

WARRANTY DEED

MTC 29401-KR

KNOW ALL MEN BY THESE PRESENTS, That

T. J. LINDBLOOM and TIM CUMMINS dba CONIFER TIMBER

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 N $\frac{1}{2}$ N $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$ and S $\frac{1}{2}$ N $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 34 Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.The SW $\frac{1}{4}$ of Section 2, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.The NE $\frac{1}{4}$ of Section 9, 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 all 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 \$ pursuant to an IRC 1031 exchange on behalf of Grantors.

However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 2nd day of June, 19 93; 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.
June 2, 19 93

CONIFER TIMBER

by:

by:

Personally appeared the above named

T. J. LINDBLOOM and TIM CUMMINGS dba CONIFER TIMBER

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

Before me:

Kristen L. Beld
Notary Public for Oregon
My commission expires: 11/16/95

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)

CONIFER TIMBER

P.O. BOX 298

ROSEBURG OR 97470

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

STATE OF OREGON, ss.

County of KlamathI certify that the within instrument was received for record on the 2nd day of June, 19 93.at 3:37 o'clock P M., and recorded in book M93 on page 12674 or as file/reel number 62411.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline N. Nicks Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

93 JUN 2 PM 3 37