

NE

22246

BARGAIN AND SALE DEED

Vol. m90 Page 22154KNOW ALL MEN BY THESE PRESENTS, That Edward R. Zarosinski

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Edward Zarosinski, D.M.D. Pension Profit Sharing and Trust, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See attached legal description.

(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 9,001.99.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).^① (The sentence between the symbols^①, if not applicable, should be deleted. 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 18 day of October, 19 90, if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so 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 R. Zarosinski
Edward R. Zarosinski

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on October 22, 19 90,by Edward R. ZarosinskiThis instrument was acknowledged before me on October 18, 19 90,

by

as

of

Kristin L. Beld
Kristin L. Beld

Notary Public for Oregon

My commission expires 11/16/91

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

MTC #12756

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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

PARCEL 1: The Easterly 52.5 feet of Lots 5 and 6 in Block 4, of DIXON ADDITION NO. 2 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.

PARCEL 2: The Westerly 87.5 feet of Lots 5 and 6 in Block 4, of DIXON ADDITION NO. 2, 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.

SUBJECT TO: (1) An easement dated April 14, 1947, recorded in Volume 243, page 133, Deed Records of Klamath County, Oregon, which affects the Easterly 51.5 feet of Lot 5, for the purpose of installing and repairing pipe line to convey city water across the property for the benefit of adjoining property; (2) An overhang easement dated September 22, 1950, recorded October 9, 1950, in Volume 242, Page 437, Deed Records of Klamath County, Oregon; and (3) other easements, restrictions, reservations and rights of way of record and those apparent on the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of _____ Nov. _____ A.D., 19 _____ 90 at 3:24 o'clock _____ P.M., and duly recorded in Vol. _____ M90
of _____ Deeds _____ on Page 22154.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline M. Mendenhall