

8016

K-47521

WARRANTY DEED

Vol. 195 Page 28857



KNOW ALL MEN BY THESE PRESENTS, That Michael B. Jager and Margaret H. Jager, husband and wife, and Clark J. Kenyon, a single man hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Larry Dubray and Lola Dubray, husband and wife hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 14, Block 9, Tract No. 1123, 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 grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 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 \$ fullfillment of the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10th day of October, 1995; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

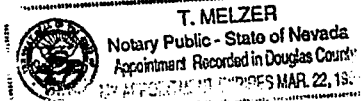
Michael B. Jager
Margaret H. Jager
Clark J. Kenyon

STATE OF OREGON, County of Douglas ss.

This instrument was acknowledged before me on 10-18, 1995, by Michael B. Jager & Margaret H. Jager

This instrument was acknowledged before me on 10/18, 1995,

by as of



T. Melzer
My commission expires 3/22/97
Notary Public for Oregon

Jager and Kenyon
Grantor's Name and Address
Dubray
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Larry and Lois Dubray
445 Mansfield
Springfield, Oregon 97477
Until requested otherwise send all tax statements to (Name, Address, Zip):
Larry and Lois Dubray
445 Mansfield
Springfield, Oregon 97477

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in Book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By NAME TITLE Deputy

STATE OF CALIFORNIA } SS.
COUNTY OF Orange }

ON October 12, 1995, BEFORE ME, Kathleen L. Spencer,
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



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 23rd day
of October A.D., 19 95 at 3:11 o'clock P.M., and duly recorded in Vol. M95
of Deeds on Page 28857

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller