

NN

200 AUG 24 AM 11:06

Vol M00 Page 30967



Steven A. Miller and
Edward R. Zarosinski

STATE OF OREGON,
County of _____ } ss.

Grantor's Name and Address

Edward R. Zarosinski

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Edward R. Zarosinski

1433 E. Main St
Klamath Falls, Or. 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Edward R. Zarosinski

1433 E. Main St
Klamath Falls, Or. 97601

SPACE RESERVED
FOR
RECORDER'S USE

I certify that the within instrument was
received for record on _____,
at _____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page _____
and/or as fee/file/instrument/microfilm/reception
No. _____ Records of said County.

Witness my hand and seal of County affixed.

NAME TITLE

By _____, Deputy.

K-55761

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Steven A. Miller and Edward R. Zarosinski

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto _____

Edward R. Zarosinski

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See Legal Description attached hereto and marked Exhibit "A" and by this reference made a part hereof as though fully set forth herein...

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none. [Ⓢ] However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. [Ⓢ] (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on August 23rd 2000; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Steven A. Miller
Steven A. Miller

Edward R. Zarosinski
Edward R. Zarosinski

STATE OF OREGON, County of Klamath) ss.

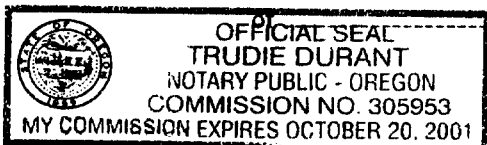
This instrument was acknowledged before me on _____

by Steven A. Miller and Edward R. Zarosinski

This instrument was acknowledged before me on _____

by _____

as _____



Trudie Durant
Notary Public for Oregon
My commission expires _____

K26-

Exhibit A

DESCRIPTION

The following described real property situate in Klamath County, Oregon:

Lot 20 of Lakeshore Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM: A parcel of land situate in Lot 20 of Lakeshore Gardens, and in Lot 7 Block 8 of Lynnewood First Addition, both being subdivisions, in Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 20; thence, North 04°51'34" East along the East line of said Lot 20, 221.41 feet; thence South 22°57'04" West 144.92 feet; thence South 04°51'34" West, 99.00 feet to a point on the South line of said Lot 7; thence Easterly on said South line along a 363.88 foot radius curve to the right, 45.05 feet; thence North 04°51'34" East, 14.09 feet to the point of beginning.

AND ALSO EXCEPTING THEREFROM: A parcel of land situated in Lot 20 of Lakeshore Gardens and in Lot 7, Block 8 of Lynnewood First Addition, both being subdivision in Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 7; thence Easterly on the South line of said Lot 7 along a 363.88 foot radius curve to the right 87.07 feet; thence North 04°51'34" East, 99.00 feet; thence North 85°08'26" West, 61.42 feet to a point on the West line of said Lot 20; thence South 07°21'34" West on said West line 81.13 feet to a point on the North line of said Lot 7; thence, Westerly on said North line along a 2,521.20 foot radius curve to the right 32.89 feet to the Northwest corner of said Lot 7; thence South 13°58'11" East on the West line of said Lot 7, 39.81 feet to the point of beginning.

AND FURTHER EXCEPTING:

Beginning at a point on the East line of said Lot 20 from which the Southeast corner of said Lot 20 bears S. 04°51'34" W. 221.41 feet; thence S. 22°57'04" W. 144.92 feet; thence N. 85°08'26" W. 61.42 feet to a point on the West line of said Lot 20; thence N. 07°21'34" E. along said West line 65.20 feet; thence N. 59°49'40" E. 126.50 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 08/24/00, at 11:06 a.m.
In Vol. M00 Page 30967
Linda Smith,
County Clerk Fee\$ 26⁰⁰