

20756

mtc 24201-15

WARRANTY DEED

20756

KNOW ALL MEN BY THESE PRESENTS, That JAMES W. DYER, as to an undivided 1/2 interest
GREGORY G. FOX and KEENE S. FOX, as tenants by the entirety as to an undivided 1/2 interest
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 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:

See reverse Legal Description, made a part herein

MOUNTAIN TITLE COMPANY
described in this instrument in violation of

MOUNTAIN TITLE COMPANY

"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."

_____, grantor's heirs, successors and assigns forever.

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 that the above granted premises, free from all encumbrances is lawfully seized in fee simple and the above granted premises, free from all encumbrances of the date of this deed. except all those of record and those apparent to the land as of the date of this deed. and the 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. and the consideration paid for this transfer, stated in terms of dollars, is \$ 8,250.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8,250.00

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.

WITNESSETH that the above and foregoing is the true and correct copy of the original instrument as the same appears from the records of the County of San Diego, State of California, and that the same was duly filed for record in the County of San Diego, State of California, on this 10 day of August, 1990.

 Notary Public in and for the State of California

In construing this deed and where the context so requires, all 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 10th 27th day of August, 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.

STATE OF OREGON,
County of Benton ss.
August 27, 1990

Personally appeared the above named James W. Dyer & Gregory G. Fox & Kenneth S. Fox

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

Before me:

Shelly K. Moothard
Notary Public for Oregon
My commission expires: 10/25/91

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this
_____, 19____, by _____
_____, president, and by _____
_____, secretary of _____

a. _____ corporation, on behalf of the corporation.

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

James W. Dyer & Gregory G. Fox & Keene S. Fox
92950 Pitney Ln
Junction City, OR 97448

J-Spear Ranch Co, an Oregon Corporation
P.O. Box 257
Klamath Falls, OR 97601

After recording return to:
J-Spear Ranch Co, an Oregon Corporation
see above address

Until a change is requested all tax statements shall be sent to the following address:
J-Spear Ranch Co, an Oregon Corporation
see above address

STATE OF OREGON, ss.

County of _____
I certify that the within instrument was
received for record on the _____ 19_____,
day of _____, _____
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

Lot 3 in Section 30, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. EXCEPT that portion of said Lot 3 described as: Beginning at a point on the West line of said lot which is 660 feet South measured along said lot line, from the Northwest corner thereof; thence running South along said lot line 359.4 feet; thence East, parallel with the North line of said lot, to a point on the East line of said Lot 3; thence North along said lot line 359.4 feet; thence West parallel with the North line of said lot to the point of beginning. ALSO EXCEPTING that portion lying within the boundaries of a legally dedicated road or highway.

Tax Account No: 3207 03000 00300
3207 03000 00100

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Douglas } ss.

BE IT REMEMBERED, That on this 10th day of September, 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named --Gregory G. Fox and Keene S. Fox--

known to me to be the identical individual S. described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Chas. J. Hunt

Notary Public for Oregon.

My Commission expires 8-30-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 27th day of Sept. A.D., 19 90 at 3:15 o'clock P.M., and duly recorded in Vol. M90 of Deeds on Page 19563.

Evelyn Biehn, County Clerk

By Pauline Mueller

FEE \$33.00