

CE 3408

FORM No. 532-WARRANTY DEED (Individuals)

1-1-74

39079

K-33906  
WARRANTY DEEDWHEAT-NEES LAW PUBLISHING CO. PORTLAND, OR 97204  
Vol. M97 Page 17894

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 HWA YOUNG LIM and YOUNG HO LIM, 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 45, 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 \$ 5,500.00. 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 11th day of Oct, 1980; 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)

STATE OF ~~OREGON~~, California }  
County of Orange } ss.  
October 16, 1980.

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

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

Before me:  
(OFFICIAL SEAL) June Anderson Notary Public for Oregon  
My commission expires: 1-27-83

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:



GRANTEE'S NAME AND ADDRESS

After recording return to:

Youngho Lim + Hwa Young Lim  
1706 Fairgreen Dr.  
Fullerton CA 92833  
NAME, ADDRESS, ZIP

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

Youngho Lim  
1706 Fairgreen Dr.  
Fullerton CA 92833  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 11th day of June, 1980, at 10:47 o'clock A.M., and recorded in book/reel/volume No. M97 on page 17894 or as document/fee/file/instrument/microfilm No. 39079. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk  
NAME TITLE

Fee: \$30.00

By Kathleen R. Rasmussen Deputy