WARRANTY DEED

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17280

KNOW ALL MEN BY THESE PRESENTS, That Sylvia H. Palmer 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:

SW1/4 SW1/4 SW1/4, Section 11, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3307 01100 01400

"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 all those of record and those apparent to the land 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 $ 10,200.00.

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 26 day of June, 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.

Sylvia H. Palmer

Sylvia H. Palmer

'90 JUL 9 PM 2 29

MOUNTAIN TITLE COMPANY

STATE OF CALIFORNIA

COUNTY OF Santa Cruz ss.

On this 26th day of June, in the year 1990, before me, Sylvia H. Palmer, Cheryl D. Firebaugh, a Notary Public, State of California, duly commissioned and sworn, personally appeared ..... personally known to me (or proved to me on the basis of satisfactory evidence) to be the person .... whose name ..... subscribed to this instrument, and acknowledged that .... he .... executed it.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the ..... County of Santa Cruz on the date set forth above in this certificate.

OFFICIAL SEAL
CHERYL D. FIREBAUGH
Notary Public-California
SANTA CRUZ COUNTY
My Comm. Exp. July 2, 1993

Cheryl D Firebaugh
Notary Public, State of California

My commission expires 7-2-93

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Cowdery's Form No. 32 — Acknowledgement to Notary Public — Individuals — (C.C. Sec. 1189) — (Rev. 1/83)

Sylvia H. Palmer
815 35th Ave
Santa Cruz, CA 95062
GRANTOR'S NAME AND ADDRESS

J-Spear Ranch Co.
P.O. Box 257
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to
J-Spear Ranch Co.
P.O. 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.
P.O. Box 257
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 9 day of July, 19 90, at 2:29 o'clock P M., and recorded in book M90 on page 13517 or as file/reel number 17280, Record of Deeds of said county.

Witness my hand and seal of County affixed.

EVELYN BIEHN
Recording Officer
By Bernetha Goetsch Deputy

28.00