

2006-019975

Klamath County, Oregon



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10/04/2006 11:19:23 AM

Fee: \$31.00

1st-893949

COVER SHEET

ORS: 205.234

This cover sheet has been prepared by the persons presenting the attached instrument for recording. Any errors in this cover sheet **DO NOT** affect the transaction(s) contained in the instrument itself.

After recording, return to:

First American Title
404 Main Street, Suite 1
Klamath Falls, OR 97601

Send Tax Statements to:

No change

The date of the instrument attached is 9/30/96

1) NAMES(S) OF THE INSTRUMENT(S) required by ORS 205.234(a)

Warranty Deed

2) PARTY(IES)/GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160:

Michael Jager

Margaret Jager

3) PARTY(IES)/GRANTEE, required by ORS 205.125(1)(b) and ORS 205.160

Nara Denning

4) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030

\$ 12,900.00

5) FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE COUNTY CLERK'S LIEN RECORDS, ORS 205.121(1)(c)

6) RE-RECORDED to correct: _____

Previously recorded as: _____

31-F

1-1-74

WARRANTY DEED



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 & Georgiana K. Kenyon, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Nara Denning, a single woman, 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 15 in Block 8 and 1/49th of Lot 1 in Block 11 in Tract 1161, High Country Ranch, according to the official plat thereof on file in the office of the Conty Clerk, Klamath County, Oregon.

(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 \$ 12,900.00

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 30 day of SEPTEMBER, 1996; 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.

Michael B. Jager, 1st. Margaret H. Jager, 1st.
Clark J. Kenyon
Georgiana K. Kenyon

(If executed by a corporation, affix corporate seal)

NEVADA
STATE OF OREGON, }
County of DOUGLAS } ss.
Sept 30, 1996

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

Personally appeared the above named MICHAEL B. JAGER, 1st. & MARGARET H. JAGER, 1st.

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

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

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:

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 3/22/97
T. MELZER

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:



Notary Public - State of Nevada
Appointment Recorded in Douglas County
MY APPOINTMENT EXPIRES MAR. 22, 1997

After recording return to:

FALCO
404 Main Street
K Falls 97601 5561

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
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 on page or as file/reel number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy

SPACE RESERVED FOR RECORDER'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

State of California

County of Orange

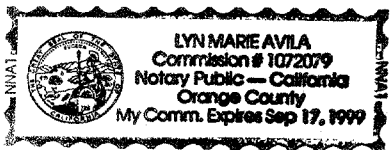
On October 7, 1996 before me, Lyn Marie Avila, Notary Public

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Clark and Georgianna Kenyon

NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/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]

SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

DESCRIPTION OF ATTACHED DOCUMENT

- INDIVIDUAL
- CORPORATE OFFICER

TITLE(S)

- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER:
- LIMITED
- GENERAL

Warrenty Deed

TITLE OR TYPE OF DOCUMENT

1

NUMBER OF PAGES

October 7, 1996

DATE OF DOCUMENT

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

None

SIGNER(S) OTHER THAN NAMED ABOVE