

200 MAR 17 AM 11:48

MT50525-KR
WARRANTY DEED

Vol MOO Page 8820

~~MCBEE CONSTRUCTION, AN ASSUMED BUSINESS NAME, AS TO PARCELS 1 AND 2 AND JIM MCBEE AND BETTY MCBEE, AS TENANTS BY THE ENTIRETY, AND ANDY MCBEE AND BRETT MCBEE, ALL WITH RIGHTS OF SURVIVORSHIP, AS TO PARCEL 3,~~

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
J-SPEAR RANCH COMPANY, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

ACCT# 3307-1900-700 KEY# 85026

ACCT# 3307-1900-800 KEY# 85794

ACCT# 3307-1900-900 KEY# 85801

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:

AMERITITLE WILL NOT INSURE AGAINST LOSS ARISING BY REASON OF ANY LACK OF RIGHT OF ACCESS TO AND FROM THE LAND.

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 36,450.00.

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 14th day of March, 2000.

MCBEE CONSTRUCTION, AN ASSUMED BUSINESS

NAME

BY: Andy MCB

ANDY MCBEE, REGISTRANT

BY: Brett MCB

BRETT MCBEE, REGISTRANT

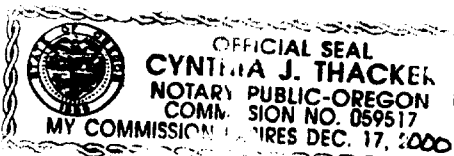
Jim MCB
JIM MCBEE

BETTY MCBEE

State of Oregon
County of **KLAMATH**



This instrument was acknowledged before me on March 14, 2000 by JIM MCBEE AND ~~BETTY MCBEE~~ AND BRETT MCBEE. Andy MCBEE dba MCBEE construction



Cynthia J. Thacker
(Notary Public for Oregon)

My commission expires 12/17/00

ESCROW NO. MT50525-KR

Return to:

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

26.00
m

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

The S1/2 N1/2 NW1/4 SE1/4 of Section 19, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the East 320 feet.

PARCEL 2

The East 320 feet of the S1/2 N1/2 NW1/4 SE1/4 of Section 19, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

The S1/2 of the N1/2 of the N1/2 of the NW1/4 of the SE1/4 of Section 19, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 3/17/00, at 11:48 a.m.
In Vol. M00 Page 8820
Linda Smith,
County Clerk Fee \$ 26⁰⁰