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97 JUL 25 P1:00 Vol. M17 Page 23769

JAMES L. SPEARS & SANDRA L. SPEARS
19921 WHALESHEAD RD.
BROOKINGS, OR 97415

Grantor's Name and Address
SPEARS CHARITABLE TRUST
19921 WHALESHEAD ROAD
BROOKINGS, OR 97415

After recording, return to (Name, Address, Zip):

JAMES H. SMITH, ATTORNEY
711 BENNETT AVE.
MEDFORD, OR 97504

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SPEARS CHARITABLE TRUST
19921 WHALESHEAD ROAD
BROOKINGS, OREGON 97415

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument
was received for record on the _____ day
of _____, 19____, at
_____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page
_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said County.

Witness my hand and seal of County
affixed.

NAME

TITLE

By _____, Deputy

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that JAMES L. SPEARS AND SANDRA L. SPEARS

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ****

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
situated in KLAMATH County, State of Oregon, described as follows, to-wit:

***~~LYNN HESCOCK AND ROBYN HESCOCK, INDEPENDENT SPECIAL TRUSTEES UNDER THE~~
~~SPEARS CHARITABLE TRUST DATED JULY 16, 1997~~*****

***LYNN HESCOCK AND ROBYN HESCOCK, INDEPENDENT SPECIAL TRUSTEES OF THE
SPEARS CHARITABLE TRUST DATED JULY 16, 1997.

SEE ATTACHED EXHIBIT "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

_____, and that
grantor will warrant and forever defend the 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 \$_____-0-_____. ☐ However, the
actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate
which) consideration. ☐ (The sentence between the symbols ☐, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be
made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 16TH day of JULY, 1997; if grantor
is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do
so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROP-
RIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES
AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

James L. Spears
JAMES L. SPEARS

Sandra L. Spears
SANDRA L. SPEARS

STATE OF OREGON, County of JACKSON ss.

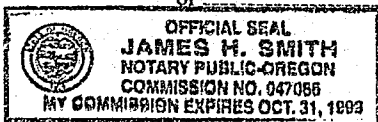
This instrument was acknowledged before me on JULY 16, 1997,
by JAMES L. SPEARS AND SANDRA L. SPEARS

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____



Notary Public for Oregon JAMES H. SMITH

My commission expires 10/31/99

35
9/15/00

EXHIBIT "A"

Beginning at the iron pin which marks the Northeast corner of Lot 2, in Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which point is also the Northwest corner of Terminal City and running thence: South 0° 04' East along the Township line of distance of 818 feet to an iron pin which marks the intersection of the Southerly right-of-way line of Center Street in Terminal City extended Westerly and the Township line; thence North 38° 01' West, a distance of 140.95 feet to an iron pin; thence North 53° 02' West a distance of 277.08 feet to an iron pin; thence North 61° 27' West a distance of 599.66 feet to an iron pin which lies South at right angles 250 feet from the North line of Lot 2 in Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence West parallel to the North line of Lot 2 in Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, to the Southeast corner of SUNSET BEACH, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon; thence running Northerly and Northwesterly along the Easterly and Northeasterly lines of said plat of SUNSET BEACH, to the North line of Government Lot 1 in said Township and Range; thence East along said North line to the Northwest corner of that certain parcel conveyed to D.T. Matthews et ux, by Bargain and Sale Deed recorded October 7, 1969, in Vol. M69, page 8552, Microfilm Records of Klamath County, Oregon; thence Southeasterly along the Westerly line of said Matthews parcel 1517.0 feet more or less, to the most Southerly corner thereof; thence North along the Easterly line of said Matthews parcel of the North line of Government Lot 2 in said Township and Range; thence East along said North line of Lot 2 to the point of beginning.

EXCEPTING THEREFROM a tract of land situate in the SE 1/4 NE 1/4 of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the iron pipe marking the Northeast corner of the SE 1/4 NE 1/4 of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 0° 04' East along the Section line 818.0 feet to the iron pin marking the Northeast corner of that parcel described in Klamath County Deed Records Volume 339, page 484; thence North 38° 01' West 140.95 feet to an iron pin; thence North 53° 13' West 171.0 feet to an iron pin; thence North 29° 48' East 362.23 feet to an iron pin; thence North 8° 26' East 293.50 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM a tract of land situated in Government Lot 2, Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the iron pin marking the Northeast corner of Government Lot 2, Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 8° 26' West along the West boundary of that parcel described in Klamath County Deed Records in Volume M68, page 1815, 293.50 feet to an iron pin; thence South 29° 48' West, 362.23 feet to an iron pin marking the Southwest corner of that parcel described in Klamath County Deed Records in Volume M68, page 1815; thence North 53° 13' West 106.08 feet to an iron pin; thence North 61° 27' West 722.02 feet; thence North 80° 19' West 38.30 feet; thence North 189.63 feet to a point on the North boundary line of said Government Lot 2; thence East along said North boundary line 980.0 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Sandra L. Spears the 25th day of July A.D., 19 97 at 1:00 o'clock P. M., and duly recorded in Vol. M97 of Deeds on Page 23769.

FEE \$35.00
1.50 c.c.

By Bernetha G. Letsch, County Clerk
Kathleen