

9939

MTC 22 1990

WARRANTY DEED

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

The NE 1/2 SW 1/4 NW 1/4 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 interest free loan of \$12,900.00 provided to the grantee by the grantor for the purchase of the above described property. The sum of \$12,900.00 shall be repaid to the grantor by the grantee in accordance with the terms of the promissory note attached hereto as Exhibit A.

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

STATE OF OREGON, County of _____) ss.
_____, 19 ____.

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

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 acknowledged the foregoing instrument their voluntary act and deed.

_____ 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.



LENI TENKOTTE
Notary Public - State of Nevada
Appointment Recorded in Washoe County
COMMISSION EXPIRES JULY 20, 1991
Notary Public for ~~Oregon~~ Arizona
My commission expires: Nevada

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

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 office.
Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mueller Deputy

Fee \$28.00