

KNOW ALL MEN BY THESE PRESENTS, That

Gienger Enterprises, Inc.

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

J-Spear Ranch Co.

, 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:

The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$; the E $\frac{1}{2}$ of the SE $\frac{1}{4}$; the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, Township 35 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 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 \$ 38,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @ if not applicable, should be deleted. See ORS 93.630.)

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 16 day of October, 19 87; 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.

Gienger Enterprises, Inc.

BY: X Leroy Gienger (Pres)
Elvire P. Gienger

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of) ss.
19

STATE OF OREGON, County of Klamath) ss.
10-19, 19 87

Personally appeared Leroy Gienger and Elvire P. Gienger

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

Gienger Enterprises, Inc., 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:

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Notary Public for Oregon
My commission expires: 7-13-89

Gienger Enterprises, Inc.

GRANTOR'S NAME AND ADDRESS

J Spear Ranch Co.
P.O. Box 257
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 19th day of October, 19 87, at 9:16 o'clock A.M., and recorded in book M87 on page 18801 or as file/reel number 80550, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Deputy

Fee: \$10.00