

71816

MTC 46901-MG
WARRANTY DEEDVol. M98 Page 46586

98 DEC 21 P2:08

GREGORY D. FOX, TRUSTEE OF THE RESIDUARY TRUST,
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 NE1/4 NW1/4 SW1/4 of 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 \$ 3,340.38.

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 19th day of Dec, 1998

GREGORY D. FOX RESIDUARY TRUST

BY: Gregory D. Fox TRUSTEE
GREGORY D. FOX

STATE OF CALIFORNIA, County of SAN JOAQUIN ss.

This instrument was acknowledged before me on DEC 19, 1998

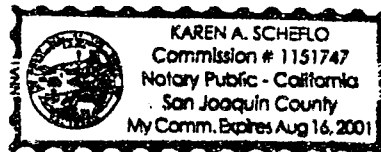
by Gregory D. Fox

as Trustee

of TRUST

Notary Public of CALIFORNIA

My commission expires Aug. 16, 2001



ESCROW NO. MT46901-MG

Return to:

J-SPEAR RANCH, CO.
PO BOX 257
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 21st day of December A.D., 1998
at 2:08 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 46586

Bernetha G. Leisch, County Clerk

By Kathleen Rosa

Fee. \$30.00

Deputy.