

1-1-74  
1348

WARRANTY DEED—SURVIVORSHIP

Vol. M95 Page 15312

KNOW ALL MEN BY THESE PRESENTS, That  
San Jose, Calif. 95132

Robert D. Lyells, 2943 Hostetter Rd.

hereinafter called the grantor,  
for the consideration hereinafter stated to the grantor paid by Jeff and Cathey Williams,  
3955 Vineyard Ave., Apt. 21, Pleasanton, Calif. 94566  
hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in com-  
mon but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the follow-  
ing described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise  
appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Township 36 South, Range 12 East Williamet Meridian Section 36; Southeast ¼  
Of the Southeast ¼. All Subsurface rights have been reserved. Seller  
grants to buyer and his successors the nonexclusive use in easements recorded  
in Vol. M78 Pg 966 Klamath County records, excepting the right to draw  
and pump water. This conveyance is made subject to rights, rights of way  
easements of record and those apparent on the land. Seller retains a 60  
foot wide meandering nonexclusive roadway easement for ingress and egress  
for mining, timbering, and agriculture and all other roadway purposes.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns  
and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with  
the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns,  
that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances

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 \$22,000.00

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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_;  
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



OFFICIAL SEAL  
PHILIP J. FONTAINE  
NOTARY PUBLIC - CALIFORNIA  
SANTA CLARA COUNTY  
My comm. expires MAR 24, 1981

(If executed by a corporation,  
affix corporate seal)

CALIFORNIA  
STATE OF OREGON,

County of SANTA CLARA } ss.  
OCTOBER 11TH, 1979

Personally appeared the above named  
ADRIAN L. LYELLS (AS ATTORNEY-  
IN-FACT FOR ROBERT D. LYELLS

and acknowledged the foregoing instru-  
ment to be HER voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires MARCH 24, 1981

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

\_\_\_\_\_, 19\_\_\_\_.

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 be-  
half 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:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires:

Robert D. Lyells  
2943 Hostetter Road  
San Jose, Calif. 95132

GRANTOR'S NAME AND ADDRESS

Jeff and Cathey Williams  
3955 Vineyard Ave., Apt. 21  
Pleasanton, Calif. 94566

GRANTEE'S NAME AND ADDRESS

After recording return to:

Raymond & Pamela Eberhardt  
23100 Cypress Point Way  
Auburn, CA 95603

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 } ss.

I certify that the within instru-  
ment was received for record on the  
9th day of June, 1995,  
at 3:08 o'clock P.M., and recorded  
in book M95 on page 15312 or as  
file/reel number 1348,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Bernetha G. Letsch, Co. Clerk  
Recording Officer

FEE: \$30.00

Deputy