

72100

WARRANTY DEED

Vol. 79 Page 18980



KNOW ALL MEN BY THESE PRESENTS, That Darla Faye Riddle, presently known as

Darla Faye Lugo

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Edward R. Zarosinski and Darlene Zarosinski Trust-Del Parks Trustee, 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:

PARCEL 1: All that portion of Lot 5 and 6 in Block 125 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 5 in the Northerly line of Orchard Avenue; thence Northeasterly along the lot line 10 feet; thence Northwesterly to a point in the North line of Lot 6, 39 feet East of the Northwest corner of Lot 6; thence West along the North line of Lot 6 and 5 a distance of 57 feet to a point 18 feet West of the said Northwest corner of Lot 6, said point being the Northeast corner of the tract heretofore conveyed to C. A. Briggs; thence Southeasterly along the Easterly line of Briggs Tract 133 feet, more or less to the Northerly line of the B Lateral; thence Southeasterly along the Northerly line of the B Lateral 60 feet, more or less, to the point of beginning.

PARCEL 2: A tract of land situate in Block 125 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the iron pin marking the intersection of the Wouthwesterly line of the U.S.R.S. B Lateral right of way (SEE REVERSE)

(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

except those of record

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 \$11,500.00

⓪ 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). ⓪ (The sentence between the symbols ⓪, 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 19th day of July, 1979; 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.

Darla F. Lugo

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

July 19, 1979

Personally appeared the above named

Darla Faye Riddle, presently known as Darla Faye Lugo

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 1-18-80

STATE OF OREGON, County of) ss.

Personally appeared

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

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:

Darla Faye Lugo

2429 Orchard

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Edward R and Darlene Zarosinski

1125 Lakeshore Drive

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Edward R. Zarosinski

1125 Lakeshore Drive

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Edward R. Zarosinski

1125 Lakeshore Drive

Klamath Falls, Oregon 97601

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 on page or as file/reel number, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

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and the Southerly line of Block 125 of MILLS ADDITION, said point being also the most Easterly corner of Lot 4 of said Block 125; thence South 67°06' West along the Southerly line of said Block 125, 8.0 feet; thence North 10°29' West 52.14 feet to an iron pin on the Northerly right of way of said Lateral; thence South 19°17 1/2' East 51.03 feet to the point of beginning; saving and excepting therefrom the right of way of the said U. S. R. S. Lateral.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of

this 9th day of August A. D. 1979 at 11:50 clock A.M., and

uly recorded in Vol. M79 of Deeds on Page 13980

W. D. MILNE, County Clerk

Fee \$71.00

By *[Signature]* J. Letts