



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Jason Aslett and Daisy Aslett  
Lot 20 Lakeshore Dr  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be  
sent to the following address:  
Jason Aslett and Daisy Aslett  
Lot 20 Lakeshore Dr  
Klamath Falls, OR 97601  
File No. 620163AM

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**STATUTORY WARRANTY DEED**

Maureen M. Mast, John E. Zarosinski, William S. Zarosinski, and Robert K. Zarosinski,  
Grantor(s), hereby convey and warrant to

Jason Aslett and Daisy Aslett, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of  
encumbrances except as specifically set forth herein:

**SEE EXHIBIT "A"**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**3808-025DB-02500**

**The true and actual consideration for this conveyance is \$15,000.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the  
date of this deed and those shown below, if any:

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 26 day of January, 2024.




Robert K. Zarosinski

State of Oregon } ss

County of Klamath }

On this 26 day of January, 2024, before me, Julie VanLeuven a Notary Public in and for said state, personally appeared Robert K. Zarosinski, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that ~~he~~/she/they executed same.

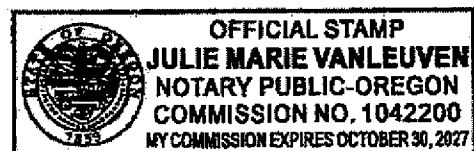
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon

Residing at: Klamath County, Oregon

Commission Expires: 10-30-2027



Dated this 26 day of JANUARY, 2024.

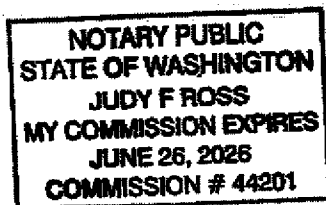
William S. Zarosinski  
William S. Zarosinski

Washington  
State of ~~Oregon~~ }  
County of CLATSOP }

On this 26 day of January, 2024, before me, Judy F. Ross a Notary Public in and for said state, personally appeared William S. Zarosinski, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Judy F. Ross  
Notary Public for the State of ~~Oregon~~ Washington  
Residing at: Camas  
Commission Expires: 6-26-2026



Dated this 26th day of January, 2024.

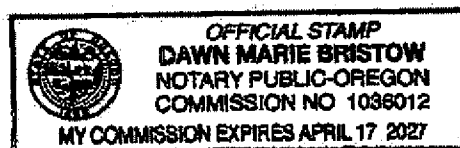
[Signature]  
John E. Zarosinski

State of Oregon, ss  
County of Deschutes }

On this 26 day of January, 2024, before me, Dawn Bristow a Notary Public in and for said state, personally appeared John E. Zarosinski, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of Oregon  
Residing at: Bend  
Commission Expires: 4/17/2027



Dated this 31 day of January, 2024

Maureen M. Mast  
Maureen M. Mast

State of Oregon } ss  
County of Klamath }

On this 31 day of January, 2024, before me, Julie VanLeuven a Notary Public in and for said state, personally appeared Maureen M. Mast, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Julie VanLeuven  
Notary Public for the State of Oregon  
Residing at: Klamath County, Oregon  
Commission Expires: 10-30-2027



## EXHIBIT "A"

620163AM

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 situated in Lot 20 of LAKESHORE GARDENS and in Lot 7, Block 8 of LYNNEWOOD FIRST ADDITION, both being subdivisions in the County of Klamath, State of 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 subdivisions, in the County of Klamath, State of 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 degrees 51' 34" East 99.00 feet; thence North 85 degrees 08' 26" West, 61.42 feet to a point on the West line of said Lot 20; thence South 07 degrees 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 2,521.20 foot radius curve to the right 32.89 feet to the Northwest corner of said Lot 7; thence South 13 degrees 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 South 04°51'34" West 221.41 feet; thence South 22°57'04" West 144.92 feet; thence North 85°08'26" West 61.42 feet to a point on the West line of said Lot 20; thence North 07°21'34" East along West line 65.20 feet; thence North 59°49'40 East 126.50 feet to the Point of Beginning

AND EXCEPTING: A tract of land being a portion of Lot 20 of LAKESHORE GARDENS situation in the Southeast quarter of Section 325, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, according to the official plat on file at the office of the Klamath County Surveyor, being more particularly described as follows:

Beginning at a point on the East line of said Lot 20, from which the Southeast corner of said Lot 20 bears South 04°51'34" West 221.41 feet; thence South 59°49'40" west 126.50 feet to a point on the West line of said Lot 20; thence North 07°21'34" East, along the said West line, 51.00 feet; thence North 82°47'30" East 103.64 feet of the point of beginning