

03 FEB 24 AM 10:42

WARRANTY DEED—SURVIVORSHIP

Vol M03 Page 10784

KNOW ALL MEN BY THESE PRESENTS, That JOE M. BRANDEJSKY, JOHANNA A. SHORT, and CLAUDETTE C. STARR, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by LYLE E. HALL and KITTY HALL, husband and wife, 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:

as specifically set forth on Exhibit "A" on the back of this deed,

(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 except as set forth on Exhibit "A,"

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 \$43,750.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 23.030.)

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 20th day of December, 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.

Joe M. Brandejsky
Johanna A. Short
Claudette C. Starr

STATE OF OREGON,)
County of Klamath) ss.
Dec. 20, 1989

STATE OF OREGON, County of) ss.
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Personally appeared and 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

Personally appeared the above named Joe M. Brandejsky and Claudette C. Starr and acknowledged the foregoing instrument to be their voluntary act and deed.

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 5-13-90

Notary Public for Oregon
My commission expires:

(If executed by a corporation, affix corporate seal)

Joe M. Brandejsky, Johanna A. Short and Claudette C. Starr
237 E. Main St., Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS

Lyle E. Hall and Kitty Hall
8425 Bardwell Avenue
Panorama City CA 91402

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lyle E. Hall and Kitty Hall
8425 Bardwell Avenue
Panorama City CA 91402

NAME, ADDRESS, ZIP

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

Lyle E. Hall and Kitty Hall
8425 Bardwell Avenue 722 Wilson Ct
Panorama City CA 91402 5th bench CA 91501

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

SPACE RESERVE
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 02/24/2003 10:42 a.m.
Vol M03 Pg 10784-85
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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EXHIBIT "A"

Beginning at a point on East Main Street, which is the intersection of said East Main Street with the Northerly line of Lot 13 in Block 17, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, running thence Southerly along the Easterly line of said East Main Street to a point which is 10 feet Southerly from the Northerly line of Lot 11, in Block 17; thence North-easterly on a line parallel to the Northerly line of said Lot 11 to the alley in said Block 17; thence along the Westerly line of said alley to the Northerly line of said Lot 13; thence Southwesterly to the point of beginning.

The same being all of Lots 12 and 13 and the North-westerly 10 feet of Lot 11 in said Block 17, Industrial Addition to the City of Klamath Falls, Oregon.

SUBJECT TO: Easements, restrictions and rights-of-way of record and those apparent on the land;

STATE OF CALIFORNIA)
) ss.
County of Stanislaus)

PERSONALLY APPEARED the above named Johanna A. Short and acknowledged the foregoing instrument to be her voluntary act and deed. *And who proved to me on the basis of satisfactory evidence.*

BEFORE ME:

ILA M. Cannizzaro
NOTARY PUBLIC FOR CALIFORNIA
My Commission expires:

