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98599

WARRANTY DEED—SURVIVORSHIP James M. Byrnes, Shannon G. Byrnes

Billée Schrieber, Gene R. Byrnes, Gene R. Byrnes,

KNOW ALL MEN BY THESE PRESENTS, That Trustee of James Ray Byrnes Trust, Billée Schrieber P.R. for Al Schrieber, Gene A. Schrieber, Michelle R. Gratz, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Gene Byrnes and Billée Schrieber

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: A parcel of land being a portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$, of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Commencing at a point on the South line of Chelsea Addition to the City of Klamath Falls, Oregon, said point being the intersection of said South line and the Southerly prolongation of the centerline of Chelsea Street; thence S. 00°06'00" W. 344.16 feet more or less to the right of way line of the Southern Pacific Railroad Company; thence along said right of way line S. 56°47' E. 85.78 feet to the true point of beginning; thence N. 33°43'05" E. 182.97 feet more or less to the westerly right of way line of Quarry Street, (50 feet in width, being 25 feet on each side of the centerline of the road as now traveled and existing); thence Southeasterly along said Westerly right of way line to its intersection with the right of way line of the Southern Pacific Railroad Company; thence N. 62°42' W. 162.00 feet along said right of way line; thence N. 56°47' W. 39.48 feet along said right of way line to the true point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 said premises, that same are 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 \$ NONE

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 30th day of March, 1989; 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.

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.

STATE OF OREGON,)
County of Klamath) ss.
March 30th, 1989

STATE OF OREGON, County of Klamath) ss.
March 30th, 1989

Personally appeared Gene R. Byrnes and

who, being duly sworn, each for himself and not one for the other, did say that he is the Trustee of the James Ray Byrnes Trust, and that the seal attached 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.

Personally appeared the above named Billée Schrieber and Gene R. Byrnes, and Michelle R. Gratz

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

Before me: *Trudie Durant*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 9/30/89

Before me: *Trudie Durant*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 9/30/89

(If executed by a corporation, affix corporate seal)

Asphalt Construction Co.

TRUDIE DURANT
NOTARY PUBLIC - OREGON

My Commission Expires 9/30/89

Gene Byrnes
Billée Schrieber

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gene Byrnes
3201 Quarry St.
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of) ss.

I certify that the within instrument was received for record on the day of , 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy

SHANNON G. BYRNES

By Gene R. Byrnes
Her Attorney in Fact

JAMES M. BYRNES

By Gene R. Byrnes
His Attorney in Fact

GENE A. SCHRIEBER

By Gene A. Schrieber
His Attorney in Fact

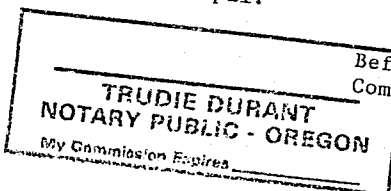
MICHELLE R. GRATZ

By James M. Byrnes

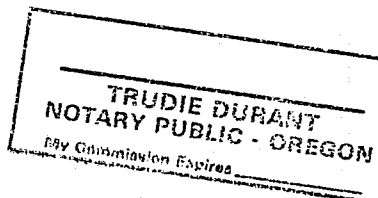
JAMES RAY BYRNES TRUST

By Gene R. Byrnes
TrusteeState of Oregon)
County of Klamath) ss.

On this the 30th day of March, 1989, personally appeared Gene R. Byrnes who, being duly sworn, did say that he is the attorney in fact for Shannon Gayle Byrnes and James M. Byrnes and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

State of Oregon)
County of Klamath) ss.

On this the 30th day of March, 1989, personally appeared Billee C. Schrieber who, being duly sworn, did say that she is the attorney in fact for Gene A. Schrieber and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title Co.
on this 31st day of March A.D. 19 89
at 8:51 o'clock A.M. and duly recorded
in Vol. M89 of Deeds Page 5350
Evelyn Biehn
By Darlene Mullendore
County Clerk

Fee, \$13.00

Deputy.