

OK

62689

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Michael B. Jager & Margaret H. Jager Trustees of the Jager Family Trust Agmt., Dtd. 10-15-91 & Clark J. Kenyon & Georgiana K. Kenyon, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John C. Rau, Trustee Rau Family Trust dated 7-19-89, 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 10 in Block 3 in Tract 1161, High Country ranch, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Together with an undivided 2/49ths interest in Lot 1, Block 11, Tract 1161, High Country Ranch, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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 \$ 3,000.00

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 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 28 day of May, 1993; 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 WILL 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 APPROVED USES.

Michael B. Jager, Tst Margaret H. Jager Tst
Clark J. Kenyon Georgiana K. Kenyon

STATE OF OREGON, Nevada }
County of Douglas } ss.
June 4, 1993



STATE OF OREGON, County of) ss.
Personally appeared) and

Personally appeared the above named

MARGARET H. JAGER

and acknowledged the foregoing instrument to be her voluntary act and deed

NOTARY PUBLIC
DOUGLAS COUNTY
My Commission Expires Nov 1, 1993

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, 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.

(OFFICIAL SEAL)

Notary Public for Oregon Nevada
My Commission expires: 11-1-93

Notary Public for Oregon
My commission expires:

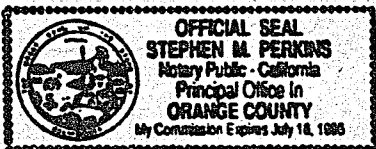
(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF CALIFORNIA
COUNTY OF ORANGE

Capacity Claimed By Signer: TRUSTEE
INDIVIDUAL

On 05/28/93 before me, *STEPHEN M. PERKINS*, notary public,
personally appeared *MICHAEL B. JAGER, CLARK J. KENYON AND GEORGIANA K. KENYON*



PERSONALLY KNOWN TO ME
-OR-

proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
Witness my hand and official seal.

Official Notarial Seal

Signature of Notary: Stephen M. Perkins

This certificate must be attached to the document described at right.
Title or Type of Document
Number of Pages
Signer(s) Other Than Named Above
NAME, ADDRESS, ZIP

WARRANTY DEED
1 Date of Document 05/28/93
NONE

By Deputy

Return & Taxes: John C. Rau, 2017 Centella Pl, Newport Beach, Ca. 92660
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of John C. Rau the 8th day of June A.D., 19 93 at 11:51 o'clock A.M.; and duly recorded in Vol. M93 of Deeds on Page 13231

Evelyn Biehn County Clerk
By Darlene Mulendore

FEE \$30.00