

GRANTOR'S ADDRESS:

Darlene M. Zarosinski
1125 Lakeshore Dr.
Klamath Falls, OR 97601

GRANTEE'S ADDRESS:

Darlene M. Zarosinski
1125 Lakeshore Dr.
Klamath Falls, OR 97601

After recording, please return
this deed to:

Darlene M. Zarosinski
1125 Lakeshore Dr.
Klamath Falls, OR 97601

Until a change is requested, all
tax statements should be sent to
the following address:

Darlene M. Zarosinski
1125 Lakeshore Dr.
Klamath Falls, OR 97601

2016-001907

Klamath County, Oregon



00182775201600019070020023

02/24/2016 08:37:23 AM

Fee: \$47.00

STATUTORY BARGAIN AND SALE DEED

Darlene M. Zarosinski, Grantor, conveys to Darlene M. Zarosinski as trustee of the Darlene M. Zarosinski Trust under agreement dated May 9, 2015, Grantee, the real property in Klamath County, Oregon, described on the attached Exhibit A.

The true consideration for this conveyance is \$-0-. This conveyance is being made to transfer the property to Grantor's revocable living trust.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 08 day of February, 2016.

Darlene M. Zarosinski
Darlene M. Zarosinski

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on Feb 8, 2016, 2016, by Darlene M. Zarosinski.



Sandra Coffman
NOTARY PUBLIC FOR OREGON

EXHIBIT A

Description of Property

Parcel 1: Lots 21, 22, and 23 in Lakeshore Gardens, Klamath County, Oregon.

Parcel 2: Lot 21, Tract 1310, Plum Valley II, Klamath County, Oregon.

Parcel 3: Lot 22, Tract 1310, Plum Valley II, Klamath County, Oregon.

Parcel 4: Lot 23, Tract 1310, Plum Valley II, Klamath County, Oregon.

Parcel 5:

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 85.20 feet; thence N. 69°49'40" E. 126.50 feet to the point of beginning.

Parcel 6: Lot 9 in Block 209 of Mills Second Addition to the City of Klamath Falls, Oregon according to the official plat thereof.

It is Grantor's intention to convey to Grantee all real property now owned or hereafter acquired by Grantor in Klamath County, Oregon. Parcels 5 and 6 are currently being administered in the probate estate of Grantor's late husband, Edward R. Zarosinski (Klamath County Circuit Court Case No. 15 PB 03175).