



THIS SPACE RESERVED FOR RECORDER'S USE
MTC 57108 - KR

After recording return to:
J-SPEAR RANCH CO., AN OREGON CORP
P.O. BOX 257
KLAMATH FALLS, OR 97601

Until a change is requested all
tax statements shall be sent to
the following address:
J-SPEAR RANCH CO., AN OREGON CORP
P.O. BOX 257
KLAMATH FALLS, OR 97601

Escrow No. MT57108-KR
Title No. _____

Vol M02 Page 40309

State of Oregon, County of Klamath
Recorded 07/16/2002 11:01 a m.
Vol M02, Pg 40309-10
Linda Smith, County Clerk
Fee \$ _____ # of Pgs _____

'02 JUL 16 AM 11:01

WARRANTY DEED

TY R. WITT and ELISABETH A. WITT, as tenants by the entirety,
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:

PLEASE SEE ATTACHED EXHIBIT A"

KEY #581454

3909-02100-02000-000

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.

The true and actual consideration for this conveyance is \$ 55,000.00.

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.

Dated this 12th day of July, 2002.

Ty R. Witt
TY R. WITT

Elisabeth A Witt
ELISABETH A. WITT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 12, 2002 by TY R.
WITT AND ELISABETH A. WITT.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003



EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the S1/2 SW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way of the U.S.B.R. C-4-E Lateral and the South line of said Section 21; said point being North 88° 04' 48" East 849.39 feet from the Southwest corner of said Section 21; thence Northerly along the Easterly right of way of said lateral the following courses; North 28° 15' West 133.37 feet, along the arc of a curve to the right (radius = 118.24 feet) 48.84 feet, North 04° 35' West 438.30 feet, along the arc of a curve to the left (radius = 168.24 feet) 113.05 feet, North 43° 05' West 181.79 feet; thence leaving said right of way, West 1,191.46 feet to the Westerly right of way of the U.S.B.R. 1-N Drain; thence Southerly along said right of way the following courses: South 04° 04' East 318.00 feet, South 09° 32' East, 326.46 feet, South 10° 02' East, 164.45 feet to the South line of said Section 21; thence South 88° 04' 48" East, 1,016.46 feet to the point of beginning, with bearings based on Survey No. 1681 as recorded in Klamath County Surveyor's Office.