



THIS SPACE RESERVED FOR RECORDER'S USE

2024-010771
Klamath County, Oregon
12/12/2024 03:17:01 PM
Fee: \$87.00

Ratliff Family Living Trust
1007 Loma Linda Dr.
Klamath Falls, OR 97601
Grantor's Name and Address

Ratliff Family Living Trust
1007 Loma Linda Dr.
Klamath Falls, OR 97601
Grantee's Name and Address

After recording return to:
Ratliff Family Living Trust
1007 Loma Linda Dr.
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Ratliff Family Living Trust
1007 Loma Linda Dr.
Klamath Falls, OR 97601

File No. 658954AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That
Nathan John Ratliff and Ana Viridiana Mercado Rojano de Ratliff, Trustees of the Ratliff Family Living Trust, uad August 26, 2022
hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ,

Nathan John Ratliff and Ana Viridiana Mercado Ratliff, Trustees of the Ratliff Family Living Trust, U.A.D. August 26, 2022,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of 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:

Lot 3, Block 4 Original Town of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Excepting Therefrom the Easterly 10 feet thereof.

The true consideration for this conveyance is \$to convey title.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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

In Witness Whereof, the grantor has executed this instrument this 12 day of December 2024 if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Ratliff Family Living Trust

By: [Signature]
Nathan John Ratliff, Trustee

By: [Signature]
Ana Viridiana Mercado Ratliff, formerly known as Ana Viridiana Mercado Rojano de Ratliff, Trustee

State of Oregon } ss
County of Klamath }

On this 12 day of December 2024 before me, Emily Jean Coe a Notary Public in and for said state, personally appeared Nathan John Ratliff and Ana Viridiana Mercado Ratliff, Trustees of the Ratliff Family Living Trusts, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/2025

