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## STATUTORY WARRANTY DEED

MICHAEL B. JAGER AND MARGARET H. JAGER, AS TRUSTEES OF THE JAGER FAMILY TRUST,  
DATED OCTOBER 15, 1991, AN ESTATE IN FEE SIMPLE  
conveys and warrants to JAMES BAMFORD AND EILEEN WARNER, TENANTS IN COMMON, Grantor,  
Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:  
LOTS 21 AND 22 IN BLOCK 8 AND AN UNDIVIDED 1/49TH OF LOT 1 IN BLOCK 11, TRACT  
1161, HIGHT COUNTRY RANCH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE  
OFFICE OF THE COUNTY CLERK OF KIAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of  
record, rights of way, and easements of record and those apparent upon the land,  
contracts and/or liens for irrigation and/or drainage.

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 AND TO  
DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN  
ORS 30.930.

The true consideration for this conveyance is \$ 30,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 16 day of November 19 98

Michael B. Jager  
MICHAEL B. JAGER

Margaret H. Jager  
MARGARET H. JAGER

STATE OF ~~OREGON~~ Nevada  
County of Douglas } ss.

BE IT REMEMBERED, That on this 24<sup>th</sup> day of November 19 98, before me, the  
undersigned, a Notary Public in and for said County and State, personally appeared the within named  
MICHAEL B. JAGER AND MARGARET H. JAGER, AS TRUSTEES AND AS INDIVIDUALS

known to me to be the identical individual described in and who executed the within instrument and acknowledged to  
me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above  
written.

James Bamford  
My Commission expires Apr 24, 01 Notary Public for Oregon Nevada

Title Order No. K53185B

Escrow No. K53185B

After recording return to:

JAMES BAMFORD

PO BOX 536

ELY, OR 97622

Name, Address, Zip

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

JAMES BAMFORD

PO BOX 536

ELY, OR 97622

Name, Address, Zip

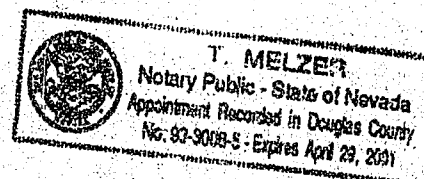
THIS SPACE RESERVED FOR RECORDER'S USE

STATE Nevada  
COUNTY Douglas

44141

On this 24th day of November in the year 1998, before  
me, T. Melzer, a Notary Public  
in and for said state, personally appeared Michael & Barbara Eger, personally known  
to me to be the person who executed the above instrument, and  
acknowledged to me that they executed the same for  
purposes stated therein.

T. Melzer  
Notary Public



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title  
of December A.D., 19 98 at 3:30 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 44140,  
FEE \$35.00

By Bernetha G. Letsch, County Clerk