



THIS SP.

2012-006747

Klamath County, Oregon



00120056201200067470020022

06/20/2012 03:17:22 PM

Fee: \$42.00

After recording return to:

J SPEAR RANCH CO.

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.

P.O. BOX 257

KLAMATH FALLS, OR 97601

Escrow No. MT94001-SH

Title No. 0094001

SWD r.020212

STATUTORY WARRANTY DEED

MICHAEL E. BUREAU,

Grantor(s), hereby convey and warrant to

J SPEAR RANCH CO., AN OREGON CORPORATION

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

The Southeast quarter of Section 3, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$72,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

425m

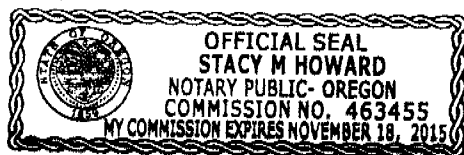
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 20th day of June, 2012

Michael E. Bureau
MICHAEL E. BUREAU

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 20, 2012 by MICHAEL E. BUREAU.



Stacy M. Howard
(Notary Public for Oregon)
My commission expires 11-18-15