

OK

31593

WARRANTY DEED

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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 Shin Oh Kang and Da Bok Kang, 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:

LOT 57 in BLOCK 3 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, lines, 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 \$4,600.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 9th day of January, 1989; 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 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.

Michael B. Jager

Margaret H. Jager

Clark J. Kenyon

STATE OF OREGON, }  
County of Klamath } ss.  
January 9, 1989

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

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

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

NOTARY PUBLIC  
(OFFICIAL SEAL)  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: April 8, 1992

JAGER &amp; KENYON

PO BOX 597

GLENBROOK NV 89413

GRANTOR'S NAME AND ADDRESS

SHIN &amp; DA BOK KANG

14954 E GALE AVE

HACIENDA HEIGHT CA 91745

GRANTEE'S NAME AND ADDRESS

After recording return to:

SHIN &amp; DA BOK KANG

14954 E GALE AVE

HACIENDA HEIGHT CA 91745

NAME, ADDRESS, ZIP

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

SHIN &amp; DA BOK KANG

14954 E GALE AVE

HACIENDA HEIGHT CA 91745

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 21st day of January, 1997, at 10:53 o'clock A.M., and recorded in book/reel/volume No. 1797 on page 1721 or as fee/file/instrument/microfilm/reception No. 31593, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Kathleen Ross Deputy

Fee: \$30.00