

21740

K-48462
WARRANTY DEED

Volume Page 21903

KNOW ALL MEN BY THESE PRESENTS, That Michael B. Jager and Margaret H. Jager, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michael B. Jager & Margaret H. Jager as trustees of the Jager family trust agreement dated 10-15-91 after 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 33 and 34 in Block 1 in Tract 1122.

96 JUL 22 AM 1:03

(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 cexcept 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 \$ 1.00. 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 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 JULY, 1996; 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)

NEVADA

STATE OF NEVADA,

County of Douglas

July 19, 1996

Personally appeared the above named

Margaret H. Jager and

Michael B. Jager

and acknowledged the foregoing instrument to be

Notary Public - State of Nevada

Commission Recorded in Douglas County

EXPIRES MAR 22 1997

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3/22/97

Margaret H. Jager

Michael B. Jager

STATE OF OREGON, County of Klamath

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

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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael B. Jager

P.O. Box 345

Glendale, NV 89413

NAME, ADDRESS, ZIP

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

Mc Timmons

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 22nd day of July, 1996, at 11:03 o'clock A.M., and recorded in book M96 on page 21903 or as file/reel number 21740.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

Recording Officer

Fee \$30.00

By Deputy