

KNOW ALL MEN BY THESE PRESENTS, That DONALD JAMES RAY and CRYSTAL JEWEL RAY, 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 N1/2 SE1/4 SE1/4 of Section 19, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, together with a 30 foot road easement North of and adjacent to the South boundary of the S1/2 NW1/4 SE1/4 of said Section 19 and extending East from Forest service road No. 3310-A to the East boundary of S1/2 NE1/4 SE1/4 of said Section 19.

## 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."

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930. AND TO DETERMINE ANY 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 above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 21,000.00

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 Jan, 19 94; 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, 1/3, 19 94<sup>th</sup>

Personally appeared the above named  
DONALD JAMES RAY  
CRYSTAL JEWEL RAY

Donald James Ray  
DONALD JAMES RAY  
Crystal Jewel Ray  
CRYSTAL JEWEL RAY

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

Before me: Helen M Fink  
Notary Public for Oregon  
My commission expires:



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)

DONALD JAMES RAY and CRYSTAL JEWEL RAY  
4511 BOARDMAN AVENUE  
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS  
J-SPEAR RANCH CO.  
P.O. BOX 257  
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS  
J-SPEAR RANCH CO.  
P.O. BOX 257  
KLAMATH FALLS, OR 97601  
NAME, ADDRESS, ZIP

Until a change is requested all notices 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 Klamath  
I certify that the within instrument was received for record on the 18th day of Jan, 19 94, at 11:15 o'clock A. M., and recorded in book M94 on page 1778 or as file/reel number 74611, Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Debra Mullendore Recording Officer Deputy

Fee \$30.00