

2013-003982

Klamath County, Oregon

04/16/2013 09:03:53 AM

Fee: \$42.00

After recording return to:

Add taxes
Ryan Abbate
405 El Camino Del Mar,
Laguna Beach, Ca 92651

Reserved for Deed Records Use

WARRANTY DEED

By this instrument, NA, of Michael B. Jager & Margaret H. Jager and Clark J. Kenyon, whose tax mailing address is 1112 Pescador Dr. Newport Beach, Ca. 92663, (the "Grantor"), conveys and warrants to Ryan Abbate and Gretchen Alenin (collectively the "Grantee") all right, title and interest in and to the following described real property situated in Klamath County, Oregon:

Tract 1069, Block 4, Lot 7

The purpose of this deed is to clear the interest of the grantors in the contract sale which recorded;

September 27th, 1978 in volume M78 page 21485.

The Grantor warrants that at the time of the delivery of the deed the Grantor is seized of the estate in the property which the Grantor purports to convey, that the Grantor has good right to convey the same and that the property is free from encumbrances except as specifically set forth on this deed.

The Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same.

The true consideration for this conveyance is \$10.00, the receipt and sufficiency of which is hereby acknowledged.

Dated this 10th day of April, 2013.

GRANTOR

Michael B. Jager & Margaret H. Jager and Clark J. Kenyon

per: *Margaret H. Jager, Clark J. Kenyon*

Signed, Sealed and Delivered

In the Presence of:

Sign: *Margaret H. Jager* Name: MARGARET H. JAGER

Sign: *Michael B. Jager* Name: MICHAEL B. JAGER

Sign: *Clark J. Kenyon* Name: CLARK J. KENYON

F-
42.00

Grantor Acknowledgment

State of California)

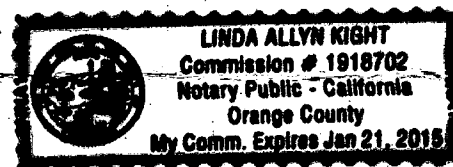
County of Orange)

On the 10th day of April, 2013, before me, Linda Allyn Knight Notary Public, personally appeared N/A ^{people} on behalf of and with the authority of Michael B. & Margaret H. Jager and Clark J. Kenyon, who proved to me on the basis of satisfactory evidence to be the person whose names ^{are} subscribed to the within instrument and acknowledged to me that he ^{she} executed the same in his ^{her} authorized capacity, and that by his ^{their} signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Linda Allyn Knight
Notary Public

Linda Allyn Knight
(print name)



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.

After recording return to:

And takes
Ryan Abbate
405 El Camino Del Mar
Laguna Beach, Ca 92651