

54018

MTC 43849-KA  
WARRANTY DEEDVol. M98 Page 6897

CLIFFORD H. POLLARD,

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:

SW1/4 of SE1/4 of NE1/4 of Section 34, Township 32 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.

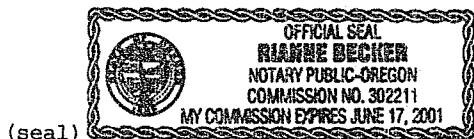
The true and actual consideration for this conveyance is \$ 6,000.00.

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

Dated this 27 day of February, 1998.

Clifford H. Pollard  
CLIFFORD H. POLLARD

STATE OF Oregon  
COUNTY OF Cumy SS. February 27, 19 98

Personally appeared the above named CLIFFORD H. POLLARD -only-and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Rianne Becker  
Notary Public for Oregon  
My commission expires June 17, 2001

ESCROW NO. MT43849-KA

Return to:

J-SPEAR RANCH CO.

P.O. BOX 257

KLAMATH FALLS, OR 97601

STATE OF OREGON,  
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 3rd day of March A.D., 1998  
at 11:50 o'clock A. M. and duly recorded  
in Vol. M98 of Deeds Page 6897

Bernetha G. Letsch, County Clerk

By Kathleen Ross  
Fee, \$30.00 Deputy.