

2745

MTC-21731-C

WARRANTY DEED

Vol. m89 Page 13147KNOW ALL MEN BY THESE PRESENTS, That
Clarence W. Tallmanhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
J-Spear Ranch, an Oregon Corporation, hereinafter called
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and
assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:The SE1/4 SE1/4 of Section 34, Township 32 South, Range 7 East of the
Willamette Meridian, Klamath County, Oregon and the SW1/4 SE1/4 of
Section 18, Township 33 South, Range 7 East of the Willamette
Meridian, Klamath County, Oregon.

Tax Account No: 3307 01800 00900 3207 03400 02200

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 and 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 \$ 12,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole/
part of the consideration (indicate which) (The sentence between the symbols, 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 11 day of July, 19 89,
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.

Clarence W. Tallman

Clarence W. Tallman

STATE OF CALIFORNIA

County of Solano

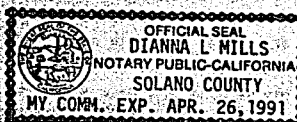
On July 11, 19 89, before me, the undersigned, a Notary Public
in and for said State, personally appeared CLARENCE W. TALLMAN

, personally known to me or proved to me
on the basis of satisfactory evidence to be the person whose name is
subscribed to the within instrument, and acknowledged to me that he executed it.

NOTARY PUBLIC

ACKNOWLEDGMENT - INDIVIDUAL
WTI FORM NO. 60 - 1/83

DIANNA L. MILLS



C. W. Tallman
3000 Broadway Space 85
Vallejo, Calif. 94589

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was
received for record on the 18th
day of July, 19 89,
at 3:56 o'clock P.M., and recorded
in book M89 on page 13147 or as
file/reel number 2745

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By *Paula Mullins* Deputy

Fee \$8.00