

MAY 18 P3:51

MTC 44758 MS WARRANTY DEED

RALPH R. GRIFFARD AND VIRGINIA M. GRIFFARD TRUSTEES OF THE GRIFFARD TRUST UNDER TRUST DATED APRIL 21, 1994.,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
LAWRENCE N. PAYNE and MAURINE D. PAYNE, 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 28 IN BLOCK 37 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 \$ 12,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,

Dated this 15 day of MAY, 1998

TRUSTEES OF THE GRIFFARD TRUST

BY: Ralph R. Griffard TRUSTEE
RALPH R. GRIFFARD

BY: Virginia M. Griffard TRUSTEE
VIRGINIA M. GRIFFARD

STATE OF _____, County of _____) ss.

This instrument was acknowledged before me on _____, 19____

by _____

as _____

of _____

Notary Public of _____

My commission expires _____

ESCROW NO. MT44758-MS

Return to:

LAWRENCE N. PAYNE

P.O. Box 7738

Klamath Falls, OR 97602-0738

MID-STATE BANK

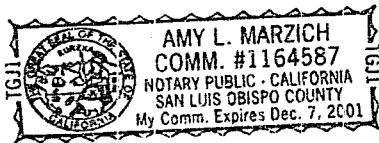
16905

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Luis Obispo

On May 15, 1998 before me, Amy L. Marzich, 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 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.

Amy L. Marzich
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 (PRINCIPAL)

- ☒ Individual
☐ Corporate Officer

Title

- ☐ Partner(s) ☐ Limited
☐ General
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Guardian/Conservator
☐ Other:

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed

Title or Type of Document

one

Number of Pages

5/15/98

Date of Document

Absent Signer (Principal) is Representing:

Signer(s) Other Than Name(s) Above

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 18th day
of May A.D., 19 98 at 3:31 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 16904

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Beth Ann Ross