

KNOW ALL MEN BY THESE PRESENTS, That RALPH R. GRIFFARD and VIRGINIA M. GRIFFARD, husband and wife as tenants by its entirety, hereinafter called the grantor, in consideration of TEN DOLLARS (\$10.00) and other valuable consideration to grantor paid by RALPH R. GRIFFARD and VIRGINIA M. GRIFFARD, Trustees of the Griffard Trust UTD 4/21/94, and all successor trustees, hereinafter called the grantee, do hereby grant, bargain, sell and convey unto the said grantee and grantee's successors, heirs, and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the State of Oregon and the county of Klamath, described as follows, to wit:

Lot 28, Block 37, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2, as recorded in Klamath County, Oregon

and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property.

TO HAVE AND TO HOLD the above described granted premises unto the said grantee and grantee's successors, heirs and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's successors, heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will and grantor's successors shall warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In construing this deed and where the context so requires, the singular includes the plural.

The foregoing recitation of consideration is true as I verily believe this 21 day of APRIL, 1994

Ralph R. Griffard
RALPH R. GRIFFARD

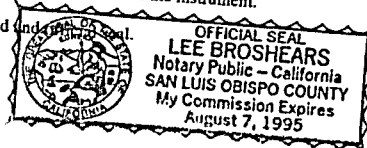
Virginia M. Griffard
VIRGINIA M. GRIFFARD

STATE OF CALIFORNIA)

COUNTY OF SAN LUIS OBISPO) ss.

On April 21, 1994, before me, LEE BROSHEARS, personally appeared RALPH R. GRIFFARD and VIRGINIA M. GRIFFARD, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledge to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and seal.



(seal)

Lee Broshears
Notary

WARRANTY DEED

Ralph R. Griffard and Virginia M. Griffard to
Ralph R. Griffard and Virginia M. Griffard,
Trustees of the Griffard Trust UTD 4/21/94,
and Successor Trustees.

AFTER RECORDING RETURN TO

Mr. and Mrs. Ralph R. Griffard
671 Woodland Drive,
Los Osos, California 93402

griffar2.ded

STATE OF OREGON)

COUNTY OF Klamath) ss.

I certify that the within instrument was received for record on the 11th day of May, 1994 at 10:02 o'clock A.m., and recorded in book M94 on page 14828 Record of Deed of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
County Clerk-Recorder

By Douglas M. Mendenhall

Fee \$30.00