

OK
60144
6014

MTC-16131K

WARRANTY DEED

Vol. M26 Page 6163

KNOW ALL MEN BY THESE PRESENTS, That EDWARD ZAROSINSKI

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES F. BRESLIN, as Trustee of the BRESLIN TRUST established under**see below, 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 S 1/2 of the SW 1/4 of Section 35, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying West of the O.J.&E. Railroad right of way.

- continued on the reverse side of this deed -

**THE CHARLES F. BRESLIN and JUNE S. BRESLIN TRUST DECLARATION, dated October 29, 1984, as his sole and separate property

(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 as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 6,555.78

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 April, 1986; 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Edward Zarosinski
EDWARD ZAROSINSKI

STATE OF OREGON,

County of Klamath

April 8, 1986

Personally appeared the above named

EDWARD ZAROSINSKI

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of

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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Edward Zarosinski

1433 E. Main

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Charles F. Breslin
5087 Kingsgrove Drive
Somis, CA 93066

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book/reel/volume No. on

page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

By

Deputy

6010

1967 11th

6164

- continued on the reverse side of this deed -

SUBJECT TO:

1. Reservations contained in Deed from The United States of America to Filmore Tupper dated February 26, 1959, and recorded March 11, 1959, in Volume 316, page 430, Deed Records of Klamath County, Oregon, as follows:
"The above described property is subject to 60 foot rights of ways for Indian Service Roads Nos. S-50, approved July 9, 1958, by M.H. Zollar, Assistant Superintendent, Klamath Indian Agency, and S-52, approved September 18, 1958, by Elmo Miller, Superintendent, Klamath Indian Agency, Klamath Agency, Oregon, pursuant to the provisions of the Act of February 5, 1948, (62 Stat. 18; 25 U.S.C. 323-326); Public Law 587, August 13, 1954 (68 Stat. 772, Section 17); and Departmental Regulations (25 CFR 161, 22 FR 248), and subject to prior valid existing rights or adverse claims.

Right of way to Oregon California & Eastern Railroad Company for a railroad approved by Jos. M. Dixon, First Assistant Secretary, Department of the Interior, on October 26, 1931, subject to the provisions of the Act of March 2, 1899 (30 Stat. L., 990) as amended by the Act of June 21, 1906 (34 Stat. L., 325-330), and Section 16 of the Act of June 25, 1910, (36 Stat., L. 855-9); Departmental regulations thereunder; subject to the terms, conditions, and covenants of stipulations executed by the applicant company dated April 15, 1929, and September 30, 1931, respectively; and subject also to any prior, valid, existing right or adverse claim.

Title to the above described property is conveyed subject to any existing easement for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record."

2. An easement created by instrument, including the terms and provisions thereof,
Dated: February 18, 1970
Recorded: February 25, 1970
Volume: M70, page 1509, Microfilm Records of Klamath County, Oregon
In favor of: Adjoining property owners
For: Roadway and utility purposes being 60' in width
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 11th day
of April A.D. 19 86 at 2:10 o'clock P M., and duly recorded in Vol. M86,
of Deeds on Page 6163.

FEE \$14.00

Evelyn Biehn,
By _____

County Clerk

Ann Smith