

89969

WARRANTY DEED MTC 20113-D

Vol. m88 Page 12454

KNOW ALL MEN BY THESE PRESENTS, That BRIAN BRODSKY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LINDA L. LANE & A.D. LAMONICA, not as tenants in common but with right of survivorship 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 appurtenances, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:
**of survivorship

Lot 46 Block 19 OREGON SHORES UNIT 3, TRACT NUMBER 1113, according to the official plat now of record in the office of the County Clerk of Klamath County, Oregon.

Tax account 3507 018DC 01400

***recorded as Document #M88-12452 in favor of Shirley D. Satterlee which the herein grantee assumes and agrees to pay.

MOUNTAIN TITLE COMPANY

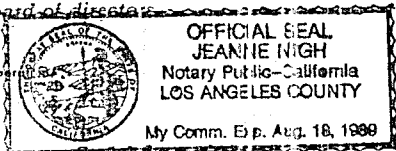
"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 except covenants, conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed together with trust deed*** 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 \$ 21,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical charges 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 22 day of July, 1988; 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.



Brian Brodsky (Signature)

STATE OF OREGON, County of Klamath) ss. Personally appeared Brian Brodsky, 19 88

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

Notary Public for California My commission expires Aug. 18, 1989

Notary Public for Oregon My commission expires

GRANTOR'S NAME AND ADDRESS: Brodsky, 18540 Ventura Blvd #215, Torrance, CA 91356
GRANTEE'S NAME AND ADDRESS: Long/Lamonica, 315 West Adirondack Ct, Westlake, CA 91362
After recording return to: Lane/Lamonica, above address
Until a change is requested all tax statements shall be sent to the following address: Lane/Lamonica, above address

STATE OF OREGON, County of Klamath) ss. I certify that the within instrument was received for record on the 3rd day of Aug., 1988, at 9:22 o'clock A.M., and recorded in book M88 on page 12454 or as file/reel number 89969, Record of Deeds of said county. Witness my hand and seal of County affixed. Evelyn Biehn County Clerk Recording Officer By Catherine Mullensore Deputy Fee \$8.00

22 AUG 3 AM 9

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY