

1st 2008 - 065

2008-002203

Klamath County, Oregon



00040475200800022030020029

**COVER SHEET**

ORS: 205.234

02/21/2008 11:34:45 AM

Fee: \$26.00

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:

David Beighton  
1304 S. Oakhaven  
Anaheim, CA 92804

The date of the instrument attached is August 30, 1993.

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:

Jager, Michael & Margaret M.  
and Kenyon, Clark & Georgiana

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

Beighton, David & Laurie

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

\$ \_\_\_\_\_

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: \_\_\_\_\_

FW

OK

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Michael B. Jager & Margaret H. Jager, as Trustees of the Jager Fam. Trust Agmt. Dated 10-15-91 and Clark J. Kenyon & Georgiana K. Kenyon, H & W. hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David Ross Beighton and Laurie Beighton, Husband and Wife, 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 7, Block 3, Lot 17, Block 8 & 2/49ths of Lot 1, Block 11 all in Tract 1161 - High Country Ranch, according to the official plat thereof on file in the office of the County Clerk.

(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.

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 \$ 20,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 30 day of August, 1993; 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 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.

Michael B. Jager Tst  
Margaret H. Jager Tst  
Clark J. Kenyon  
Georgiana K. Kenyon

STATE OF OREGON,  
County of Douglas,  
August 30, 1993

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ ss.

Personally appeared the above named  
MICHAEL B. JAGER  
MARGARET H. JAGER  
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:

Before me:  
Julia A. Stockton  
(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Nevada  
Julia A. STOCKTON  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
MY APPOINTMENT EXPIRES JULY 16, 1996

Notary Public for Oregon  
My commission expires:

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, \_\_\_\_\_ ss.

STATE OF CALIFORNIA  
COUNTY OF Orange  
On October 19, 1993 before me, Kathleen L. Spencer  
Notary Public  
personally appeared Clark J. Kenyon and Georgiana K. Kenyon

ss.

(Notary Name and Title)

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 Kathleen L. Spencer

KATHLEEN L. SPENCER  
COMM. #985636  
Notary Public - California  
ORANGE COUNTY  
My Comm. Expires FEB 24, 1997

at the within instrument for record on the \_\_\_\_\_, 19\_\_\_\_, k \_\_\_\_\_ M., and recorded ne No. \_\_\_\_\_ on \_\_\_\_\_ or as fee/tile/instrument exception No. \_\_\_\_\_, f said county. y hand and seal of \_\_\_\_\_

TITLE

Deputy