

**59650**

**59650** **MTC 79416-1A**

KNOW ALL MEN BY THESE PRESENTS, That JAMES DYER AND SABANNA DYER, as to an undivided 1/2 interest GREGORY G. FOX AND KEENE S. FOX, as to an undivided 1/2 interest

1/2. interest GREGORY G. FOX AND KEENE S. FOX, as co-grantors, 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 NW1/4 of the NE1/4 of Section 28, Township 36 South, Range 10 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 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 \$ 24,000.00

the content so requires the singular includes the plural and all grammatical

In Witness Whereof, the grantor has executed this instrument this 25 day of march, 1993;  
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.

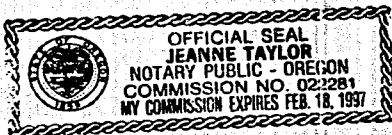
STATE OF OREGON,  
County of Douglas  
March 25, 1993 ss.

Personally appeared the above named Keene S. FOX

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

**Before me:**

Notary Public for Oregon  
My commission expires:



JAMES DYER ET AL  
92950 Pitney Lane  
Junction City, Oregon 97443  
GRANTOR'S NAME AND ADDRESS

J-SPEAR RANCH CO.  
P.O. BOX 257 KLAMATH FALLS, OR 97601

After recording return to:

J-SPEAR RANCH CO.  
P.O. BOX 257  
KLAMATH FALLS, OR 97601

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

**JAMES DYER**

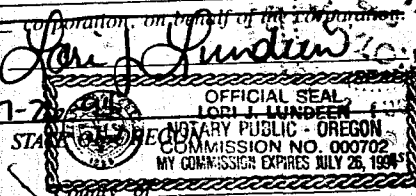
**SABANA DYER**

~~GREGORY G. FOX~~

~~KEENE S. FOX~~

STATE OF OREGON, County of Douglas ) ss.

Notary Public for Oregon  
My commission expires:



~~I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, 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

STATE OF OREGON,

County of Douglas

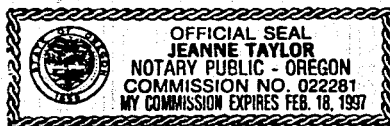
} ss.

FORM No. 23—ACKNOWLEDGMENT.  
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BE IT REMEMBERED, That on this 26th day of March, 1993,  
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within  
named Gregory G. Fox

known to me to be the identical individual..... described in and who executed the within instrument and  
acknowledged to me that he..... 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.



Jeannie Taylor  
Notary Public for Oregon  
My commission expires 2-18-97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 8th day  
of April A.D., 19 93 at 3:31 o'clock P M., and duly recorded in Vol. M93,  
of Deeds on Page 7282

FEE \$35.00

Evelyn Biehn - County Clerk

By [Signature]