

72039

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. 1787

Page 3573

KNOW ALL MEN BY THESE PRESENTS, That J. R. SIMPLOT COMPANY, a Nevada corporation formerly known as SIMPLOT LUMBER COMPANY, an Oregon corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J-SPEAR RANCH CO., an Oregon corporation 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:

PARCEL 1:

The Northeast quarter of Section 15, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The Northeast quarter of Section 30, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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."

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 all those of record 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 \$ 208,800.00

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 3 day of March, 1987; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of } ss.

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Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

J.R. SIMPLOT COMPANY

P.O. Box 27

Boise, ID 83707

I-SPEAR RANCH CO.

P.O. Box 257

Klamath Falls, OR 97601

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

J. R. SIMPLOT COMPANY, a Nevada corporation
by:

IDAHO

STATE OF OREGON, County of }

March 3, 1987

Personally appeared

Ronald N. Davis and
Senior Vice President and Secretary of the

J.R. Simplot Company, 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:

Paul J. Holtz
Notary Public for Oregon

My commission expires: 11-23-91

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 5th day of March, 1987, at 3:26 o'clock P.M., and recorded in book M87 on page 3573 or as file/reel number 72039, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evalyn Biehn, County Clerk
Recording Officer
Deputy

Fee: \$10.00

By

MOUNTAIN TITLE COMPANY