

61506

WARRANTY DEED

WTC 29643 - MAY 93 Page 10888

KNOW ALL MEN BY THESE PRESENTS, That
LOUIS PESKIN and PAULINE PESKIN, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
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 S1/2 N1/2 SW1/4 and the N1/2 S1/2 SW1/4 of Section 20 Township 33
South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

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 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 \$ 350,000.00
XX
XX
XX
XX

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 10 day of May, 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.

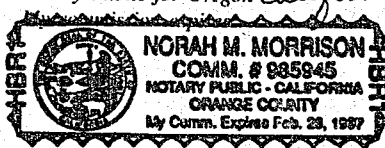
STATE OF California
County of Orange) ss.
5-10, 1993

Louis Peskin
LOUIS PESKIN
Pauline Peskin
PAULINE PESKIN

Personally appeared the above named
LOUIS PESKIN
PAULINE PESKIN

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

Before me: Norah M. Morrison
Notary Public for Oregon California



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)

LOUIS PESKIN and PAULINE PESKIN	
5200 IRVINE BLVD. #188	
IRVINE, CA 92720	
GRANTOR'S NAME AND ADDRESS	
J-SPEAR RANCH CO.	
PO BOX 257	
KLAMATH FALLS, OR 97601	
GRANTEE'S NAME AND ADDRESS	
J-SPEAR RANCH CO.	
PO BOX 257	
KLAMATH FALLS, OR 97601	
NAME, ADDRESS, ZIP	
Until a change is requested all fee statements shall be sent to the following address:	
J-SPEAR RANCH CO.	
PO BOX 257	
KLAMATH FALLS, OR 97601	
NAME, ADDRESS, ZIP	

SPICE RESERVED
FOR
RECORDERS USE

STATE OF OREGON, _____ ss.
County of Klamath
I certify that the within instrument was received for record on the 14th day of May, 1993, at 1:46 o'clock P M., and recorded in book M93 on page 10888 or as file/recd number 61506.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
Pauline Mullendor, Deputy

Fee \$30.00