



THIS SPACE RESERVED FOR R

**2017-010283**  
Klamath County, Oregon  
09/12/2017 10:37:00 AM  
Fee: \$47.00

After recording return to:

J-Spear Ranch Co., an Oregon Corporation

404 S 4th St.

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 Corporation

404 S 4th St.

Klamath Falls, OR 97601

File No. 190143AM

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### STATUTORY WARRANTY DEED

**Cheryl D. Ivy,**

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 SE1/4 of the NW1/4 of the NW1/4 of Section 17, Township 33 South, Range 7 East of the Willamette  
Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$11,275.00**.

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:

**2017-2018 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 7 day of Sept, 2017

Cheryl D. Ivy  
Cheryl D. Ivy

State of ARIZONA } ss  
County of MOHAVE }

On this 7 day of September, 2017, before me, ANNA LOU BURKE a Notary Public in and for said state, personally appeared Cheryl D. Ivy, 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.

Anna Lou Burke  
Notary Public for the State of ARIZONA  
Residing at: 481 MULBERRY AVE., LAKE HAVASU CITY, MOHAVE COUNTY, AZ. 86403  
Commission Expires: 01-19-2019

