

1-1-74

WARRANTY DEED

Vol. M95 Page 7565

**97234/396-7427 MTC**

KNOW ALL MEN BY THESE PRESENTS, That DELOS B. PARKS, JR. & JOANNE PARKS,  
 husband & wife, & EDWARD R. ZAROSINSKI, Trustee for EDWARD R. ZAROSINSKI, D.M.D.,  
P.C. PENSION AND PROFIT SHARING TRUST  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD J. ZAROSINSKI

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:

Lot 9 in Block 209 of Mills Second Addition to the City of Klamath Falls, Oregon, according to the official plat thereof.

SUBJECT TO: Easements, restrictions, reservations and rights-of-way of record and those apparent on the land.

(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 \$ 103,000.00.  
 However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate in which case the sentence between the symbols @, if not applicable, should be deleted. See ORS 33.030.)

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 15th day of October, 1982; 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 ) ss.  
10/15, 1982.

Personally appeared the above named DELOS B. PARKS, JR. and JOANNE PARKS, husband and wife, & EDWARD R. ZAROSINSKI, Trustee, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
 (OFFICIAL SEAL) Bernetha G. Letsch  
 Notary Public for Oregon  
 My commission expires:

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:  
 Notary Public for Oregon  
 My commission expires:

Parks & Zarosinski  
228 North 7th Street  
Klamath Falls, OR 97601  
 GRANTOR'S NAME AND ADDRESS

Donald J. Zarosinski  
3737 S.E. 8th Avenue  
Portland, OR 97202  
 GRANTEE'S NAME AND ADDRESS

After recording return to:  
Parks & Zarosinski  
228 North 7th Street 1433 East Main St.  
Klamath Falls, OR 97601  
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Donald J. Zarosinski  
3737 S.E. 8th Avenue  
Portland, OR 97202  
 NAME, ADDRESS, ZIP

STATE OF OREGON, )  
 County of Klamath ) ss.

I certify that the within instrument was received for record on the 30th day of March, 1995, at 11:26 o'clock A.M., and recorded in book/fee/volume No. M95 on page 7565 or as document/fee/file/instrument/microfilm No. 97234, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk  
 NAME TITLE

Spence Thieritz Deputy

FEE: \$30.00