

KNOW ALL MEN BY THESE PRESENTS, That

CLEO L. CASTEEL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

J-SPEAR RANCH CO., an Oregon corporation

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

S 1/2 N 1/2 N 1/2 SW 1/4 of Section 20, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

MOUNTAIN TITLE COMPANY INC.

SUBJECT TO: Reservation of all sub-surface except water to heirs of Wesley Cole, their heirs and assigns as set out in patent recorded in Book 288, page 65, Deed Records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated above and those apparent upon the land, if any, as of the date of this deed

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 11,880.00

~~THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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.~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 31 day of January 1988; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

X *Cleo L. Casteel*
CLEO L. CASTEEL

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON

County of ORANGE

January DECEMBER 31, 19 88

Personally appeared the above named
CLEO L. CASTEEL

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon CALIFORNIA
My commission expires: 11/25/87

STATE OF OREGON, County of) ss.

Personally appeared

and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

Cleo L. Casteel
8371 Woodcrest Drive
Huntington Beach, CA 92646

GRANTOR'S NAME AND ADDRESS

J-Spear Ranch Co.
P.O. Box 297
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording, return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

SAME AS GRANTEE

NAME, ADDRESS, ZIP

OFFICIAL SEAL
Catherine M. Maurer
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY

My Commission Exp. Nov. 25, 1987

SPACE RESERVE

PG 11

RECORDING'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 11th day of January, 1988, at 3:55 o'clock P.M., and recorded in book M85 on page 711 or as file/reel number 44974.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

By *Pam Smith* Recording Officer
Deputy

Fee: \$5.00