

46249

MTC 27710 HF

KNOW ALL MEN BY THESE PRESENTS, That

INGEBORG TALLMAN aka TINGEBORG TALLMAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called J-SPEAR RANCH CO., an Oregon Corporation 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 SW 1/4 NW 1/4 SE 1/4 of Section 18, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The S 1/2 NE 1/4 SE 1/4 and the NW 1/4 NE 1/4 SE 1/4 of Section 34, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

"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 \$ 57,000.00

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 12th day of June, 1992; 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 Klamath, ss.

Personally appeared the above named
INGEBORG TALLMAN

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

Before me:

Notary Public for Oregon

My commission expires: 4/20/96

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)

INGEBORG TALLMAN

P.O. BOX 132

CONCORD, CA 94522

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

RECORDERS USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was
received for record on the 15th
day of June, 1992,
at 4:00 o'clock PM. and recorded
in book M92 on page 13103 or as
file/reel number 46249.

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

Evelyn Biehn, County

Recording Officer

By Deborah M. Niles Deputy

Fee \$30.00