

9939

MTC 22 799 D

WARRANTY DEED

Vol. m90 Page 481

KNOW ALL MEN BY THESE PRESENTS, That FRANK M BALLARD & SANDRA BALLARD, as tenants  
by the entirety

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 NE $\frac{1}{2}$  SW $\frac{1}{2}$  NW $\frac{1}{2}$  Section 9, Township 33 South, Range 7 East of the Willamette Meridian,  
Klamath County, Oregon.

Tax Account No. 3307-900-600

"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 \$ 12,900.00

~~However, the actual consideration consists of an undivided one-half interest in the above described premises, to-wit: the NE $\frac{1}{2}$  SW $\frac{1}{2}$  NW $\frac{1}{2}$  Section 9, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, which is subject to a recorded deed of trust in favor of J-Spear Ranch Co., an Oregon corporation, recorded in the County of Klamath, State of Oregon, Book 9939, Page 481.~~

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 4th day of January, 19 90 ;  
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.

Frank M. Ballard

Sandra Ballard

STATE OF ~~OREGON~~ NEVADA )  
County of Washoe ) ss.  
Nevada 14, 1990

Personally appeared the above named  
Frank M. Ballard & Sandra Ballard

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:

(OFFICIAL

SEAL)

Notary Public for Oregon  
My commission expires:



LENI TENKOTTE  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
COMMISSION EXPIRES JULY 20, 1991

SEAL)

Notary Public for ~~OREGON~~ Arizona  
My commission expires: Nevada

FRANK M. BALLARD & SANDRA BALLARD  
2862 Sunny Slope Dr.  
Sparks, Nevada 89431

GRANTOR'S NAME AND ADDRESS

J-SPEAR RANCH CO.

PO Box 257

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:  
J-SPEAR RANCH CO.

PO Box 257

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following 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 9th  
day of Jan., 19 90,  
at 11:41 o'clock AM., and recorded  
in book M90 on page 481 or as  
file/reel number 9939

Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mueller Deputy

Fee \$28.00