

WARRANTY DEED

* * * * *

KNOW ALL MEN BY THESE PRESENTS, That JOANNE PARKS Grantor of an undivided one half interest and EDWARD R. ZAROSINSKI, Trustee, and EDWARD R. ZAROSINSKI PENSION AND PROFIT SHARING TRUST Grantor of an undivided one half interest, for the consideration hereinafter stated, to Grantors paid by MARYELLYN ASPELL, hereinafter called 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:

All that part of Lot 1 in Block 36 of Original Town of Linkville, (now City of Klamath Falls) Oregon, described as follows, to-wit: Beginning at the Northerly corner of Lot 1 of said Block and Addition; thence 8 feet Southeasterly along the Easterly line of said Lot 1 to the true point of beginning; thence Southeasterly along said Easterly line of said Lot 1, 50 feet; thence Southwesterly at right angles with Fifth Street a distance of 66 1/2 feet; thence Northwesterly at right angles and parallel with Fifth Street a distance of 50 feet; thence Northeasterly at right angles a distance of 66 1/2 feet to the point of beginning, being a tract of land facing 50 feet on Fifth Street and extending Southwesterly 66 1/2 feet, all in Lot 1, Block 36, Original Town of Linkville, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. A mortgage given by Delos B. Parks, Jr. and Joanne Parks, husband and wife, and Edward R. Zarosinski, Trustee, Edward R. Zarosinski Pension and Profit Sharing Trust, Mortgagors, to Julia P. Johnson, formerly Julia P. Brown, Mortgagee, dated the 17th day of January, 1979, securing the payment of the sum of \$42,000 recorded the 24th day of January, 1979 in Volume M79, page 2007 of the Klamath County Deed Records, Klamath Falls, Oregon.

2. Easements, restrictions and rights of way of record and those apparent on the land.

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To have and to hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said Grantors hereby covenant to and with said Grantee and Grantee's heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances and that Grantors 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 \$94,835.76..

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 Grantors have executed this instrument this 31 day of March, 1981.

Return to
122 So 5th
K. Falls

Joanne Parks
JOANNE PARKS, Grantor

Edward R. Zarosinski
EDWARD R. ZAROSINSKI, Trustee

Mail to Grantee
C/o 122 So 5th
K. Falls

Edward R. Zarosinski
EDWARD R. ZAROSINSKI PENSION & PROFIT
SHARING TRUST

STATE OF OREGON)
) ss
COUNTY OF KLAMATH)

On this 31st day of March, 1981, before me, the undersigned notary public, personally appeared JOANNE PARKS and acknowledged the foregoing instrument to be her voluntary act and deed.

Cynthia M. Owens
NOTARY PUBLIC
My Commission Expires: 5/2/84

STATE OF OREGON)
) ss
COUNTY OF KLAMATH)

On this 31st day of March, 1981, before me, the undersigned notary public, personally appeared EDWARD R. ZAROSINSKI and acknowledged the foregoing instrument to be his voluntary act and deed.

Cynthia M. Owens
NOTARY PUBLIC
My Commission Expires: 5/2/84

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____
this 13th day of April A. D. 19 81 at 3:47 o'clock P M., and
duly recorded in Vol. MB1, of Deed on Page 6629

EVELYN BIEHN, County Clerk
By Debra A. Jensen

Fee \$10.50