

1-1-74

OCT 17 11:10

WARRANTY DEED

Vol M01 Page 52814



KNOW ALL MEN BY THESE PRESENTS, That JOANNE PARKS and ZARCO, INC., an Oregon Corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROD L. SLADE and ELIZABETH A. SLADE, 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 Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION ON REVERSE

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(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 \$ 126,000.00

~~the whole consideration indicated by the above sum is the consideration for the entire interest in the above described premises, and the grantor hereby warrants and forever defends the same against the lawful claims and demands of all persons whomsoever, except those claiming under the above described 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 June, 1984; 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.  
June 11, 1984

STATE OF OREGON, County of Klamath } ss.  
June 11, 1984

Personally appeared the above named JOANNE PARKS, by and through her attorney in fact,

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

Before me:

(OFFICIAL SEAL) Cynthia M. Uverson

Notary Public for Oregon

My commission expires: 5/2/88

Personally appeared Edward R. Zarosinski and Del Parks 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 ZARCO, INC.

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:

Cynthia M. Uverson

Notary Public for Oregon

My commission expires: 5/2/88

(OFFICIAL SEAL)

JOANNE PARKS & ZARCO, INC.  
228 North 7th Street  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

ROD L. SLADE & ELIZABETH A. SLADE  
935 South Spring Street  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

ROD L. SLADE & ELIZABETH A. SLADE  
935 South Spring Street  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

ROD L. SLADE & ELIZABETH A. SLADE  
935 South Spring Street  
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/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

26.00

A parcel of land situated in the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

From the Southeast corner of Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, South 89°43' West 501.60 feet to an iron pin, the point of beginning; thence North 8°41' West, 612.87 feet to an iron pin on the Southerly boundary of that certain parcel of land described in Deed Volume 317 at page 366; thence South 89°43' West along the Southerly boundary of said parcel 120 feet to an iron pin on the Easterly boundary of the Dalles-California Highway; thence South 8°41' East 612.87 feet to an iron pin; thence South 89°49' East 120 feet to the point of beginning.

ALSO from the Southeast corner of Section 28, Township 35 South, Range 7 East of the Willamette Meridian; South 89°43' West 501.6 feet to an iron pin, the point of beginning; thence North 8°41' West 612.87 feet to an iron pin on the Southerly boundary of that parcel of land described in Deed Volume 317, page 366; thence East along said parcel 130 feet to an iron pin; thence South 8°41' West 609.41 feet to an iron pin; thence South 89°43' West 65 feet to the point of beginning.

SUBJECT TO: (1) Easement created by instrument dated May 18, 1929, recorded August 26, 1959, in Volume 315, Page 291, Deed Records of Klamath County, Oregon, in favor of Klamath Agency, Oregon, for public highway; (2) Easement created by instrument dated May 17, 1960, recorded May 19, 1960, in Volume 321, page 307, Deed Records of Klamath County, Oregon, in favor of The California Oregon Power Company, a California corporation, for right of way over subject property; (3) Easement created by instrument dated June 26, 1978, recorded July 6, 1978, in Volume M-78, Page 14465, Microfilm Records of Klamath County, Oregon, in favor of Clarence R. Laney and Mabel V. Laney; and (4) other easements, restrictions, reservations and rights of way of record or those apparent on the land.

State of Oregon, County of Klamath  
Recorded 10/17/01 at 11:10a m.  
In Vol M01 Page 52814  
Linda Smith,  
County Clerk Fee\$ 26<sup>00</sup>