

PEGGY J. BUEHRER,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

J-SPEAR RANCH CO., an Oregon Corporation,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

The NW1/4 of the NE1/4 of the NW1/4, Section 17, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the 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.

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

The true and actual consideration for this conveyance is \$ 4,550.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 257, KLAMATH FALLS, OR 97601

Dated this 16th day of December, 1997.

Peggy J. Buehrer
PEGGY J. BUEHRER

STATE OF Wyoming SS. December 16, 19 97
COUNTY OF LARAMIE

Personally appeared the above named PEGGY J. BUEHRERand acknowledged the foregoing instrument to be her voluntary act.

Before me:

Donna M. Grant
Notary Public for Wyoming
My commission expires 2/13/99

ESCROW NO. MT43268-KA

STATE OF OREGON,
County of Klamath ss.

Return to:

J-SPEAR RANCH CO.

PO BOX 257

KLAMATH FALLS, OR 97601

Filed for record at request of:

Amerititle

on this 22nd day of December A.D., 1997
at 3:51 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 41562

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee,

\$30.00

Deputy.