

1967

KNOW ALL MEN BY THESE PRESENTS, That GEORGE A. PONDELLA JR., a single man, 700 Ridge Drive, Glendale, Calif. 91206, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by EBRAHIM C. YOUSSEFE and LINDA R. YOUSSEFE, husband and wife, 120 East 27th St., Los Angeles, Calif. 90011 hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

TOWNSHIP 36 South, Range 10 East, W.M.
Section 24: Northeast $\frac{1}{4}$ of Northwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$. (10 acres)

This conveyance is made subject to easements, rights of way of record and those apparent on the land and Grantor reserves an easement for joint user roadway and all other roadway purposes over and across a 30 ft. wide strip of land laying south of adjoining and parallel to the northerly boundary.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, that the said premises are free from all encumbrances except as hereinabove set forth,

and that grantor will warrant and forever defend the above granted 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, except as hereinabove set forth.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,650.00.
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 20th day of February, 1970; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

George A. Pondella Jr.

(If executed by a corporation, affix corporate seal)

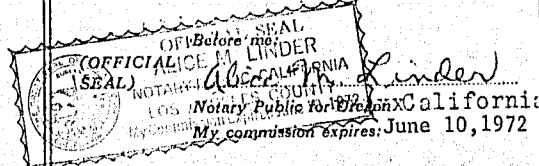
STATE OF OREGON, CALIFORNIA } ss.

County of Los Angeles

February 20, 1970

Personally appeared the above named
George A. Pondella Jr.

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



STATE OF OREGON, County of) ss.

Personally appeared , 19

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 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

(SURVIVORSHIP)

George A. Pondella Jr.

TO

Ebrahim C. Youssefe and

Linda R. Youssefe

STEVENS-NEES LAW PUB. CO., PORTLAND, ORE.

ABOVE GRANTEES

No.

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

10

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 14th day of JANUARY, 1971, at 11:17 o'clock A.M., and recorded in book M-71 on page 309. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title.

By Deputy.

FILE # 1.50

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That HARRY MOLATORE and CLIFTON MOLATORE, copartners doing business as Molatore's Restaurant, hereinafter called grantors, for the consideration hereinafter stated, do hereby grant, bargain, sell, and convey unto MOLATORES MOTEL, INC., an Oregon corporation, hereinafter called grantee, and unto grantee's successors and assigns, all of that certain real property, with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

West 10 feet of Lot 7 and Easterly one foot of Lot 6 in Block 33, ORIGINAL TOWN, now City of Klamath Falls, Oregon;

The Northeastly 31.5 feet of Lot 1 of Block 32 of ORIGINAL TOWN of Klamath Falls (formerly Linkville) Oregon, and the Southwestly 30 feet of Closed First Street adjoining said Lot 1, according to the official plat thereof on file in the records of Klamath County, Oregon;

Lot 5 and the West 64.5 feet of Lot 6 in Block 33 of ORIGINAL TOWN, of Klamath Falls (formerly Linkville) Oregon;

The West 16.5 feet of Lot 3 and all of Lot 4, in Block 33 of ORIGINAL TOWN, of Linkville, now city of Klamath Falls, also beginning at the Southwest corner of said Lot 4; thence Westerly along the North line of Klamath Avenue, 30 feet; thence Northerly at right angles to Klamath Avenue, 120 feet; thence Easterly parallel to Klamath Avenue 30 feet, to the West line of said Lot 4; thence Southerly along the West line of said Lot 4, 120 feet to the point of beginning; all according to the supplementary plat thereof on file in the records of Klamath County, Oregon;

The West 48 feet of the East 49 feet of Lot 3, in Block 33 of ORIGINAL TOWN of Klamath Falls, (formerly Linkville) Oregon.

TO HAVE AND TO HOLD the same unto the said grantee and grantee's heirs, successors, and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is NONE. NO CASH CONSIDERATION, grantors are exchanging the property for shares of stock in grantee.

WITNESS grantors' hands this 2nd day of January, 1971.

Harry Molatore
Harry Molatore

Clifton Molatore
Clifton Molatore
Copartners doing business as Molatore's
Restaurant

STATE OF OREGON)
County of Klamath) ss.

On this 13 day of January, 1971, before me, the undersigned, a Notary Public in and for said Klamath County, State of Oregon, residing therein, duly commissioned and sworn, personally appeared HARRY MOLATORE and

Rut
DANONG, DANONG
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

911

1 CLIFTON MOLATORE, who acknowledged themselves to be the copartners of
2 Molatore's Restaurant, and that they as such copartners executed the
3 foregoing instrument for the purposes therein contained by signing the
4 same as copartners.

5 IN WITNESS WHEREOF, I hereunto set my hand and official seal

6 *Ernest F. Gordon*
7 Notary Public for Oregon
8 My commission expires: *5-15-72*

9 SEAL:

10 STATE OF OREGON; COUNTY OF KLAMATH; ss.:

11 Filed for record at request of Ganong, Ganong & Gordon

12 this 11th day of January A. D. 1971 at 11:28 o'clock AM., and

13 duly recorded in Vol. M71, of Dedds on Page 310.

14 Wm D. MILNE, County Clerk

15 Fee \$3.00

16 By *Ernest F. Gordon*

17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
GANONG, GANONG
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

12
Page 2 - BARGAIN AND SALE DEED