

1-1-74 95707

WARRANTY DEED

Vol. 24 Page 15845

KNOW ALL MEN BY THESE PRESENTS, That ZARCO, INC., an Oregon Corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DELOS B. PARKS, Jr., and JOANNE PARKS, husband & wife, with right of survivorship, 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 tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 5 in Block 9 EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: 1. Reservations, restrictions, rights-of-way and easements of record and those apparent on the land.

(If SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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, save & except that certain Trust Deed, given by Frank J. Broderick & Carol J. Broderick, husband and wife, as grantors, to William Ganong, as Trustee, for First Federal Savings & Loan Association of Klamath Falls, Oregon, SEE REVERSE 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 \$ 17,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).<sup>(1)</sup> (The sentence between the symbols<sup>(1)</sup>, 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 11 day of December, 1974; 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.

ZARCO, INC., an Oregon Corporation

BY: *[Signature]* PresidentBY: *[Signature]* Secretary

STATE OF OREGON,

County of \_\_\_\_\_

, 19

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

STATE OF OREGON, County of Clackamas ) ss.

December 11, 1974.

Personally appeared Louis Zarosinski and Paul R. Biggs 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 ZARCO,

INC.,

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:

*[Signature]* (OFFICIAL SEAL)  
Notary Public for Oregon

My commission expires: 3-27-76

Zarco, Inc., an Oregon Corporation

GRANTOR'S NAME AND ADDRESS

Delos B. Parks, Jr. and JoAnne Parks  
209 Boivin Building, K.Falls,  
Or. 97601

After recording return to:

Mr. Del Parks  
Attorney at Law  
209 Boivin Building, K.Falls,  
Oregon 97601

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

Mr. Del Parks  
209 Boivin Building  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_

I certify that the within instrument was received for record on the day of \_\_\_\_\_, 1974,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer  
Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

RECEIVED DEC 12 1974

15846

Encumbrances, Continued:  
a corporation, as beneficiary, dated October 24, 1963, recorded  
October 24, 1963, in Mortgage Volume 220 on page 58, records of  
Klamath County, Oregon, to secure the payment of \$12,500.00, which  
the Grantee herein expressly assumes and agrees to pay, and will warrant  
and defend the same against all persons who may lawfully claim the  
same, except as shown above.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Trans. Title Inc. Co.

this 12th day of December A.D. 1971 at 3:50 P.M. and

July recorded in Vol. M-74, of Deed on Page 15845

Wm D. Miller, County Clerk

By *Hazel Drayton*

Fee \$11.00