

86038

08-16-94A10:43 RCVD

WARRANTY DEED

Vol. 1994 Page 25319

Saratoga, Calif 95070

Jean S. Bailey, 12279 Mabel Ct.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert D. Lyells
2943 Hostetter Rd. San Jose, Calif 95132
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:

Township 35 South Range 12 East Willamette Meridian section 18; South $\frac{1}{2}$ of the southeast $\frac{1}{4}$; section 19, north $\frac{1}{2}$ of the northeast $\frac{1}{4}$. All subsurface rights have been reserved. Grantor reserves a 60 foot wide meandering nonexclusive easement over and across the property for ingress and egress and mining, timbering and agriculture and all other roadway purposes. Seller grants to grantee a 60 foot wide meandering non-exclusive roadway easement over and across the property for ingress and egress and mining timbering, agriculture and all other roadway purposes for access to the county road.

(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

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 \$32,000.00
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 ©, 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 March, 1979; 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 corporation, affix corporate seal)



OFFICIAL SEAL
BARBARA ALEXANDER
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SANTA CLARA COUNTY
My Commission Expires June 19, 1981

Jean S. Bailey

STATE OF OREGON

County of SANTA CLARA

MARCH 30, 1979

STATE OF OREGON, County of

Personally appeared

Personally appeared the above named JEAN S. BAILEY

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon CALIFORNIA
My commission expires: 6-19-81

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Jean S. Bailey

12279 Mabel Ct.

Saratoga, Calif 95070

Robert D. Lyells

2943 Hostetter Rd.

San Jose, Calif. 95132

After recording return to:

Grantee - Robert D. Lyells

4435 N. First St. #121

Livermore, CA 94550

NAME, ADDRESS, ZIP

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

SAME - NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 16th day of Aug, 1994, at 10:43 o'clock A.M., and recorded in book M94 on page 25319 or as file/reel number 86038, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Muelendorf Deputy

Fee \$30.00