

1-1-74

80306

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That HOWARD E. MCGEE, JR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DELOS B. PARKS, JR., EDWARD R. ZAROSINSKI, TRUSTEE, EDWARD R. ZAROSINSKI, DMD, PC, hereinafter called PENSION & PROFIT SHARING TRUST, 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:

Beginning at a point on the Southerly line of High Street, 41 feet Southwesterly of the Northeasterly corner of Block 46 of NICHOLS ADDITION to the City of Klamath Falls; thence Southeasterly at right angles at High Street, 90 feet; thence Southwesterly parallel to High Street, 41 feet; thence Northwesterly at right angles to High Street, a distance of 90 feet to High Street; thence Northeasterly along High Street, 41 feet to the place of beginning; being a part of Lots 7 and 8 in Block 46 of NICHOLS ADDITION to the City of Klamath Falls, Klamath County, Oregon.

SUBJECT TO: Trust Deed dated April 30, 1980, recorded April 30, 1979, in Volume M-79, Page 9756, Official Records of Klamath County, Oregon, wherein Richard Shuck is Grantor, William L. Sisemore is Trustee, and John E. Putnam and Rose Ella Putnam, husband and wife, are Beneficiaries. ALSO SUBJECT TO easements, restrictions and rights of way of record and those

(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

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 \$ 22,000.00

~~However, the actual consideration consists of or includes other property or value, given or promised which is the whole or part of the consideration which is not to be included in the above stated dollar amount.~~ (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 1st day of February, 1980; 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)

HOWARD E. MCGEE, JR.

STATE OF OREGON,)
County of Klamath) ss.
February 1, 1980

Personally appeared the above named

HOWARD E. MCGEE, JR.

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5/2/80

STATE OF OREGON, County of) ss.

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

, 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:

HOWARD E. MCGEE, JR.

GRANTOR'S NAME AND ADDRESS

DELOS B. PARKS, JR. & EDWARD R. ZAROSINSKI
228 North 7th
Klamath Falls, Oregon 97601

After recording return to:

DELOS B. PARKS
228 North 7th
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

DELOS B. PARKS & EDWARD R. ZAROSINSKI
228 North 7th
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 6th day of February, 1980, at 9:35 o'clock A.M., and recorded in book N80 on page 2329 or as file/reel number 80306, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By Bernard H. Hetch Deputy

Fee \$3.50

80 FEB 6 AM 9 35