

2008-002916

Klamath County, Oregon



00041339200800029160040044

03/07/2008 11:24:47 AM

Fee: \$36.00



THIS SPACE

After recording return to:
J-Spear Ranch Co.
PO 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.
PO Box 257
Klamath Falls, OR 97601

File No.: 7021-1163851 (ALF)
Date: January 24, 2008

STATUTORY WARRANTY DEED

JMS
Carl B Thornton as to parcels 1-2 and Star and Associates Inc as to parcels 3-6, Grantor,
conveys and warrants to **J-Spear Ranch Co.**, Grantee, the following described real property free of
liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in
the public record, including those shown on any recorded plat or survey.


The true consideration for this conveyance is **\$50,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 5 day of March, 2008


Carl B Thornton

Star and Associates Inc


By: Carl B Thornton, Owner

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 5 day of March, 2008
by as of, on behalf of the Carl B Thornton

Notary Public for Oregon

My commission expires: 12-3-10

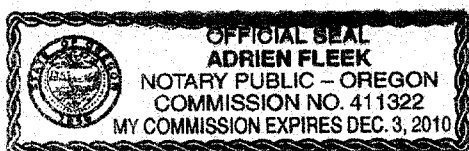


EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

PARCEL 2

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

PARCEL 3

THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 34, SOUTH RANGE 7 1/2, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

PARCEL 4

THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, BLOCK SECTION 1, TOWNSHIP 24 SOUTH RANGE 7 1/2, EAST OF THE WILLAMETTE MERIDIAN, IN KLAMATH COUNTY, OREGON.

PARCEL 5

THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, OF SECTION 1, TOWNSHIP 34, SOUTH RANGE 7 1/2, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

PARCEL 6

THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 7 1/2, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008

BILL OF SALE

1st 1163851

On September 28, 1998, an order for the relief of Gregory J. Decker, debtor, was issued by the United States Court of Bankruptcy for the District of Oregon, and

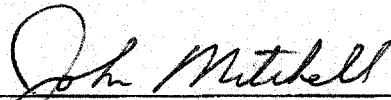
Thereafter the undersigned, John Mitchell was elected as successor trustee of the estate, and thereby qualified, and ever since has been and now is acting as such trustee; and

Thereafter, Notice of Intent to Sell Property at Private Sale was filed on April 28, 2003, and thereafter any and all ownership of Gregory J. Decker in Star and Associates, Inc. and C.G.A., L.L.C. was sold to Carl B. Thornton.

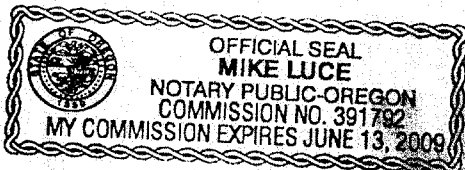
Now therefore, I, as successor trustee of debtor, Gregory J. Decker by virtue of such sale, and of the powers vested in me, and for and in consideration of the premises and the sum of Five Thousand Dollars (\$5,000.00) paid to me by Carl B. Thornton, receipt of which is acknowledged; grant, bargain, sell, and convey to such purchaser, Carl B. Thornton, his heirs and assigns forever, all my right, title and interest as trustee in the following described property: all ownership interest of Gregory J. Decker in Star & Associates, Inc. and C.G.A., L.L.C.

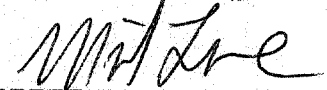
To have and to hold such property to such purchaser, Carl B. Thornton, his heirs and assigns forever, as fully and completely as trustee by virtue of such sale, and of the Bankruptcy Code of the United States, might or should sell and convey the property.

In witness whereof, I, as trustee, have signed this bill of sale on this 9th day of OCTOBER, 2006.


John Mitchell, Successor Trustee for:
Gregory J. Decker
U.S. Bankruptcy Case No. 98-65723-aer7

subscribed and sworn to before me this 9th day of October 2006.





notary public for oregon
my commission expires 6/13/09

F21-