

RECORDING COVER SHEET FOR CONVEYANCES, PER ORS 205.234

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THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

State of Oregon, County of Klamath
Recorded 12/06/01 2:49 p. m.
Vol M01, Pg 62360-62
Linda Smith, County Clerk
Fee \$ 31⁰⁰ # of Pgs 3

AFTER RECORDING RETURN TO
name and address of the person authorized to receive the instrument after recording, as required by ORS 205.180(4) and ORS 205.238.

FIRST AMERICAN TITLE CO
422 MAIN
KLAMATH FALLS, OR 97601

CE 5469

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by ORS 205.234(a).
Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

WARRANTY DEED

2. **GRANTOR**, as described in ORS 205.160.

MICHAEL B. JAGER, & MARGARET H. JAGER AS TRUSTEES OF THE JAGER FAMILY TRUST AGREEMENT DATED 10-15-91, AND CLARK J. KENYON, A MARRIED MAN

3. **GRANTEE**, as described in ORS 205.160.

GARY H. DEVEREAUX, A SINGLE MAN

4. **TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

ON ATTACHED CONVEYANCE

5. **UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS** for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

NO CHANGE

**THIS COVER SHEET HAS BEEN PREPARED TO COMPLY WITH THE RECORDING STANDARDS OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

OA

WARRANTY DEED

62361



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 and Clark J. Kenyon, a married man hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Gary H. Devereaux, 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 3 in Block 6 in Tract 1069.

(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 \$ 5,200.00

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 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 18th day of October, 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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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

STATE OF OREGON, County of Douglas, 10-18, 1995

T. MELZER Notary Public - State of Nevada Appointment Recorded in Douglas County MAR 21 1995

STATE OF OREGON, County of ... 19...

Personally appeared the above named MICHAEL B. JAGER, TST AND MARGARET H. JAGER, TST and acknowledged the foregoing instrument to be voluntary act and deed.

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: [Signature] Notary Public for Oregon My commission expires: 3/22/97

Before me: [Signature] Notary Public for Oregon My commission expires: (If executed by a corporation, affix corporate seal)

Form section for recording details: GRANTOR'S NAME AND ADDRESS, GRANTEE'S NAME AND ADDRESS, After recording return to: First American Title, NAME, ADDRESS, ZIP, Until a change is requested all tax statements shall be sent to the following address: no change, NAME, ADDRESS, ZIP

Form section for recording details: STATE OF OREGON, County of ... I certify that the within instrument was received for record on the ... day of ... 19... at ... o'clock ... M., and recorded in book/reel/volume No... on page ... or as fee/file/instrument/microfilm/reception No... Record of Deeds of said county. Witness my hand and seal of County affixed. NAME TITLE By ... Deputy

STATE OF CALIFORNIA } SS.
COUNTY OF Orange }

ON October 12, 1995, BEFORE ME, Kathleen L. Spencer,
PERSONALLY APPEARED Clark J. Kenyon

~~PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE)~~ TO BE THE PERSON(S) WHOSE NAME(S) (S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE/THEY) EXECUTED THE SAME IN (HIS/HER/THEIR) AUTHORIZED CAPACITY(IES), AND THAT BY (HIS/HER/THEIR) SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS my hand and official seal.

Signature Kathleen L. Spencer



(This area for official notarial seal)

Title of Document _____	_____
Date of Document _____	No. of Pages _____
Other signatures not acknowledged _____	

(NOTARY)