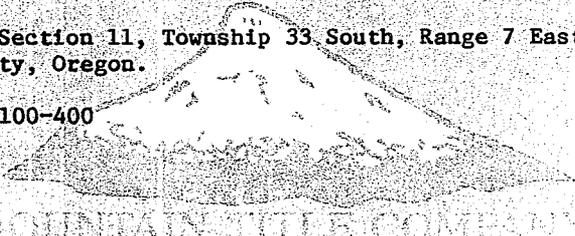


hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J-SPEAR RANCH CO., an Oregon corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the certain real property, 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 W 1/2 NW 1/2 NE 1/2 SW 1/2 of Section 11, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No. 3307-1100-400



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"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 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 \$ 5,100.00. However, the actual consideration consists of and includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols if not applicable should be deleted. See OPS 93-030.)

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 5th day of April, 1990; 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.

Charles R. Herrera  
Charles R. Herrera

STATE OF CALIFORNIA )  
County of Los Angeles ) ss.  
4-5, 1990

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_.

Personally appeared the above named Charles R. Herrera

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 before me the foregoing instrument to be his voluntary act and deed.  
OFFICIAL SEAL  
ELMA HELGAGER  
Notary Public - California  
LOS ANGELES COUNTY  
My Comm. Exp. Jan. 6, 1992

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)  
Elma L. Helgager  
Notary Public for California  
My commission expires: Jan. 8 - 1992

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

Charles R. Herrera  
7212 Pomelo Dr  
West Hills, CA 91307  
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 96701  
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.  
County of Klamath

I certify that the within instrument was received for record on the 17th day of April, 1990, at 3:45 o'clock P.M., and recorded in book M90 on page 7127 or as file/reel number 13652. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By: [Signature] Deputy