

5855

K 48353 G WARRANTY DEED

Vol 195 Page 24440

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 Lucinda A. Russ & Jane Townsend each as to an undivided $\frac{1}{2}$ interest, 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 12 in Block 4 in Tract 1039, Yonna Woods Unit #2.

(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 \$ 2000.00.

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 21 day of August, 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)

Michael B. Jager, Tst.
Margaret H. Jager, Tst.
Clark J. Kenyon

NEWMAN
STATE OF OREGON,
County of Klamath } ss.
August 21, 1995

STATE OF OREGON, County of) ss.
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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.

Personally appeared the above named MICHAEL B. JAGER TST & MARGARET H. JAGER TST
and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:
(OFFICIAL SEAL) Lynette S. Flynn
Notary Public for Oregon
My commission expires:

Before me:
LYNETTE S. FLYNN
Notary Public - State of Nevada
Appointment Expires in Oregon County
MY APPOINTMENT EXPIRES MAR 22, 1997

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath County Title Co
122 Main St
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer
By Deputy

SPACE RESERVED FOR RECORDER'S USE

HNB

Huntington National Bank

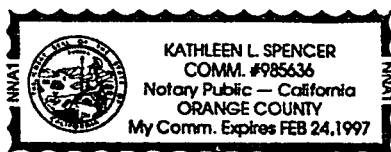
STATE OF CALIFORNIA }
COUNTY OF Orange } SS.

ON August 16, 1995, BEFORE ME, Kathleen L. Spencer, 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



(This area for official notarial seal)

Title of Document _____	
Date of Document _____	No. of Pages _____
Other signatures not acknowledged _____	

(NOTARY)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Klamath County Title _____ the _____ 8th day
of _____ Sept. A.D., 19 95 at 3:51 o'clock P M., and duly recorded in Vol. _____ M95
of _____ Deeds _____ on Page 24440

FEE \$35.00

Bernetha G. Jensen, County Clerk
Bernetha G. Jensen