

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Michael B. Jager and Margaret H. Jager, husband and wife and Clark J. Kenyon, a married man, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michael Yoon, a single man, 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 15 in Block 5 in Tract 1039.

(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 \$1,058.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ①, 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 8 day of February, 1987; 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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON,  
County of Klamath } ss.  
February 8, 1987

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

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: April 8, 1988

STATE OF OREGON, County of Klamath } ss.  
February 8, 1987

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 \_\_\_\_\_

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)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 13th day of February, 1987, at 3:34 o'clock P.M., and recorded in book/reel/volume No. M87 on page 2425 or as fee/file/instrument/microfilm/reception No. 71424, Record of Deeds of said county.

Witness my hand and seal of County affixed.

\_\_\_\_\_, Evelyn Biehn, County Clerk  
NAME TITLE

By \_\_\_\_\_ Deputy  
Fee \$10.00

SPACE RESERVED  
FOR  
RECORDER'S USE

After recording return to:

MICHAEL YOON

2640 SE GULANA AVE #13003

P.O. BOX 332, GLENBROOK, NEV. 89412

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

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