

MTC - 12756

39876

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Edward Zarosinski, D.M.D., Pension Profit Sharing and Trust hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Klamath Falls Assembly of God Church, Inc., 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 \$20,695.58. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 10 day of August, 1989; 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 R. Zarosinski, Trustee for the Edward Zarosinski, D.M.D Pension Profit Sharing and Trust

STATE OF OREGON,

County of Klamath } ss.
August 10, 1989

Personally appeared the above named

Edward R. Zarosinski,

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

(OFFICIAL SEAL) OF

Notary Public for Oregon

My commission expires: 7/13/93

STATE OF OREGON, County of } ss.
1989

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:

(If executed by a corporation, affix corporate seal)

Edward Zarosinski DMD PENSION Profit Sharing & Trust

1433 East Main Street

Klamath Falls, OR 97601

Klamath Falls Assembly of

God Church, Inc

235 South Laguna

Klamath Falls, OR 97601

After recording return to:

Klamath Falls 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 Falls Assembly of God Church Inc

234 South Laguna

Klamath Falls, OR 97601

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

52 JUN 15 AM 9 25

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 AM., and duly recorded in Vol. M92, of Deeds on Page 971.

Evelyn Biehn County Clerk

By Deedline Muelendore

FEE\$33.00