

1-1-74

41982

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DARLENE ZAROSINSKI

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DARRYL BAETH and JOANNE BAETH, 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 _____ and State of Oregon, described as follows, to-wit:

(SEE ATTACHED EXHIBIT "A")

(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 as stated herein

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 \$ 104,000.00. However, the actual consideration consists of _____ other property or value given or promised which is part of the consideration and is not stated in this instrument. The consideration between the symbols, if not applicable, should be deleted.

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 31st day of January, 1981; 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)

STATE OF OREGON,

County of Klamath
January 31st, 1981

Personally appeared the above named
DARLENE ZAROSINSKI

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

Before me:

Notary Public for Oregon
My commission expires: 5/10/84

STATE OF OREGON, County of _____ 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Mrs. Darlene Zarosinski
1125 Lakeshore Drive
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Darryl Baeth
622 Roosevelt
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. and Mrs. Darryl Baeth
622 Roosevelt
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Mr. and Mrs. Darryl Baeth
622 Roosevelt
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 document/fee/tile/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

92 MAR 10 11 10 39

4938

EXHIBIT "A"

A strip of land 45 feet in width off the Northeasterly side of Lot 8 in Block 38, in the Town of Linkville, now City of Klamath Falls, Oregon, 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 the most Northerly corner of said Lot 8; thence Southwesterly along the Southerly line of Main Street in said Town, 45 feet; thence Southeasterly and at right angles with said Main Street, 125 feet; thence Northeasterly and parallel with said Main Street, 45 feet to the Westerly line of Seventh Street in said Town; thence Northwesterly along the Westerly line of said Seventh Street, 120 feet to the place of beginning.

SUBJECT TO: (1) Conditional Assignment of Rentals, dated September 9, 1977, recorded September 19, 1977, in Volume M-77, Page 17533, Microfilm Records of Klamath County, Oregon, to Klamath First Federal Savings and Loan Association; (2) Party Wall Agreement, including the terms and provisions thereof, recorded August 29, 1946, in Volume 194, page 473, Records of Klamath County, Oregon; and (3) other easements, restrictions 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 10th day
of March A.D. 19 92 at 10:39 o'clock A M., and duly recorded in Vol. M92,
of Deeds on Page 4937.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline M. Mendenhall

EXHIBIT "A"