

KNOW ALL MEN BY THESE PRESENTS, That HALLIE E. SCHERER

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 S $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 19, Township 33 South, Range 7 East of the Willamette Meridian,
Klamath County, Oregon.

Tax Account No.: 3307-1900-1000

"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,

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 \$ 7,200.00

xxxxxx The value of the variable *xx* is the property of the promisor, which is the whole/ part of the promisor's estate which, if the sentence between the symbols, *y* is not applicable, should be deleted.

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 15th 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.

Hallie E. Scherer

STATE OF OREGON,)
County of Josephine) ss.
January 18, 1990.

Personally appeared the above named _____
Hallie E. Scherer

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:

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

NOTARY
PUBLIC
Before me: Marleen B Mac
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 8-15-91

Hallie E. Scherer
423 Pinewood Way
Cave Junction, OR 97253

J-SPEAR RANCH CO.
PO Box 257
Klamath Falls, OR 97601

After recording return to:
J-SPEAR RANCH CO.
PO Box 257
Klamath Falls, Or 97601

J-SPEAR RANCH CO.
PO Box 257
Klamath Falls, OR 97601

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 23rd day of Jan., 19 90, at 9:30 o'clock AM., and recorded in book M90 on page 1521 or as file/reel number 10482

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

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mulenders Deputy

Fee \$28.00