

1-1-74

56607

WARRANTY DEED

Vol. M98 Page 12853

KNOW ALL MEN BY THESE PRESENTS, That Michael B. Jager & Margaret H. Jager, husband and wife, & Clark J. Kenyon, a married man hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Percy L. Bourgoine and Patricia A. Bourgoine, 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 4 in Tract 1069.

APR 17 P 1:49
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(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 \$ 5,895.00. 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 24 day of FEBRUARY, 1998; 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)

CALIFORNIA
STATE OF OREGON, } ss.
County of ORANGE
FEB 24, 1998

Michael B. Jager
Margaret H. Jager
Clark J. Kenyon
STATE OF OREGON, County of Klamath, 1998.) ss.

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 _____

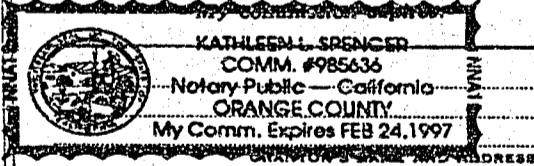
_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Before me: Kathleen L. Spencer
(OFFICIAL SEAL)
Notary Public for Oregon

Notary Public for Oregon
My commission expires:



GRANTEE'S NAME AND ADDRESS

After recording return to:

Curtis Bourgoine
4619 NE 112 Ave. #A101
Vancouver, Wa. 98682

NAME, ADDRESS, ZIP

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

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 17th day of April, 1998, at 1:49 o'clock P.M., and recorded in book M98 on page 12853 or as file/reel number 56607.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
Recording Officer

Fee: \$30.00

By Kathleen Spencer Deputy

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