45532 27586-L WARRANTY DEED Vol. M92 Page 11756

KNOW ALL MEN BY THESE PRESENTS, That ~~Known now as Barbara A. Schack-Riggs~~ LAURA JANE ENRIGHT and BARBARA A. SCHACK, as tenants in common 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:

The E1/2 E1/2 NE1/4 NE1/4 of Section 1, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the North 30 feet thereof for ingress and egress.

There shall be no timber cut after 6-1-91 nor shall there be an outstanding agreement or contract for timber on said lands.

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."

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 those apparent upon the land, if any, as 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 $ 10,000.00

~~[illegible]~~

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 19 day of May, 19 92; 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.

Laura Jane Enright
LAURA JANE ENRIGHT

Barbara A. Schack-Riggs
BARBARA A. SCHACK

STATE OF ~~OREGON~~, CALIFORNIA)
County of SACRAMENTO) ss.
May 19, 19 92.

Personally appeared the above named LAURA JANE ENRIGHT, BARBARA A. SCHACK-RIGGS and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me: J. H. Vacher
Notary Public for Oregon
My commission expires:

OFFICIAL SEAL
JACQUELINE H. VACHER
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
My Comm. Expires Apr. 9, 1995

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
My commission expires: (SEAL)

~~LAURA JANE ENRIGHT and BARBARA A. SCHACK~~
12 ELTON COURT
SACRAMENTO, CA 95826
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,
County of Klamath ss.
I certify that the within instrument was received for record on the 1st day of June, 19 92, at 11:44 o'clock A M., and recorded in book M92 on page 11756 or as file/reel number 45532, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore Deputy

Fee $30.00

'92 JUN 1 AM 11 44

MOUNTAIN TITLE COMPANY