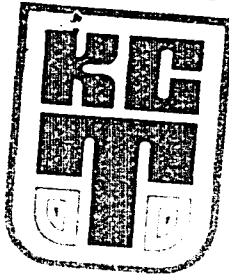


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10-25-93A10:51 RCVD



# KLAMATH COUNTY TITLE COMPANY

Vol. m93 Page 27908

K-45649

## STATUTORY WARRANTY DEED (Individual or Corporation)

WILLIAM DEAN COLDIRON AND RONN WILLIAM COLDIRON,  
conveys and warrants to J-SPEAR RANCH CO.

the following described real property in the County of KLAMATH and State of Oregon. Grantor. Grantee.

S1N1S1NW1SW1, and the S1S1NW1SW1 lying East of the Sprague River in Section 32, Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, saving and excepting therefrom the following described parcel of property:

Beginning at the Northeast corner of the S1N1S1NW1SW1 of Section 32 marked by a 5/8" rebar pin; thence West along the North line of said S1N1S1NW1SW1 676.14 feet to the Easterly bank of the Sprague River; thence southeasterly along the easterly bank of the Sprague River to a point 213.94 feet South of the North line of said S1N1S1NW1SW1 as measured at right angles to said North line; thence N. 89° E. along an existing fence line to the East line of said S1N1S1NW1SW1; thence North along said East line to the point of beginning.

This property is free of liens and encumbrances, EXCEPT  
Subject to:

Reservations and restrictions of record, rights of way, and easements of record, and those apparent upon the land, contracts and /or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 16,000.00 (Here comply with the requirements of ORS 93.030\*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 12th day of October 19 93. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

William Dean Coldiron  
WILLIAM DEAN COLDIRON

Ronn William Coldiron  
RONN WILLIAM COLDIRON

STATE OF OREGON, County of \_\_\_\_\_ )ss.  
The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by WILLIAM DEAN COLDIRON AND  
RONN WILLIAM COLDIRON

CORPORATE ACKNOWLEDGEMENT  
STATE OF OREGON, County of \_\_\_\_\_ )ss.  
The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_ and  
of \_\_\_\_\_  
a corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

After recording return to:  
J-Spear Ranch Co.  
P.O. Box 257  
Klamath Falls, Oregon 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, Oregon 97601

THIS SPACE RESERVED FOR RECORDER'S USE



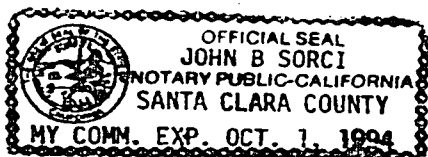
**ALL-PURPOSE ACKNOWLEDGMENT**State of CALIFORNIACounty of SANTA CLARAOn 12 Oct 93 before me, JOHN B. SORCI

NAME, TITLE OF OFFICER - E.G. "JANE DOE, NOTARY PUBLIC"

personally appeared William Dean Coldiron and Ronn William Coldiron

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



John B. Sorci  
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

THIS CERTIFICATE  
MUST BE ATTACHED  
TO THE DOCUMENT  
DESCRIBED AT RIGHT:

Title or Type of Document Statutory Warrant Deed  
Number of Pages 1 Date of Document 12 Oct 93  
Signer(s) Other Than Named Above \_\_\_\_\_

**CAPACITY CLAIMED BY SIGNER**☒ INDIVIDUAL(S)☐ CORPORATE

OFFICER(S) \_\_\_\_\_

TITLE(S) \_\_\_\_\_

☐ PARTNER(S)☐ ATTORNEY-IN-FACT☐ TRUSTEE(S)☐ SUBSCRIBING WITNESS☐ GUARDIAN/CONSERVATOR☐ OTHER: \_\_\_\_\_**SIGNER IS REPRESENTING:**

NAME OF PERSON(S) OR ENTITY(IES)

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 25th day  
of Oct. A.D., 19 93 at 10:51 o'clock A.M., and duly recorded in Vol. M93  
of Deeds on Page 27908.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline Mueseladore