

1-1-74

13121 WTC

WARRANTY DEED

Vol. M96 Page 3704

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert D. Lyells, 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:

Township 36 South, Range 12 East of the Willamette Meridian, Section 36: the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$ . Together with the nonexclusive use of easements recorded in Volume M78, page 966, excepting the right to draw and pump water. Subject to a 30 foot wide meandering non-exclusive roadway easment 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 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 29th day of February, 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)

John Carter

STATE OF OREGON, }  
County of Klamath } ss.  
February 29, 1980

Personally appeared the above named

John Carter

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

Before me, July B. Brown  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 8-23-81

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:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON, }  
County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
8th day of Feb, 1996,  
at 11:39 o'clock A.M., and recorded  
in book/reel/volume No. M96 on  
page 3704 or as document/fee/file/  
instrument/microfilm No. 13121,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Bernetha G. Letsch, COClerk

NAME Lynette L. Lutz TITLE Deputy  
By \_\_\_\_\_

FEE: \$30.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

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