

16298

WARRANTY DEED

Vol. 96 Page 10197

KNOW ALL MEN BY THESE PRESENTS, That Michael B. Jager and Margaret H. Jager, husband and wife and Clark J. Kenyon, a married man hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Russell L. Spaulding, a married man and Michael Yoon, a single man, 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 21 in Block 1 in Tract 1122.

(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 \$2,600.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentences 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 November, 1988; 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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON,  
County of Klamath } ss.  
November 16, 1988

Personally appeared the above named  
Michael B. Jager and Margaret H.  
Jager and Clark J. Kenyon

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
Notary Public for Oregon  
My commission expires: April 8, 1992

STATE OF OREGON, County of Klamath } ss.  
November 16, 1988

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:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 11th day of April, 1996, at 3:14 o'clock PM., and recorded in book/reel/volume No. M96 on page 10197 or as fee/title/instrument/microfilm/reception No. 16298, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

NAME TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee \$30.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Russell L. Spaulding & Michael Yoon  
6823 Palm Drive  
Alta Loma, CA 91701

NAME, ADDRESS, ZIP

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

no change

NAME, ADDRESS, ZIP

96 APR 11 P3:14