

M-30354

66805



Aspen
TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. m86 Page 18238

RONALD P. MARSHALL

convey(s) to J-SPEAR RANCH CO., An Oregon Corporation, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

The NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 36, Township 35 South, Range 7 East of
the Willamette Meridian, in the County of Klamath, State of
Oregon.

"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 DEPART-
MENT TO VERIFY APPROVED USES."

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 PLAN-
NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
those set out in Exhibit "A" attached hereto
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 2,500.00.
~~Indicate which of the following is the true and actual consideration for this transfer. If not applicable, check the box for "Other".~~
~~Indicate which of the following is the true and actual consideration for this transfer. If not applicable, check the box for "Other".~~
In construing this deed and where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the grantor has executed this instrument this 29 day of September,
19 86.

Ronald P. Marshall
Ronald P. Marshall

Colorado
STATE OF ~~OREGON~~ County of EL PASO)ss.
On this 30 day of OCTOBER, 19 86.

Personally appeared the above named Ronald P. Marshall

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

Before me: H. J. [Signature]
Notary Public for Colorado
My Commission Expires: May 1, 1990

Ronald P. Marshall

GRANTOR'S NAME AND ADDRESS

J-SPEAR RANCH CO.

GRANTEE'S NAME AND ADDRESS

After recording return to:

J-SPEAR RANCH CO.

P. O. Box 257

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

J-SPEAR RANCH CO.

P. O. Box 257

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument
was received for record on the _____ day
of _____, 19 _____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as document/fee/file/
instrument/microfilm No. _____,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

NAME

TITLE

By _____

Deputy

EXHIBIT "A"

18239

SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District
2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
3. Right of way easement, including the terms and provisions thereof, as set forth in instrument recorded March 9, 1964 in Book 351 at page 431, Deed Records, given to the United States of America for roadway purposes.
4. Right of way easement, including the terms and provisions thereof, as set forth in instrument recorded July 20, 1964 in Book 354 at page 551, Deed Records, given to the United States of America for all timber on land and roadway purposes. This easement was recorded September 1, 1964 in Book 355 at page 639, Deed Records.
5. Right of way easement, including the terms and provisions thereof, as set forth in instrument, recorded October 26, 1964 in Book 357 at page 164, Deed Records, given to the United States of America for roadway purposes.
6. An easement, including the terms and provisions thereof:
Dated : February 5, 1972
Recorded : May 7, 1981
Book : M-81
Page : 8156
For : A 60 foot non-exclusive easement for road and untility purposes

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ October _____ A.D. 19 86 at 3:52 o'clock P M., and duly recorded in Vol. MS6
of _____ Deeds on Page 18238

FEE \$14.00

By Evelyn Biehn, County Clerk