

59374

MT 6897  
WARRANTY DEED

Vol. 1778 Page 27746

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 LARRY J. COTTRELL and KAREN R. COTTRELL, Husband and Wife, 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 tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The N $\frac{1}{2}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 29, T37S, R9E, W.M., Klamath County, Oregon, containing 19.49 acres more or less.

Together with:

A roadway easement 60.00 feet in width, 30.00 feet on either side of the following described centerline:

Beginning at a point on the easterly line of the above described property from which the SE corner of said N $\frac{1}{2}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  bears S01 30'29"E along said easterly line, 67.55 feet; thence N 10 20'11"E, 795.93 feet to the centerline of Simpson Canyon Road; thence

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (con't. on reverse)

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 as stated above

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 \$8,900.00

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 8th day of December, 1978; 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.

(If executed by a corporation, affix corporate seal)

ZARCO, INC.

By *Donna L. Rogers*  
By *Edward R. Zarosinski*

STATE OF OREGON, )  
County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

STATE OF OREGON, County of Klamath )  
December 8, 1978 ) ss.

Personally appeared LOUIS ZAROSINSKI and EDWARD R. ZAROSINSKI

each for himself and not one for the other, did say that the former is the president and that the latter is the Vice-President

ZARCO, INC.

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:  
*Donna L. Rogers*  
Notary Public for Oregon

My commission expires: 6/28/81

(OFFICIAL SEAL)  
Before me:  
Notary Public for Oregon  
My commission expires:

ZARCO, INC.  
202 Boivin Building  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS  
Mr. and Mrs. Larry J. Cottrell

GRANTEE'S NAME AND ADDRESS  
Pt. 5 Box 1240  
Klamath Falls, OR 97601

After recording return to:  
Mr. and Mrs. Larry J. Cottrell

Pt. 5 Box 1240  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address.  
Mr. and Mrs. Larry J. Cottrell

Pt. 5 Box 1240  
Klamath Falls, OR 97601

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 \_\_\_\_\_ 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

LEGAL DESCRIPTION (Con't.)

along said Simpson Canyon Road centerline the following courses and distances: S66 52'25"E, 43.99 feet; S85 08'49"E, 253.74 feet; N88 11'30"E, 287.51 feet; S58 58'47"E, 209.18 feet; S34 27'44"E, 397.76 feet; S27 24'31"E, 760.81 feet; S30 42'36"E, 460.53 feet; S28 07'32"E, 413.24 feet; S36 50'53"E, 404.62 feet; S68 28'33"E, 246.02 feet; thence leaving said Simpson Canyon Road centerline the following courses and distances; N12 19'57"W, 598.13 feet; N03 36'12"W, 374.59 feet to the centerline of a private road easement recorded in Deed Volume M73 at page 16734, Klamath County Deed Records.

Subject to:

A roadway easement 60.00 feet in width, 30.00 feet on either side of the following described centerline:

Beginning at a point on the easterly line of the above described property from which the SE corner of said N $\frac{1}{2}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  bears S01 30'29"E along said easterly line, 67.55 feet; thence S10 20'11"W, 64.22 feet; thence S13 06'43"E, 4.26 feet to the southerly line of the above described property.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at \_\_\_\_\_

this 11th day of December A. D. 19 78 at 9:40 o'clock A M., and

fully recorded in Vol. M-78, of Deeds on Page 27746

Fee \$6.00

Wm D. MILNE, County Cl.

By Jacqueline J. Mettee