

MTC 33037-KR
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BEN B. RALSTON & BETTY J. RALSTON, as Trustees of THE RALSTON TRUST DATED NOVEMBER 1, 1990 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LYLE STEPHEN SHRIFTER, NORMAN SHRIFTER & JUNE H. SHRIFTER, with rights of survivorship, 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 thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.



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."

SAND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN O.R.S. 20.920 IN ALL ZONES

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 all those of record and those apparent upon the land as of the date of this deed

and that 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 \$ 50,000.00

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 June, 1994; 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.

THE RALSTON TRUST DATED NOVEMBER 1, 1990

STATE OF ALASKA)
County of) ss.
June 20, 1994

X by: Ben B. Ralston

X by: Betty J. Ralston

Personally appeared the above named BEN B. RALSTON & BETTY J. RALSTON, Trustees of The Ralston Trust dated November 1, 1990

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

Before me: Dennis Stevenson
Notary Public for Oregon Alaska
My commission expires:

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

Dennis Stevenson, Notary Public
State of Alaska
My Commission Expires 9-27-97

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

THE RALSTON TRUST DATED 11/1/90

P.O. Box 5
Glennallen, AK 99588

LYLE STEPHEN SHRIFTER et al
1725 Chilola Rd
San marino, CA 91108

After recording return to:
LYLE STEPHEN SHRIFTER et al
1725 Chilola Rd
San marino, CA 91108

Until a change is requested all tax statements shall be sent to the following address:
LYLE STEPHEN SHRIFTER et al
1725 Chilola Rd
San marino, CA 91108

STATE OF OREGON,) ss.
County of)
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

33037-KR

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Tract 36 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southwesterly boundary of Tract 36, HOMEDALE, which is South 43 degrees 30' East a distance of 78.5 feet from the Southwesterly corner of said Tract 36, thence South 43 degrees 30' East along the Southwesterly boundary of said tract, a distance of 91.62 feet to the Northwestern line of that certain parcel conveyed to Homer L. Koertje by deed dated January 19, 1948 and recorded January 21, 1948 in Book 216, page 79, Deed Records of Klamath County, Oregon; thence North 46 degrees 30' East parallel to the Southeasterly boundary of said tract and along said Northwestern line of said Koertje parcel, a distance of 145.69 feet, more or less; to a point which is South 0 degrees 24' East 104.52 feet from the Northerly boundary of said Tract 36; thence North 89 degrees 48' West, parallel to the North boundary of said tract, a distance of 132.6 feet; thence South 46 degrees 30' West 49.82 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 27th day
of June A.D., 19 94 at 11:23 o'clock AM., and duly recorded in Vol. M94,
of Deeds on Page 19908.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline Mellendorf