

OK 15695

WARRANTY DEED

Vol 90 Page 10735



KNOW ALL MEN BY THESE PRESENTS, That EDWARD R. ZAROSINSKI, Trustee of the EDWARD R. ZAROSINSKI PENSION & PROFIT SHARING TRUST

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JOSEPH RIZZUTO and CLAUDIA RIZZUTO, husband and wife, 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:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

(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 all those of record and those apparent upon the land 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 \$ 24,000.00

~~THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE CONSIDERATION IS THE FULL AND TRUE CONSIDERATION PAID FOR THE ABOVE GRANTED PREMISES AND THAT NO OTHER CONSIDERATION HAS BEEN PAID OR TO BE PAID FOR THE SAME.~~

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 30th day of May, 1990; 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.

EDWARD R. ZAROSINSKI PENSION & PROFIT SHARING TRUST

by: Edward R. Zarosinski  
EDWARD R. ZAROSINSKI, Trustee

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.

STATE OF OREGON,

County of Klamath

May 30, 1990

Personally appeared the above named

EDWARD R. ZAROSINSKI, Trustee of the EDWARD R. ZAROSINSKI PENSION & PROFIT SHARING TRUST

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

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:

(If executed by a corporation, affix corporate seal)

Edward R. Zarosinski, Trustee  
1433 Main St.  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Joseph Rizzuto & Claudia Rizzuto  
1444 Kane St.  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

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 ) ss.

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

TITLE

By Deputy

SPACE RESERVED FOR RECORDER'S USE

1990 JUN 4 PM 3 50

1073621

MTC NO: 23722-K

EXHIBIT "A"  
LEGAL DESCRIPTION

A portion of Lot 1, Block 2, RAILROAD 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 a 5/8" iron pin marking the Southwest corner of the above said Lot 1, Block 2; proceed along the Western boundary in a Northerly direction a distance of 25 feet to the point of beginning to the North parcel of said Lot 1, Block 2; thence 84.84 feet in a Northerly direction along the same Western boundary to the Northwest corner of said Lot 1; thence in an Easterly direction 17.36 feet along the Northern boundary of said Lot 1 to the Northeast corner of said Lot 1; thence in a Southerly direction along the Eastern boundary of said Lot 1, 72.47 feet; thence in a Westerly direction to the point of beginning.

Tax Account No: 3809 033BB 01400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 4th day of June A.D. 19 90 at 3:50 o'clock PM., and duly recorded in Vol. M90 of Deeds on Page 10735  
By Evelyn Biehn County Clerk  
Pauline Mueckel

FEE \$33.00