

40685

Vol. ¹⁴ 77 Page 245BARGAIN AND SALE DEED

A 28689

WILLIAM E. LOVE, HOWARD L. HUBBARD, MICHAEL MUZOS, and
MAXINE LIPSCOMB, Joint Trustees under that certain Trust Agree-
ment dated September 28, 1977 by and between N. E. BERRY and
GERDA A. BERRY, Trustors, and RALPH H. CAKE, Trustee, convey
an undivided one-half (1/2) interest to DELOS B. PARKS and an
undivided one-half (1/2) interest to EDWARD R. ZAROSINSKI,
Trustee for the Zarosinski Employees Trust, in the following
described real property situated in Klamath County, Oregon,
to wit:

PARCEL 1: (Medical-Dental Bldg.)

All that portion of the NE 1/4 NE 1/4 of Section 32,
Township 38 South, Range 9 E. W.M., more particularly
described as follows:

Beginning at the point of intersection of the
Northeasterly line of Ninth Street with the North-
westerly line of Main Street in the City of Klamath
Falls; and running thence, Northeasterly along the
Northwesterly line of Main Street, 68.97 feet, more
or less, to the Southwesterly line of Tenth Street;
thence Northwesterly along the Southwesterly line of
Tenth Street, 114.0 feet; thence Southwesterly,
parallel with Main Street, 96.39 feet, more or less,
to the Northeasterly line of Ninth Street; thence
Southeasterly along Ninth Street, 117.23 feet, more
or less, to the point of beginning.

PARCEL 2: (Parking Lot Property)

Beginning at the Southeasterly corner of Block 46,
NICHOLS ADDITION to the City of Klamath Falls, Oregon;
thence Northwesterly along the Northeasterly line of
said Block 46, a distance of 150.0 feet to a point
which is 90 feet Southeasterly from the most Northerly
corner of Lot 8 in said Block 46; thence Southwesterly,
parallel with Pine Street, a distance of 122.0 feet to
an alley; thence Southeasterly along said alley and
parallel with Eleventh Street a distance of 150.0 feet
to the Northwesterly line of Pine Street; thence
Northeasterly, along the Northwesterly line of Pine
Street, a distance of 122.0 feet, more or less, to the
point of beginning. Said parcel being portions of Lots
1, 2, 7 and 8, Block 46, NICHOLS 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:

245B3

- (1) 1977-78 real property taxes;
- (2) Sewer assessments for the City of Klamath Falls, Oregon;
- (3) Building set-back line of 14 feet along the Northwestern line of Main Street as disclosed in Agreement dated August 4, 1928, recorded August 20, 1929 in Volume 87, page 590, Deed Records of Klamath County, Oregon. (Affects Parcel 1.)
- (4) All existing leases and rental agreements.

Without limiting the foregoing, grantors do not warrant or represent that the building located on the premises does not extend beyond the set-back line described above or otherwise encroach upon adjoining properties.

The true consideration for this conveyance is Two Hundred Fifty Thousand Dollars (\$250,000.00).

Dated this 16th day of December, 1977.

William E. Love
William E. Love, a Joint Trustee

Howard L. Hubbard
Howard L. Hubbard, a Joint Trustee

Michael Muzds
Michael Muzds, a Joint Trustee

Maxine Lipscomb
Maxine Lipscomb, a Joint Trustee

24587

STATE OF OREGON)
) ss.
County of Multnomah)

December 16, 1977

Personally appeared the above-named WILLIAM E. LOVE, HOWARD L. HUBBARD, MICHAEL MUZOS and MAXINE LIPSCOMB, Joint Trustees, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Phyllis M. Anderson
Notary Public for Oregon
My commission expires: April 5, 1980

*Returned to Grantors
110 N Oak
K. Falls, Ore
MacFar
Statement
to Grantors*

State of OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO
this 20th day of DECEMBER, A. D. 1977 at 4:12 o'clock P.M., and
fully recorded in Vol. M77, of DEEDS on Page 24585

FEE \$ 9.00

Wm D. MILNE, County Clerk
By Sherwood D. Letcher

HARDY, McEWEN, WEISS, NEWMAN & FAUST
Attorneys at Law
1000 Commercial
Portland, Oregon 97204
Telephone 228-7331