



2014-007627

Klamath County, Oregon

07/21/2014 02:51:40 PM

Fee: \$62.00

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

Escrow No. MT101174SH

Title No. 0101174

SWD r.020212

STATUTORY WARRANTY DEED

Victor E. Sisson, Jr., Barbara J. Utterback, Phyllis M. Dowty and David Sisson, each as to a 25% interest, as tenants in common,

Grantor(s), hereby convey and warrant to

J-Spear Ranch Co.,

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 SE1/4 of Section 30, Township 36 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$230,000.00**.

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:

2014-2015 Real Property Taxes a lien not yet due and payable.

***Signed in counterpart**

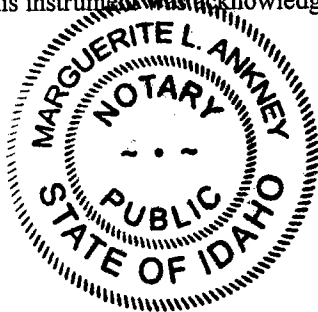
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 18 day of July, 2014.

Victor E. Sisson, Jr.
Victor E. Sisson, Jr.

State of Idaho
County of Boise

This instrument was acknowledged before me on July, 18, 2014 by Victor E. Sisson, Jr.



Marguerite L. Ankney
(Notary Public for Idaho)

My commission expires 8-31-2018

Dated this 17 day of July 17, 2014

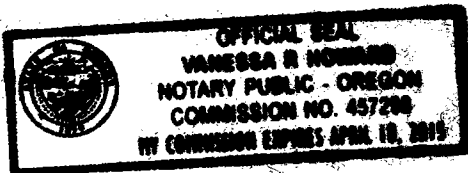
Barbara J. Utterback
Barbara J. Utterback

State of Oregon
County of Lincoln

This instrument was acknowledged before me on July 17, 2014 by Barbara J. Utterback.

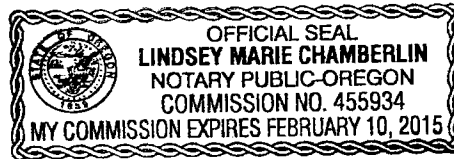
Vanessa R. Howard
(Notary Public for Oregon)

My commission expires April 18, 2015



Dated this 17 day of July, 2014

Phyllis M Dowty
Phyllis M. Dowty



State of Oregon
County of Washington

This instrument was acknowledged before me on July 17, 2014 by Phyllis M. Dowty.

Lindsey M Chamberlin
(Notary Public for Oregon)

My commission expires 2/10/15

Dated this 16th day of July, 2014

David Sisson
David Sisson

State of Idaho
County of Idaho

This instrument was acknowledged before me on 16th of July, 2014 by David Sisson.

Bryce Forsmann
(Notary Public for Idaho County)
My commission expires 9-26-2018

BRYCE FORSMANN
Notary Public
State of Idaho