

WARRANTY DEED

MTC 30453-MK

KNOW ALL MEN BY THESE PRESENTS, That TRUSTEE of the RESIDUARY FUND TESTAMENTARY TRUST of the ESTATE OF ELMER BELCASTRO as to an UNDIVIDED 1/2 INTEREST, TRUSTEE of the *** hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL D. RADFORD and DONNA JOY RADFORD, Husband and Wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

**BELCASTRO LOVING TRUST dated AUGUST 16, 1990 as to an UNDIVIDED 1/2 INTEREST as to PARCEL 1 and TRUSTEE of the BELCASTRO LOVING TRUST dated AUGUST 16, 1990 as to PARCEL 2.

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT A

MOUNTAIN TITLE COMPANY

"This instrument will 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 approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 90,000.00. The grantor hereby warrants that the consideration stated herein is the true and actual consideration paid for this transfer, and that the grantor has no other property or interest in the land described herein.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20th day of August, 1993; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors. TRUSTEE OF THE RESIDUARY FUND TESTAMENTARY TRUST of the ESTATE OF ELMER BELCASTRO Jennie F. Belcastro Trustee DONNA RADFORD, TRUSTEE/JENNIE F. BELCASTRO CO-TRUSTEE

STATE OF OREGON,)
County of Klamath) ss.
August 20, 19 93

Personally appeared the above named _____
DONNA RADFORD, TRUSTEE
JENNIE F. BELCASTRO, TRUSTEE

_____ and acknowledged the foregoing instrument to be _____ their _____ voluntary act and deed.

Before me:

Mary Kenneally
Notary Public for Oregon
My commission expires: 4/20/96



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: _____ (SEAL)

BELCASTRO LOVING TRUST

435 N. 2nd

KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

MICHAEL D. RADFORD & DONNA JOY RADFORD

3805 BEVERLY DRIVE

KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

MICHAEL D. RADFORD & DONNA JOY RADFORD

3805 BEVERLY DRIVE

KLAMATH FALLS, OR 97603

NAME, ADDRESS ZIP

After recording return to:

MICHAEL D. RADFORD & DONNA JOY RADFORD

3805 BEVERLY DRIVE

KLAMATH FALLS, OR 97603

NAME, ADDRESS ZIP

Until a change is requested all tax statements shall be sent to the following address.

MICHAEL D. RADFORD & DONNA JOY RADFORD

3805 BEVERLY DRIVE

KLAMATH FALLS, OR 97603

NAME, ADDRESS ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A tract of land situated in the SE1/4 SE1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the SE1/4 SE1/4 of said Section 27; thence Easterly along the North line of the SE1/4 SE1/4 of said Section 27 to its intersection with the Westerly line of the Enterprise Irrigation District Canal; thence southwesterly along the Westerly line of the Enterprise Irrigation District Canal to its intersection with the West line of the SE1/4 SE1/4 of said Section 27; said point being North 0 degrees 21' East a distance of 281.2 feet from the iron pin marking the Southwest corner of the SE1/4 SE1/4 of said Section 27; thence Northerly along the West line of the SE1/4 SE1/4 of said Section 27 a distance of 1056.4 feet, more or less, to the point of beginning.

PARCEL 2

All that portion of the SW1/4 SE1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is West along the South line of Section 27, 1350 feet, more or less, from the Southeast corner of said Section 27, which point is the Southwest corner of the SE1/4 SE1/4, thence North 0 degrees 21' East 300 feet to the true point of beginning; thence continuing North 0 degrees 21' East 1020 feet, more or less, to the North boundary line of said SW1/4 SE1/4; thence West along said North line 30 feet to a point; thence South 0 degrees 21' West 1020 feet, more or less, to a point; thence East 30 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 25th day
of Aug. A.D., 19 93 at 10:49 o'clock A M., and duly recorded in Vol. M93,
of Deeds on Page 21296.

Evelyn Biehn County Clerk

FEE \$35.00

By Pauline Mullendore