2492

Aspen
TITLE & ESCROW, INC.

01033541

WARRANTY DEED

AFTER RECORDING RETURN TO:
J-SPEAR RANCH CO., AN OREGON CORPORATION
P.O. Box 257
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

LAWRENCE F. CASWELL and DIANN M. CASWELL and RICHARD B. CASWELL
and HAZEL A. SIMMON hereinafter called GRANTOR(S), convey(s) to
J-SPEAR RANCH CO., AN OREGON CORPORATION hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

The Southwest quarter of Northeast quarter and South half of Northwest
quarter and Lot 2, LESS the highway right of way, ALSO LESS AND EXCEPT
any portion lying East of State Highway 66, all in Section 1, Township
40 South, Range 6 East of the Willamette Meridian, 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 DEPARTMENT TO VERIFY
APPROVED USES."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) 1989-'90 taxes, a
lien not yet payable. 2) Rights of the public in and to any
portion of the herein described premises lying within the
boundaries of road or highways. 3) Subject to rules and
regulations of Fire Patrol District. 4) Easement, including the
terms and provisions thereof, recorded May 25, 1978 in Book
M-79 page 11989.

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
$105,000.00.

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 10th day of July, 1989.

Lawrence F Caswell by Diann M Caswell
LAWRENCE F. CASWELL (atty. in fact)

Diann M. Caswell
DIANN M. CASWELL

Richard B Caswell
RICHARD B. CASWELL

Hazel A Simmon by
HAZEL A. SIMMON
Richard B Caswell
atty in fact.

STATE OF OREGON, County of Klamath)ss.

July 11 , 1989.

Personally appeared the above named ~~LAWRENCE F. CASWELL and~~ N.P.
DIANN M. CASWELL and RICHARD B. CASWELL ~~and HAZEL A. SIMMON and~~ N.P.
acknowledged the foregoing instrument to be their voluntary act
and deed.

Before me: _Addington_
Notary Public for Oregon
My Commission Expires: 3-22-93
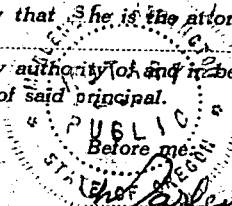
FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of......Klamath.............. } ss.

On this the......11th..............day of......July........................., 19 89 personally appeared
......DIANN M. CASWELL..,
who, being duly sworn (or affirmed), did say that ..She is the attorney in fact for ...LAWRENCE F.........
......CASWELL..and
that ...he executed the foregoing instrument by authority of and in behalf of said principal; and S he acknowl-
edged said instrument to be the act and deed of said principal.

Before me:

(Official Seal)

(Signature)

My Commission Expires: 3-22-93

(Title of Officer)

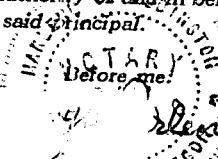FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of......Klamath.............. } ss.

On this the......11th..............day of......July........................., 19 89 personally appeared
......RICHARD B. CASWELL...,
who, being duly sworn (or affirmed), did say that ...he is the attorney in fact for................................
......HAZEL A. SIMMON..and
that ...he executed the foregoing instrument by authority of and in behalf of said principal; and ...he acknowl-
edged said instrument to be the act and deed of said principal.

Before me:

(Official Seal)

(Signature)

ssion Expires: 3-22-93

(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____Aspen Title Co._____ the ____11th____ day
of _____July_____ A.D., 19 _89_ at ___4:24___ o'clock ___P_M., and duly recorded in Vol. __M89____,
of _____Deeds_____ on Page __12693__.
                                        Evelyn Biehn   . County Clerk
FEE $13.00   By _Pauline Mullendore_