

1-1-74

43067

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 single man hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES CRAMER, a married man, 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:

Lots 3, 4, 5, and 6, Block 10, Tract #1122

(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 drainage, irrigation, and sewage, 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 \$ 18,000.00.

~~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 @, if not applicable, should be deleted. See ORS 93.930.)

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 5th day of May, 1980.; 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.

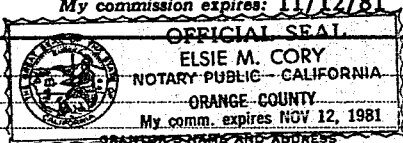
(If executed by a corporation, affix corporate seal)

STATE OF ~~OREGON~~ CALIFORNIA)
County of ORANGE) ss.
May 5, 1980

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

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

Before me: Elsie M. Cory
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 11/12/81



GRANTEE'S NAME AND ADDRESS
After recording return to:
CHARLES CRAMER
2282-P VIA MARIPOSA WAY
LAGUNA HILLS, CA 92653
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
SAME AS ABOVE
NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath) ss.
May 5, 1980

Personally appeared Michael B. Jager, Margaret H. Jager and Clark J. Kenyon and Charles Cramer, 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

Charles Cramer, 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: Evelyn Riehn
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires:

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 6th day of April, 1992, at 9:04 o'clock A.M., and recorded in book/reel/volume No. M92 on page 7131 or as document/fee/file/instrument/microfilm No. 43087, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Riehn, County Clerk
NAME TITLE

By Debra J. Nielsen Deputy

Fee \$30.00

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