

1-1-74

23961

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That CHARLES A. WACHTER and CLETA S. WACHTER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD R. ZAROSINSKI and THOMAS R. HAMILTON, as Tenants in Common

, 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: An undivided one-half interest in and to Edward R. Zarosinski and an undivided one-half interest in and to Thomas R. Hamilton in the following described property:

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.

(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

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 \$ 25,000.00

However, the actual consideration consists of or includes other property or value given or produced which is part of the consideration (indicate which, if applicable, should be deleted) See ORS 30.030

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 28 day of February, 1983; 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.

(If executed by a corporation, affix corporate seal)

Charles A. Wachter

Cleta S. Wachter

STATE OF OREGON, }  
County of Klamath } ss.  
February 28, 1983.

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

Personally appeared ..... and

..... 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)

Before me: Cynthia M. Cluser  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 5/2/84

Notary Public for Oregon  
My commission expires:

Charles A. & Cleta S. Wachter  
1240 Monclaire  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Edward R. Zarosinski & Thomas R. Hamilton  
1433 East Main  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Parks & Ratliff  
228 North 7th  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Edward R. Zarosinski & Thomas R. Hamilton  
1433 East Main  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 20th day of Dec., 19 90, at 9:52 o'clock A.M., and recorded in book/reel/volume No. M90 on page 25217 or as document/fee/file/instrument/microfilm No. 23961. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

Fee \$28.00

By Dianne M. Muslander Deputy

20 DEC 20 1983