

M06-04675

Klamath County, Oregon

03/15/2006 02:12:13 PM

Pages 3 Fee: \$31.00

After Recording Return to:

JAMES JACOBSON

JANE M. GARVIN

2815 East 25 th Street

Minneapolis, MN. 55406

Until a change is requested all tax statements

Shall be sent to the following address:

2815 East 25 th Street

Minneapolis, MN. 55406

WARRANTY DEED

(INDIVIDUAL)

ROBERT D. LYELLS and ADRIAN L LYELLS, herein called grantor, convey(s) to JAMES JACOBSON AND JANE M. GARVIN TRUSTEES OF THE JAMES JACOBSON LIVING TRUST, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$22,500.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated March 8, 2006.

Robert D. Lyells
ROBERT D. LYELLS

Adrian L. Lyells
ADRIAN L LYELLS

STATE OF CALIFORNIA, County of _____) ss.

On _____, 2006 personally appeared the above named ROBERT D. LYELLS and ADRIAN L LYELLS and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063019

Before me: *See attached*
Notary Public for California
My commission expires:

Official Seal

\$31-A

Exhibit A

S 1/2 SE 1/4 Section 18, Township 35 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER with a 60 foot wide meandering non-exclusive easement over and across the East 1/2 of Section 19 for ingress and egress and all other roadway purposes for access to the county road, recorded April 3, 1979 in Book M79 at page 7402, in the Klamath County, Clerks Office.

CODE 008 MAP 3512-00000 TL 02600 KEY# 289306
CODE 008 MAP 3512-00000 TL 02700 KEY# 289299

State of California
County of Alameda

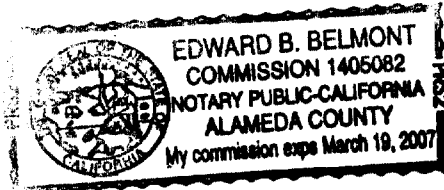
On Mar 11, 2006 before me, Edward B. Belmont, Notary
Public, personally appeared:

Robert D. Lyells and Adrian L. Lyells

☐ 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 this 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.

Edward B. Belmont
Edward B. Belmont



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUAL

☐ CORPORATE OFFICER(S)

TITLE(S)

☐ PARTNER(S) ☐ LIMITED

☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE

☐ GUARDIAN/CONSERVATOR

☐ OTHER

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

THIS CERTIFICATE MUST BE
ATTACHED TO THE DOCUMENT
DESCRIBED AT THE RIGHT

ALTHOUGH THE DATA
REQUESTED HERE IS NOT
REQUIRED BY LAW, IT COULD
PREVENT FRAUDULENT
REATTACHMENT OF THIS
FORM.

OPTIONAL SECTION

TITLE OR TYPE OF DOCUMENT Warranty Deed

NUMBER OF PAGES 1 DATE OF DOCUMENT 3-11-06