

39875

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That EDWARD R. ZAROSINSKI and THOMAS R. HAMILTON, as Tenants in Common, FALLS hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KLAMATH/ASSEMBLY OF GOD CHURCH, INC., an Oregon Corporation, 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 DESCRIPTION ON REVERSE

(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 \$ 43,000.00. ~~However, the actual consideration consists of the purchase of the premises for the purpose of the grantee's religious activities, and the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns, that the grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances.~~

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 1st day of September, 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)

Edward R. Zarosinski

Thomas R. Hamilton

STATE OF OREGON, } ss.
County of Klamath,
September 1, 1983.

Personally appeared the above named Edward R. Zarosinski and Thomas R. Hamilton

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

Before me: Kristi L. Garrison
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/87

STATE OF OREGON, County of _____, 19____ ss.

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)
Notary Public for Oregon
My commission expires: _____

Edward R. Zarosinski & Thomas R. Hamilton
1433 East Main
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Klamath Assembly of God Church, Inc.
235 South Laguna
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Assembly of God Church, Inc.
235 South Laguna
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Klamath Assembly of God Church, Inc.
235 South Laguna
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
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 document/fee/file/instrument/microfilm 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

WARRANTY DEED

FORM NO. 202-1 (Revised 1-1-60)

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WARRANTY DEED

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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 Mountain Title Co. the 16th day of Jan. A.D., 19 92 at 9:25 o'clock A M., and duly recorded in Vol. M92 of Deeds on Page 969

FEE \$33.00

Evelyn Biehn, County Clerk
By DeeAnn Mullins

NOTARIAL PUBLIC
My commission expires on _____
I hereby certify that the within instrument meets and complies with the requirements of the laws of the State of Oregon, and is a true and correct copy of the original as the same appears to me.

Witness my hand and the seal of the County of Klamath, Oregon, this 16th day of January, 1992.
Evelyn Biehn, County Clerk
By DeeAnn Mullins