

1-1-74

13120

MTC

WARRANTY DEED

Vol M96 Page 3703

KNOW ALL MEN BY THESE PRESENTS, That Daniel Bailey Star Rt. 2 Box 568a
Chiloquin, Oregon 97624

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert D. Lyella
2943 Hostetter Rd., San Jose, Calif. 95132, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Township 36 South Range 12 East Willamet Meridian, Section 36; East $\frac{1}{2}$ of the
Southeast $\frac{1}{4}$. All Subsurface rights have been reserved. Grantor grants to grantee
and his successors the non-exclusive 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 appurtenant on
the land. Grantor retains a 30 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 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

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 \$28,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 10 day of JAN, 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)

STATE OF OREGON, } ss.
County of Klamath
January 10, 1979

Personally appeared the above named
Daniel Bailey

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

Before me:
(OFFICIAL SEAL) Pamela F. Mueller
Notary Public for Oregon
My commission expires: 1-24-81

STATE OF OREGON, County of) ss.

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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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Daniel Bailey
Star Rt. 2 Box 568a
Chiloquin, Oregon 97624

GRANTOR'S NAME AND ADDRESS

Robert D. Lyella
2943 Hostetter Rd.
San Jose, Calif 95132

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert D. Lyella
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, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
8th day of Feb, 1979,
at 11:39 o'clock AM., and recorded
in book M96 on page 3703 or as
file/real number 13120

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Bernetha G. Letsch, CoClerk

Recording Officer

FEE: \$30.00

B. Lettley Deputy