

## WARRANTY DEED

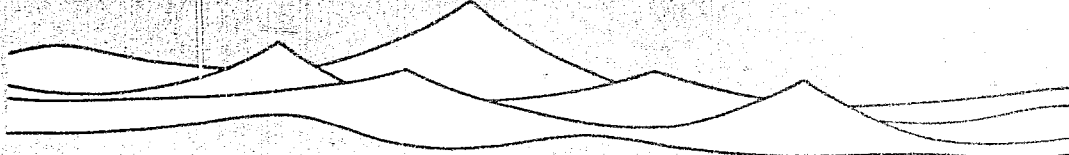
MTG 3/089-mk

KNOW ALL MEN  
JEAN S. BAILEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM RUSSELL SPEAR, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE



**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

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 claims of the said

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 62,500.00

**POLYMER LETTERS**

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 30 day of September, 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.

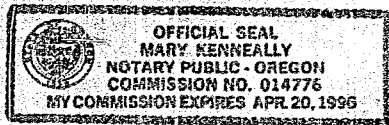
STATE OF OREGON, )  
County of Klamath ) ss.  
September 30 , 19 93

Personally appeared the above named  
JEAN S. BAILEY By her attorney  
in fact Daniel H. Bailey III

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be her/his 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)

JEAN S. BAILEY  
1690 RIVER HILL ROAD  
HERMISTON, OR 97838

GRANTOR'S NAME AND ADDRESS

WILLIAM RUSSELL SPEAR  
P.O. BOX 8441  
RENO, NV 89507

GRANTEE'S NAME AND ADDRESS

MAILING LABEL  
WILLIAM RUSSELL SPEAR  
P.O. BOX 8441  
RENO, NV 89507

NAME ADDRESS ZIP

Until a change is requested on tax statements shall be sent to the following address:

WILLIAM RUSSELL SPEAR  
P.O. BOX 8441  
RENO, NV 89507

NAME, ADDRESS, ZIP

STATE OF OREGON

County of \_\_\_\_\_

~~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

**MOUNTAIN TITLE COMPANY**

MOUNTAIN TITLE COMPANY

10-01-93A09:56 RCVD

**MOUNTAIN TITLE COMPANY**

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**

**PARCEL 1**

The Northerly 55 feet of the N1/2 S1/2 SW1/4 NE1/4 SE1/4, EXCEPTING that part that lays East of the Sprague River, in Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 2**

That portion of the S1/2 N1/2 S1/2 NE1/4 SE1/4 that lays East of the access road and West of the Sprague River, in Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 3**

A portion of the NE1/4 of the SE1/4 in Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Parcel 1 as recorded in Volume M85, page 4081, Microfilm Records of Klamath County, Oregon; running thence South 89 degrees 59' 26" East 383.66 feet, more or less, to the high water line of the Sprague River; thence North 62 degrees 33' 44" West 367.94 feet to a point on the Easterly edge of an access road; thence along the Easterly edge of said road to the point of beginning, the straight line course of which bears South 18 degrees 37' 20" West 178.84 feet, containing 32,513 square feet, more or less.

Together with an appurtenant easement 40 feet in width for right of way purposes commencing at the Northwest corner of Parcel 1 as recorded in Volume M85, page 4081, Microfilm Records of Klamath County, Oregon, thence running along the Easterly boundary of the aforesaid Parcel 1 to the Chiloquin Sprague River County Road, being an existing access road referred to and shown on that certain map of survey for Williams Enterprises filed in the office of the Klamath County Surveyor on May 5, 1983, and bearing Surveying Map Number 3842.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 1st day  
of Sept. A.D., 19 93 at 9:56 o'clock A.M., and duly recorded in Vol. M83  
of Deeds on Page 25469.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Miller