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MT 41252-MS
WARRANTY DEED

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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 DOCUMENT IS BEING RERECORDED TO CORRECT THE GRANTEE'S NAME WHICH WAS
TYPED INCORRECTLY.

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, CRICK, CA 95555

Dated this 19th day of April, 1997.

TRUSTEES OF THE RALSTON FAMILY TRUST

BY: [Signature] 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
CRICK, CA 95555

35-
1000

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

27833

12282

No. 5707

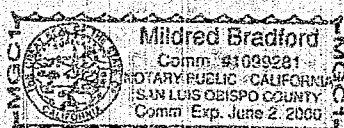
State of California
County of San Luis Obispo

On 4-19-97
DATE

before me, Mildred Bradford
NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Ruth S. Ralston
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
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER

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

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

1
NUMBER OF PAGES

4-19-97
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

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

FEE \$35.00

by Bernetha G. Letsch County Clerk

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Americitle the 25th day of August A.D. 19 97 at 3:57 o'clock P. M., and duly recorded in Vol. M97 on Page 27832

FEE \$10.00 Re-record

By Bernetha G. Letsch County Clerk