

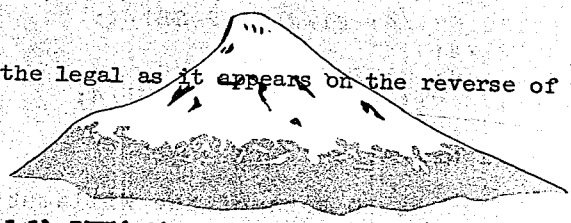
8096217-188921  
KNOW ALL MEN BY THESE PRESENTS, That

WARRANTY DEED

Lura Martin

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:

Refer to the legal as it appears on the reverse of this deed.



# 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 \$ 97,440.00.  
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) 0. (The sentence between the symbols 0, if not applicable, should be deleted. See ORS 93.030.)

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 25th day of October, 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.

*Lura Martin*  
Lura Martin

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
October 28, 19 87.

Personally appeared the above named

Lura Martin

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

Notary Public for Oregon  
My commission expires: 8/16/88

Lura Martin

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

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:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON, ) ss.

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_  
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer  
Deputy

By \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS  
J-Spear Ranch Co.  
P.O. Box 257  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS  
Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

## LEGAL DESCRIPTION

In Township 31 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:

Section 13: S1/2 S1/2 NE1/4; E1/2 E1/2 SE1/4;  
Section 14: SE1/4 SE1/4;  
Section 23: NE1/4 NE1/4; E1/2 SE1/4 NE1/4  
Section 24: W1/2 SW1/4 NW1/4; W1/2 W1/2 SW1/4;  
Section 25: W1/2 W1/2 NW1/4;  
Section 26: E1/2 E1/2 NE1/4.

In Township 31 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

Section 8: N1/2 S1/2 S1/2; S1/2 N1/2 S1/2;  
Section 18: S1/2 of Lot 1; N1/2 of Lot 2; S1/2 NE1/4 NW1/4;  
N1/2 SE1/4 NW1/4.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 28th day  
of October A.D., 19 87 at 2:16 o'clock P M., and duly recorded in Vol. M87,  
of Deeds on Page 19557.

FEE \$15.00

Evelyn Biehn, County Clerk  
By Ann Smith