

1-1-74

1349

WARRANTY DEED

Vol. M95 Page 15313KNOW ALL MEN BY THESE PRESENTS, That JEFF WILLIAMS and CATHEY WILLIAMS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAYMOND EBERHARDT and PAMELA EBERHARDT, 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:

The Southeast Quarter of the Southeast Quarter of Section 36, Township 36 South, Range 12 East, Willamette Meridian, Klamath County, Oregon.

Account #8-3612-17204

SUBJECT TO:

1. Rights of the public in and to that portion of the above property lying within the limites of public roadways. 2. Reservations as contained in documents recorded July 23, 1958 in Volume 301, Page 246, and recorded September 10, 1958 in Volume 303, Page 303, Klamath County Deed Records. 3. Reservation of Mineral Rights, including the terms and provisions thereof, recorded November 10, 1964 in Volume 357, Page 397, Klamath County Deed Records. 4. Easement, including the terms and provisions thereof, recorded June 21, 1967 in Volume M67, Page 4669, in favor of Pacific Northwest Bell Telephone Co. for access right of way. (CONTINUED ON REVERSE)

(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 as set forth above 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 \$ 23,081.48

However, the actual consideration consists of or includes other property or value given or promised, which is the whole or 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 17 day of July, 1980; 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)



ALICE L. FRENCH

NOTARY PUBLIC

Alameda County, California

My commission expires Sept. 17, 1982

CALIFORNIA

STATE OF OREGONCounty of AlamedaJuly 17, 1980

Personally appeared the above named

Jeff Williams and Cathey Williams

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

JEFF WILLIAMS

CATHEY WILLIAMS

STATE OF OREGON, County of Alameda ss.Personally appeared Jeff Williams, 1980

and 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

ALICE L. FRENCH

Alameda County, California

My commission expires Sept. 17, 1982

My commission expires:

JEFF AND CATHEY WILLIAMS

7531 BONFIELD CT.

DUBLIN, CA. 94566

GRANTOR'S NAME AND ADDRESS

RAYMOND AND PAMELA EBERHARDT

2472 CORDOBA WAY

SAN JOSE, CA. 95125

GRANTEE'S NAME AND ADDRESS

After recording return to:

Raymond and 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 as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Alameda ss.

I certify that the within instrument was received for record on the 17 day of July, 1980, at 10 o'clock AM, and recorded in book/res/volume No. on page or as document/fee/file/instrument/microfilm No. , Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By DeputySPACE RESERVED
FOR
RECORDER'S USE

66-09-95P03:08 RCVD

[illegible]