

## MOUNTAIN TITLE COMPANY

10888

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RONALD J. DENNIS

4646

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD R. ZAROSINSKI, TRUSTEE OF EDWARD R. ZAROSINSKI, D.M., P.C., PENSION AND PROFIT SHARING/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 West 1/4 and the East 1/4 of Section 7, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. Easement contained in Deed recorded April 1, 1970, in Volume M70, page 2580, Microfilm Records of Klamath County, Oregon, to wit: "Subject to a 50 foot easement along the North line for ingress and egress, 30 feet to be North of the North line and 30 feet to be South of the North line."

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 and those apparent upon the land, if any, as of the date of this deed

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 \$26,100.00.

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 15th day of April, 1982; 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.

Ronald J. Dennis  
RONALD J. DENNIS

STATE OF OREGON,

County of Klamath } ss.  
April 15th, 1982

Personally appeared the above named  
RONALD J. DENNIS

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

Mr. Ronald J. Dennis

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

Personally appeared \_\_\_\_\_

\_\_\_\_\_ and  
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 \_\_\_\_\_

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.

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 15 day of April, 1982, at 10:07 o'clock A.M., and recorded in book M. 82 on page 4646 or as file/reel number 10888, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
Recording Officer  
By \_\_\_\_\_ Deputy  
Fee \$4.00

SPACE RESERVED  
FOR  
RECORDER'S USE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

MOUNTAIN TITLE COMPANY