

66862

MTC 7786

Vol. ^m 79 Page 10472STATUTORY WARRANTY DEED

MODOC LUMBER CO., an Oregon corporation, Grantor,
conveys and warrants to J-SPEAR RANCH CO., an Oregon corporation,
Grantee, the following described real property, free of encum-
brances except as specifically set forth herein:

(SEE REVERSE FOR LEGAL DESCRIPTION)

The true and actual consideration for this conveyance
consists wholly of property other than cash.

Until a change is requested, all tax statements are to
be sent to the following address: J-Spear Ranch Co., P. O. Box
257, Klamath Falls, Oregon 97601.

Dated this 8 day of May, 1979.

MODOC LUMBER CO.

by: Thomas J. Shaw
Thomas J. Shaw, President

by: George M.M. Burton
George M.M. Burton, Secretary

STATE OF OREGON)
: ss.
County of Klamath)

On this 8 day of May, 1979, personally
appeared Thomas J. Shaw and GEORGE M.M. BURTON who, being duly
sworn did say that they are the President and Secretary of
MODOC LUMBER CO. and that said instrument was signed in behalf of
said corporation by authority of its board of directors; and they
acknowledged said instrument to be its voluntary act and deed.

Before me:

Quane H. Mann
NOTARY PUBLIC FOR OREGON
My Commission Expires: Nov. 13, 1981

AFTER RECORDING RETURN TO:

J-Spear Ranch Co.

P O Box 257
Klamath Falls, Oregon 97601

Statutory Warranty Deed

10473

The Southeast one-fourth Section 33 and the South one-half South one-half Section 34, Township 33 South, Range 7 East of the Willamette Meridian, in the county of Klamath and state of Oregon.

EXCEPTIONS:

1. Roads of the public in and to any portion of said premises lying within the limits of public roads and highways.
2. Reservations for existing easements for public roads and highways, public utilities, railroads and pipelines, including the terms and provisions thereof, contained in deeds from Lizzie Blair Knight Kirk to Hugh Knight, recorded December 23, 1957 in Deed Volume 296 at page 405, and in Deed Volume 296 at page 407, Records of Klamath County, Oregon.
3. Certificate as to roadways and easements, including the terms and provisions thereof, recorded March 23, 1959 in Deed Volume 311 at page 186, Records of Klamath County, Oregon.
4. An easement created by instrument, including the terms and provisions thereof, dated June 21, 1967, recorded December 21, 1967 in M-67 at page 9989 in favor of Pacific Power and Light Company for an electric transmission line over S 1/2 S 1/2 S 1/2 S 1/2, Section 34, Township 33 South, Range 7 East of the Willamette Meridian.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Mountain Title Co.

this 8th day of May A. D. 19 79 at 1:45 o'clock P.M. of

fully recorded in Vol. 179, of Deed s. on Page 10472

Wm D. MILNE, County Clerk

By Bernard A. Letch

Fee \$6.00