

1-1-74

83291

WARRANTY DEED

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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 Arthur H. Sheer and Gladys M. Sheer, 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:

An undivided 1/49th of 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.

(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 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 \$1.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 16 day of June, 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.

Michael B. Jager, Trst. Margaret H. Jager, Trst.

Clark J. Kenyon

Georgiana K. Kenyon

(If executed by a corporation, affix corporate seal)

NEVADA
STATE OF OREGON,) ss.
County of DOUGLAS
JUNE 16, 1994

Personally appeared the above named MICHAEL B. JAGER, Trst. MARGARET H. JAGER, Trst. CLARK J. KENYON & GEORGIANA K. KENYON and acknowledged the foregoing instrument to be voluntary act and deed.

(OFFICIAL SEAL)

Before me

Notary Public for Oregon
My commission expires 3/22/97

STATE OF OREGON, County of DOUGLAS) ss.
June 16, 1994
Personally appeared _____ and _____ who, being duly sworn, 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 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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
ARTHUR H. SHEER	
610 50. I	
LAKEVIEW OR 97630	
NAME, ADDRESS, ZIP	
Until a 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,) ss.
County of Klamath
I certify that the within instrument was received for record on the 24th day of June, 1994, at 11:00 o'clock A.M., and recorded in book M94 on page 19721 or as file/reel number 83291, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
B. B. Biehn, Deputy

Fee \$30.00