

WARRANTY DEED

9811

MTC 22800-1

GLADYS A. McVINNIE

KNOW ALL MEN BY THESE PRESENTS, That

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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The SW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 17, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No. 3307-1700-400

"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 \$ 9,800.00

~~When the above consideration is paid for, it includes the property, and the grantor promises to defend the same against all claims of the world, except those of record and apparent upon the land, if any, as of the date of this deed.~~

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 28th 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.

Gladys A. McVinnie
Gladys A. McVinnie

STATE OF ~~TEXAS~~ CALIFORNIA)
County of San Joaquin) ss.
December 28, 19 89

Personally appeared the above named
Gladys A. McVinnie

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

My commission expires: 11-2-93

Gladys A. McVinnie

158 El Centro Dr.
Redi, CA 95240

J-Spear Ranch Co.

PO Box 257

Klamath Falls, OR 97601

After recording returns to:

J-Spear Ranch Co.

PO Box 257

Klamath Falls, OR 97601

Until a change is received all tax statements shall be sent to the following address:

J-Spear Ranch Co.

PO Box 257

Klamath Falls, OR 97601

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 _____

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:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was
received for record on the 5th
day of Jan, 19 90
at 10:19 o'clock A.M. and recorded
in book M90 on page 247 or as
file/reel number 9811

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Muelandere Deputy

Fee \$28.00