

1-1-74

66140

WARRANTY DEED

Vol 193 Page 20094

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 Harold W. Payne and Melanie J. Payne, 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 5, BLOCK 10, TRACT 1039 YONNA WOODS Unit #2

(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 sewage and drainage, reservations, restrictions, 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 \$ 6,950.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols Ⓢ, 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 19 day of August, 1978; 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)

Michael B. Jager

Margaret H. Jager

Clark J. Kenyon

STATE OF OREGON, )  
County of Klamath ) ss.  
August 19, 1978.

STATE OF OREGON, County of ) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_ 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

Personally appeared the above named  
Michael B. Jager,  
Margaret H. Jager & Clark J. Kenyon  
and acknowledged the foregoing instru-  
ment to be \_\_\_\_\_ their \_\_\_\_\_ voluntary act and deed.

\_\_\_\_\_, 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 be-  
half 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:

(OFFICIAL  
SEAL)(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: April 8, 1980

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

H.W. Payne  
5106 Arkcoy  
Klamath Falls OR 97603  
NAME, ADDRESS, ZIP

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

H.W. Payne  
Same as above.  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
12th day of August, 1978,  
at 11:26 o'clock A.M., and recorded  
in book M93 on page 20094 or as  
file/reel number 66140.

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline M. Mendenhall Deputy

FEE: \$30.00

30 OK