

GRANTOR'S ADDRESS:

Michael J. Farrell, Trustee
117 SW Taylor St., Suite 200
Portland, OR 97204

2021-013542
Klamath County, Oregon
09/07/2021 08:30:01 AM
Fee: \$92.00

GRANTEE'S ADDRESS:

Maureen M. Mast, et al.
1927 Earle St.
Klamath Falls, OR 97601

After recording, please return
this deed to:

Maureen M. Mast, et al.
1927 Earle St.
Klamath Falls, OR 97601

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

Maureen M. Mast, et al.
1927 Earle St.
Klamath Falls, OR 97601

STATUTORY BARGAIN AND SALE DEED

Michael J. Farrell as trustee of the Darlene M. Zarosinski Trust under agreement dated May 9, 2015, Grantor, conveys to Maureen M. Mast, John E. Zarosinski, William S. Zarosinski, and Robert K. Zarosinski, as equal tenants in common, Grantees, 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 as a residuary distribution pursuant to the terms of the Darlene M. Zarosinski 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 24th day of August, 2021.


Michael J. Farrell, Trustee of the Darlene M. Zarosinski Trust

STATE OF OREGON)
County of Huamona) ss.

This instrument was acknowledged before me on August 24, 2021, by Michael J. Farrell as trustee of the Darlene M. Zarosinski Trust dated May 9, 2015.


NOTARY PUBLIC FOR OREGON

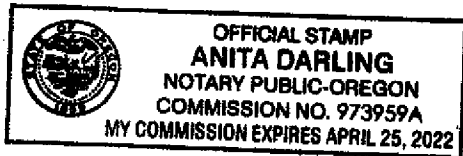


EXHIBIT A

Description of Property

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 $04^{\circ}51'34''$ East along the East line of said Lot 20, 221.41 feet; thence South $22^{\circ}57'04''$ West 144.92 feet; thence South $04^{\circ}51'34''$ 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 $04^{\circ}51'34''$ 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 $04^{\circ}51'34''$ East, 99.00 feet; thence North $85^{\circ}08'26''$ West, 61.42 feet to a point on the West line of said Lot 20; thence South $07^{\circ}21'34''$ West on said West line 61.13 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 $13^{\circ}58'11''$ 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. $04^{\circ}51'34''$ W. 221.41 feet; thence S. $22^{\circ}57'04''$ W. 144.92 feet; thence N. $85^{\circ}08'26''$ W. 61.42 feet to a point on the West line of said Lot 20; thence N. $07^{\circ}21'34''$ E. along said West line 65.20 feet; thence N. $69^{\circ}49'40''$ E. 126.50 feet to the point of beginning.