

70795-A

K-47910
WARRANTY DEEDVol. M98 Page 44191

KNOW ALL MEN BY THESE PRESENTS, That Michael B. Jager & Margaret H. Jager as trustees of the Jager family trust agreement dated 10-15-91 & Clark J. Kenyon, a married man hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Paul V. Keating, a single man, 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 6 in Block 12 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, 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.

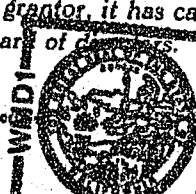
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,950.00

~~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 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 10 day of April, 1995; 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 corporate officer, affix corporate seal)



AMY C. BURNS
COMM. 1028553
Notary Public - California
ORANGE COUNTY
My Comm. Exp. June 5, 1998

Michael B. Jager, Tst.
Margaret H. Jager, Tst.
Clark J. Kenyon

STATE OF OREGON,

COUNTY OF ORANGE, ss.

County of Orange, 1995

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)

(OFFICIAL SEAL)

Notary Public for California
My commission expires 05 June 1998

Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

PAUL V. KEATING
76372 LONDON RD
COTTAGE GROVE, OR. 97424
NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

K-47910
CE534B

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 3rd day of December, 1998, at 11:11 o'clock AM, and recorded in book M98 on page 44191 or as file/reel number 70795-A, Record of Deeds of said county.

Witness my hand and seal of County attized.

Bernetha G. Letsch, Co. Clerk
Recording Officer
By Kathleen Rasmussen Deputy

Fee: \$30.00