

1-1-74 99080

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, a married man hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Vernon A. Ferguson, Jr. & M. Annette Simonsen, not as tenants in common but with right of survivorship, 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 in Block 12 in Tract 1122, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

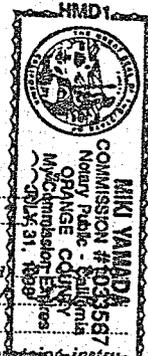
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$ 4,950.00. 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 30th day of MARCH, 1995; 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)



STATE OF OREGON, County of ORANGE, 3/30

Personally appeared the above named D. JAGER, MARGARET H. JAGER & CLARK J. KENYON

(OFFICIAL SEAL)

Notary Public for Oregon My commission expires: July 31, 1998

Michael B. Jager, Tst. Margaret H. Jager, Tst. Clark J. Kenyon STATE OF OREGON, County of) ss.

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 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:

(OFFICIAL SEAL)

Notary Public for Oregon My commission expires:

Form with fields for Grantor's Name and Address (Vernon A. Ferguson, Jr., M. Annette Simonsen) and Grantee's Name and Address (Vernon A. Ferguson, Jr., M. Annette Simonsen, 80583 Delight Valley School Rd., Cottage Grove, OR 97424).

Form with fields for State of Oregon, County of Klamath, recording date (April 27, 1995), book and page (M95, 10764), and recording officer (Bernetha G. Letsch, CoClerk).

FEE: \$30.00