

20230

K-48842  
WARRANTY DEEDVol. M96 Page 18496

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 and Clark J. Kenyon, a married man hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Colin J. Kelly, 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 4 in Block 1 in Tract 1069.

(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 ①, 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 19 day of MAY, 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

CALIFORNIA  
STATE OF OREGON,

County of ORANGE

MAY 19, 1995

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

HMD1 \_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named MICHAEL B. JAGER, MARGARET H. JAGER AND CLARK J. KENYON

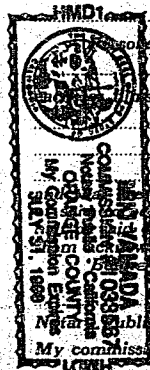
and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: July 31, 1996



Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

COLIN KELLY

PO BOX 862

GILCHRIST OR 97737-0862

GRANTOR'S NAME AND ADDRESS

JAGER & KENYON

PO BOX 345

GLENBROOK NV 89413

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath County Title Co.

PO BOX 862

GILCHRIST OR 97737-0862

WARRANTY DEED

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

COLIN KELLY

PO BOX 862

GILCHRIST OR 97737-0862

WARRANTY DEED

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 21st day of June, 1996, at 11:19 o'clock AM, and recorded in book M96 on page 18496 or as file/reel number 20230, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk  
Recording Officer

By Cheryl Russell Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$30.00

96 JUN 21 AM 1:19