



'99 May 17 AM:21

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WARRANTY DEED

ASPEN TITLE ESCROW NO. 01049235

AFTER RECORDING RETURN TO:
COLLEEN L. LYON and Ralph D. Lyon
and Judith L. Lyon
141 Court Drive
Merrill, Oregon 97633

State of Oregon, County of Klamath
Recorded 5/17/99, at 11:21 AM
at the referenced page, Vol. M99 -
Linda Smith, County Clerk 19466
Fee \$ 20.00

Linda Smith

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

ANTONIO PEREZ and SILVIA PEREZ, husband and wife, hereinafter
called GRANTOR(S), convey(s) and warrants to COLLEEN L. LYON
and RALPH D. LYON and JUDITH L. LYON, not as tenants in common,
but with full rights of survivorship, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 36 and the South 5 feet of Lot 37, LOST RIVER COURT ADDITION
TO MERRILL, OREGON, in the County of Klamath, State of Oregon.

Code 228, Map 4110-11AB, Tax Lot 2100

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage.

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$59,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 5th day of May, 1999.

Antonio Perez
ANTONIO PEREZ

Silvia Perez
SILVIA PEREZ

STATE OF CALIFORNIA, County of San Joaquin) ss.

On May 6th, 1999, before me, personally appeared Antonio
Perez and Silvia Perez, personally known to me (or proved to me
on the basis of satisfactory evidence) to be the person(s)
whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s) or
the entity upon behalf of which the person(s) acted, executed
the instrument.

WITNESS my hand and official seal.

Signature *[Signature]*
My commission expires: 5-21-99

