



**2016-009340**  
Klamath County, Oregon  
09/01/2016 09:31:00 AM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

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. 124714AM

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### STATUTORY WARRANTY DEED

**Hilda E. Francis, Trustee under the Francis Loving Trust, dated January 16, 1990, and any assignments thereto,**

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 following described real property situate in Klamath County, Oregon:**

**PARCEL 1: Township 31 South, Range 10 East of the Willamette Meridian, Section 24: E 1/2 NE 1/4**

**PARCEL 2: Township 31 South, Range 11 East of the Willamette Meridian, Section 18: E 1/2 ; and Section 19: NE 1/4**

**PARCEL 3: Township 33 South, Range 7 East of the Willamette Meridian, Section 17: NE 1/4**

The true and actual consideration for this conveyance is **\$426,500.00**.

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:

**2016-2017 Real Property Taxes, a lien not yet due and payable**

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 31 day of Aug, 2016

Francis Loving Trust dated January 16, 1990

By: Hilda E. Francis Trustee  
Hilda E. Francis, Trustee

State of Oregon } ss  
County of Klamath }

On this 31 day of Aug, 2016, before me, Heather Anne Sciorba a Notary Public in and for said state, personally appeared Hilda E. Francis, Trustee of the Francis Loving Trust dated January 16, 1990, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Heather Anne Sciorba

Notary Public for the State of Oregon

Residing at: Klamath Falls, OR

Commission Expires: Jan 9 2018

