

KNOW ALL MEN BY THESE PRESENTS, That ROY VINCENT BERGLUND & LEONA JUNE BERGLUND,
husband and wife (who acquired title as Roy Vincent Berglund & Leona June Berglund)
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 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 N $\frac{1}{2}$ of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ also described as Government Lot 3, Section 5, Township 33
South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No. 3307-500-200

"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 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 \$ 60,000.00

~~This deed is subject to the provisions of the following deed, to-wit: _____, which is the whole/~~
~~entire consideration for the premises hereinafter described. The same shall be deemed to be a part of this deed.~~
~~See Official Seal~~

In construing this deed and when 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 8th day of December, 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.

Roy Vincent Berglund
Roy Vincent Berglund

Leona June Berglund
Leona June Berglund
STATE OF OREGON County of _____ ss.

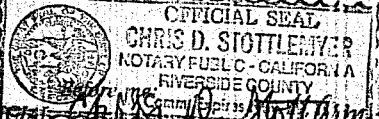
STATE OF OREGON, CALIFORNIA
County of San Bernardino ss.
Dec 9, 19 89

Personally appeared the above named
Roy Vincent Berglund & Leona June Berglund

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

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.



(OFFICIAL SEAL)
Notary Public for Oregon CALIFORNIA
My commission expires: 11/29/91

Before me: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Roy Vincent Berglund & Leona June Berglund	
530 N. Driftwood Ave.	
Redding, CA 97276	
GRANTOR'S NAME AND ADDRESS	
J-Spear Ranch Co.	
PO Box 257	
Klamath Falls, OR 97601	
GRANTEES NAME AND ADDRESS	
J-Spear Ranch Co.	
PO Box 257	
Klamath Falls, OR 97601	
NAME, ADDRESS, ZIP	

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was
received for record on the 12th
day of Dec, 19 89,
at 4:05 o'clock P M., and recorded
in book M89 on page 24019 or as
file/reel number 8957
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
B. Caroline Muller, Deputy