ratzlaff, also known as Beverly Ratzlaff, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]



This area for official notarial seal