

76425

02-18-94A11:06 RCVDWARRANTY DEED

Volume 94 Page 5497

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 & Georgiana K. Kenyon, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gordon L. Shaw and Lorna B. Shaw, husband and wife 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 1 in Block 9 and 1/49th of Lot 1 in Block 11 both in 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 appurtenant 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 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 10th day of February, 1994; 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.

CALIFORNIA

STATE OF OREGON,

County of ORANGE

FEB. 11, 1994

ss.

STATE OF OREGON, County of ORANGE

FEB. 11, 1994

ss.

Personally appeared

Personally appeared the above named MICHAEL B. JAGER and MARGARET H. JAGER, CLARK J. KENYON and GEORGIANA K. KENYON, 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

Before me, Kathleen Spencer, Notary Public for Oregon, My commission expires: 2-24-97

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 2-24-97

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to &amp; taxes to:

GORDON L. SHAW

1918 TEMPLE HILLS DR

LAGUNA BEACH, CA. 92651

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 18th day of Feb, 1994, at 11:06 o'clock A.M., and recorded in book/reel/volume No. 194 on page 5497 or as fee/file/instrument/microfilm/reception No. 76425, Record of Deeds of said county.

Witness my hand and seal of County aforesaid.

Evelyn Biehn, County Clerk

NAME

TITLE

By Debra M. Miller, Deputy

Fee \$30.00