

36510

MTC 41252-MS  
WARRANTY DEED

Vol. M91 Page 12281

RUTH S. RALSTON, TRUSTEE OF THE RALSTON FAMILY TRUST,  
Grantor(s) hereby grant, bargain, sell and convey to:  
RUFUS H. GUFFIE and JANETTE J. GUFFIE, husband and wife,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

LOT 39, BLOCK 32 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT  
NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF  
THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the 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.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 12,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 81 LUNDBLADE, ORICK, CA 95555

Dated this 19<sup>th</sup> day of April, 1997.

TRUSTEES OF THE RALSTON FAMILY TRUST

BY: Ruth S. Ralston TRUSTEE  
RUTH S. RALSTON

STATE OF \_\_\_\_\_, County of \_\_\_\_\_ ) ss.

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Notary Public of \_\_\_\_\_

My commission expires \_\_\_\_\_

*Notarial Certificate attached*

ESCROW NO. MT41252-MS

Return to:

RUFUS H. GUFFIE

81 LUNDBLADE

ORICK, CA 95555

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

12282

No. 5907

State of California

County of San Luis Obispo

On 4-19-97 before me, Mildred Bradford

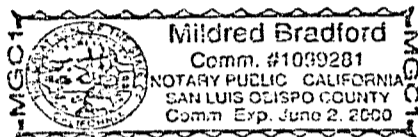
DATE

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Ruth S. Rolston

NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged 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 official seal.

Mildred Bradford  
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL  
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED  
☐ ATTORNEY-IN-FACT ☐ GENERAL  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER:

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed  
TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

4-19-97  
DATE OF DOCUMENT

SIGNER IS REPRESENTING:  
NAME OF PERSON(S) OR ENTITY(ES)

SIGNER(S) OTHER THAN NAMED ABOVE

©1993 NATIONAL NOTARY ASSOCIATION • 8236 Remmet Ave., P.O. Box 7184 • Canoga Park, CA 91309-7184

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 22nd day  
of April A.D., 19 97 at 3:48 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 12281

FEE \$35.00

by Bernetha G. Letsch County Clerk  
Kathleen Kozar