

1-1-74

WARRANTY DEED

Vol. m94 Page 33163

90132 10-25-94P03:22 RCVD

KNOW ALL MEN BY THESE PRESENTS, That Michael B. Jager & Margaret H. Jager, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David Ross Beighton and Laurie Beighton, 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 13 in Block 7 in Tract 1039,

(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 25 day of October, 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.

(If executed by a corporation, affix corporate seal)

Michael B. Jager

Margaret H. Jager

STATE OF OREGON, County of Klamath, ss.

STATE OF OREGON,

County of Klamath, ss.

Personally appeared the above named:

Michael B. Jager & Margaret H. Jager and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Personally appeared _____, 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 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
TRUDIE DURANT
NOTARY PUBLIC - OREGON
COMMISSION NO. 027875
MY COMMISSION EXPIRES SEP. 30, 1997

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 25th day of Oct., 1994, at 3:22 o'clock P.M., and recorded in book M94 on page 33163 or as file/reel number 90132, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
D. Pauline Mulendore, Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$30.00

Jager

GRANTOR'S NAME AND ADDRESS

Beighton

GRANTEE'S NAME AND ADDRESS

After recording return to:

DAVID BEIGHTON

1304 OAKHAVEN RD

ANAHEIM, CALIF. 92804

NAME, ADDRESS, ZIP

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

David Beighton

1304 Oakhaven Rd.

Anaheim, Calif. 92804

NAME, ADDRESS, ZIP