

KNOW ALL MEN BY THESE PRESENTS, That William L. Ashford and Eva McIntire, Grantors, hereinafter called the grantors, for the consideration hereinafter stated, to the grantors paid by

William L. Ashford, Trustee  
Of the Ashford Family Trust of 1989  
Under Trust Dated February 23, 1989  
F/B/O The Ashford Family

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances there-unto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot Three (3), Block Ten (10), First Addition to River Pine Estates, according to the official plat thereof on file with the County Clerk of Klamath County, including set back lines shown thereon and subject to the Building and use Restrictions appurtenant thereto and on file in Vol. M-67, at page 3386, Deed Records, recorded May 5, 1967, and subject to Right of Way for electric lines granted to Midstate Electric Cooperative, Inc. recorded M67, pg 3803.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantors hereby covenants to and with said grantee and grantee's heirs, successor and assigns, that grantors are lawfully seized in fee simple of the above granted premises, from all encumbrances Except Subject to and benefitted by said Covenants, Conditions, Restrictions, Reservation and right of way of record.

and that grantors will warrant and forever defend the above granted 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 consideration for this conveyance, stated in terms of dollars, is \$-0- (estate planning purposes).

In Witness Whereof, the grantors have executed this instrument this December 17, 1996

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.

William L. Ashford  
William L. Ashford

Eva McIntire  
Eva McIntire

STATE OF OREGON, County of Marion ) ss.

This instrument was acknowledged before me on December 17, 1996, by William L. Ashford and Eva McIntire.

Before Me:

Susan P. Cook  
Notary Public for the State of Oregon



OFFICIAL SEAL  
SUSAN P. COOK  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 058081  
MY COMMISSION EXPIRES OCT. 1, 2000

#### GRANTORS:

William L. Ashford and Eva McIntire  
4031 Mahrt Ave. S.E.  
Salem OR 97301

#### GRANTEE:

William L. Ashford, Trustee  
4031 Mahrt Ave. S.E.  
Salem OR 97301

After Recording, Return to and  
Send Tax Statements to:

William L. Ashford  
4031 Mahrt Ave. S.E.  
Salem OR 97301

STATE OF OREGON )

County of Klamath )

I certify that the within instrument was received for record on the 20th day of December, 1996, at 8:28 o'clock A. M., and recorded in book rec volume No. M96 on page 39497, Record of Deeds of said county.

Witness my hand and seal of the County at Fixed.

Bernetha G. Letsch, Co. Clerk  
Recording Officer

By Kathleen Rose  
Deputy

Fee: \$30.00

96 DEC 20 A9:28

30-

# COUNTY OF SUTTER

YUBA CITY, CALIFORNIA

## CERTIFICATE OF DEATH

STATE OF CALIFORNIA  
USE BACK "B" FOR ONLY

3-89-51-000215

LOCAL REGISTRATION DISTRICT AND CERTIFICATE NUMBER

24. DATE OF DEATH: MONTH DAY YEAR

Jan 14, 1989

7. AGE IN YEARS: MONTHS DAYS

79

11A. FULL MAIDEN NAME OF MOTHER

Adelaide Alice Kester

11B. STATE OF BIRTH

IA

16. YEARS IN USUAL OCCUPATION

40

17. NUMBER OF HIGHEST GRADE COMPLETED (11-12 OR COLLEGE 13-17)

15

118. CITY

Yuba City

119. ZIP CODE

95991

20. NAME, RELATIONSHIP, MAILING ADDRESS

Lillian Marie Kilbourn/wife

645 Queens Ave. #61

Yuba City, CA 95991

21. WAS DEATH REPORTED TO CORONER?

YES

22. WAS DEATH REPORTED TO CORONER?

YES

23. WAS DEATH REPORTED TO CORONER?

YES

24. DATE SIGNED

1.16.89

25. DATE SIGNED

1.16.89

26. DATE SIGNED

1.16.89

27. DATE SIGNED

1.16.89

28. DATE SIGNED

1.16.89

29. DATE SIGNED

1.16.89

30. DATE SIGNED

1.16.89

31. DATE SIGNED

1.16.89

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1.16.89

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1.16.89

45. DATE SIGNED

1.16.89

46. DATE SIGNED

1.16.89

27523

## CERTIFIED COPY OF VITAL RECORDS

STATE OF CALIFORNIA  
COUNTY OF SUTTER

This is a true and correct reproduction of the document officially registered and placed on file in the office of the SUTTER COUNTY RECORDER.

ATTEST: *E. J. Smith*

DATE ISSUED: DEC 10 1989

This copy not valid unless prepared in accordance with the provisions of the California Civil Code.

SUTTER COUNTY RECORDER-CLERK

Signature of Deputy County Recorder

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Margaret C. Lum the 20th day of December A.D., 19 96 at 9:30 o'clock A.M. and duly recorded in Vol. M96 of Deeds on Page 39498

FEE \$10.00

Return: Margaret C. Lum  
232 East A. St.  
Dixon, Ca. 95620

by *Bernetha G. Letsch*  
Bernetha G. Letsch, County Clerk