

70221

WARRANTY DEED

Vol. m93 Page 27965

KNOW ALL MEN BY THESE PRESENTS, That Michael B. Jager & Margaret H. Jager as trustees of the Jager family trust agreement dated 10-15-91 & Clark J. Kenyon, a married man hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bill Middlebrooks 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 8 in Block 5 in Tract 1039, Yonna Woods Unit No. 2.

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.

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 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 _____ day of _____, 19____; 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.

STATE OF OREGON, NEVADA }
County of Douglas } ss.
July 12, 1993

Personally appeared the above named
Michael B. Jager, Tst. and
Margaret H. Jager, Tst.
and acknowledged the foregoing instrument to be a voluntary act and deed.

Before me:

NOTARY PUBLIC

Notary Public for Oregon Nevada
My commission expires: 1-8-94

STATE OF OREGON, County of _____) ss.
_____, 19____.

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 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)

Notary Public for Oregon
My commission expires: _____

(If executed by a corporation, affix corporate seal)

STATE OF CALIFORNIA

COUNTY OF Orange } ss.

On 7-22-93

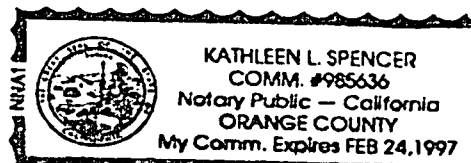
Notary Public

personally appeared Clark J. 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.

Signature Kathleen L. Spencer



in instru-
d on the
_____, 19____,
recorded
_____, on
le/instru-
_____,
I seal of

Deputy

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Middlebrooks the 25th day
of Oct., A.D., 19 93 at 1:40 o'clock P.M., and duly recorded in Vol. M93
of Deeds on Page 27965.

FEE \$30.00

Return & Taxes: Middlebrooks, Box 95
Merrill, Or. 97633

Evelyn Biehn - County Clerk

By Pauline Middlebrooks