

1-1-74

21443

K-33090
WARRANTY DEED

Vol. 1746 Page 21125



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 **SUNG JOO KIM and SHIN NAM KIM**, husband and wife, 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:

Lots 55 and 56, Block 3, 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 drainage, irrigation, and sewage, 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 \$ **8,500.00**. 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 **14th** day of **March**, 19 **80**; 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

(If executed by a corporate affix corporate seal)



OFFICIAL SEAL
JUNE ANDERSON
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires Jan. 27, 1983

STATE OF **OREGON**, ss.
County of **Orange**
March **14**, 19 **80**

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



OFFICIAL SEAL
JUNE ANDERSON
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires Jan. 27, 1983

Personally appeared _____, who, being each for himself and not one for the other, did say that the _____ president and that 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 that they acknowledged said instrument to be its voluntary act and deed.

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: *June Anderson* - **June Anderson**
(OFFICIAL SEAL) Notary Public for **ORANGE** California
My commission expires: **1-27-83**

Before me: _____
(OFFICIAL SEAL) Notary Public for **OREGON**
My commission expires: _____

SUNG KIM & SHIN KIM
9621 ROCKY MOUNTAIN DR
HUNTINGTON BEACH CA 92646
GRANTOR'S NAME AND ADDRESS

JAGER & KENYON
PO BOX 345
GLENBROOK NV 89413
GRANTEE'S NAME AND ADDRESS

After recording return to:

SUNG KIM & SHIN KIM
9621 ROCKY MOUNTAIN DR
HUNTINGTON BEACH CA 92646
NAME, ADDRESS, ZIP

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

SUNG KIM & SHIN KIM
9621 ROCKY MOUNTAIN DR
HUNTINGTON BEACH CA 92646
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of **Klamath**

I certify that the within instrument was received for record on the **16th** day of **July**, 19 **96**, at **3:12** o'clock P.M., and recorded in book **M96** on page **21125** or as file/reel number **21443**, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Bernetha G Letsch, County Clerk
Recording Officer
By *Cheryl* Deputy

Fee \$30.00

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96 JUL 16 P3:12