

1-1-74

68018

WARRANTY DEED

Vol. M86 Page 204309

KNOW ALL MEN BY THESE PRESENTS, That Michael B. Jager and Margaret H. Jager,  
husband and wife, and Clark J. Kenyon, a single man

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

James R. Grooms and Carol Lynn Grooms, husband and wife

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 9, Block 4, Tract No. 1069

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

except contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage, and reservations, restrictions, easements, and rights

of way of record and those apparent on the land and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,850.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).~~ (The sentence between the symbols <sup>Ⓢ</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14 day of Sept., 19 76;

if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,  
 affix corporate seal)

STATE OF ~~OREGON~~ California } ss.  
Orange  
 County of Sept. 14, 19 76

Personally appeared the above named Michael B. Jager, Margaret H. Jager and Clark J. Kenyon

and acknowledged the foregoing instrument their voluntary act and deed.

Before me:

Audrey Tyler  
 Notary Public for California  
 My commission expires Feb. 27, 1978

STATE OF OREGON, County of \_\_\_\_\_, ss.

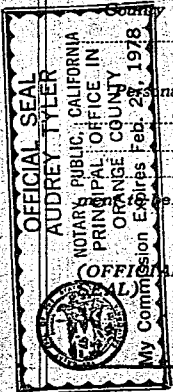
Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_

\_\_\_\_\_ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon  
 My commission expires:

(OFFICIAL SEAL)



GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Carol Esquivel  
14419 N. 55th St.  
Scottsdale, Az 85254  
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 10th day of November, 19 86, at 3:36 o'clock P.M., and recorded in book M86 on page 20430 or as file/reel number 68018, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Fee: \$10.00

By Andrew Smith Deputy

OK  
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