

GRANTOR'S AND 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

2016-010820

Klamath County, Oregon



00193561201600108200020022

10/12/2016 11:07:10 AM

Fee: \$47.00

STATUTORY BARGAIN AND SALE DEED

Darlene M. Zarosinski, as personal representative of the estate of Edward R. Zarosinski, Grantor, conveys to Darlene M. Zarosinski, as trustee of the Edward R. Zarosinski Trust dated May 9, 2015, Grantee, the real property described on the attached Exhibit A.

The true consideration for this conveyance is \$-0-. This conveyance is being made as a distribution from the estate of Edward R. Zarosinski, Klamath County Circuit Court case no. 15 PB 03175.

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 29 day of September, 2016.

Darlene M. Zarosinski
Darlene M. Zarosinski, Personal Representative
of the Estate of Edward R. Zarosinski

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on September 29, 2016, by Darlene M. Zarosinski as personal representative of the estate of Edward R. Zarosinski.

Sandra Coffman
NOTARY PUBLIC FOR OREGON



EXHIBIT A

Description of Property

Parcel 1:

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. 59°49'40" E. 126.50 feet to the point of beginning.

Parcel 2: Lot 9 in Block 209 of Mills Second Addition to the City of Klamath Falls, Oregon according to the official plat thereof.