

MTC 192-1406

1-1-74

9511

WARRANTY DEED

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1127

KNOW ALL MEN BY THESE PRESENTS, That

SHARON K. RAY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
I. V. SMIRNOV and IRENE A. SMIRNOV, 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:

Lot 1 in Block 214, MILLS SECOND ADDITION in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 EXCEPT: Mortgage, including the terms and provisions thereof, recorded Sept. 21, 1972 in Vol. M72 page 10745, Microfilm Records of Klamath County, Oregon, from Donald L. Ray and Sharon K. Ray, husband and wife, in favor of First Federal Savings & Loan Association of Klamath Falls - which obligation the Grantees named herein assume and agree to pay..... 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 \$ 12,500.00

~~OR WHEREBY THE GRANTOR HAS RECEIVED OR TO RECEIVE OTHER PROPERTY OR VALUE GIVEN OR PROMISED WHICH IS NOT THE CONSIDERATION THEREOF.~~ (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

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 23rd day of January, 1976; 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.

Sharon K. Ray
Sharon K. Ray

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

STATE OF OREGON, County of) ss.

County of Klamath
January 23, 1976

Personally appeared _____ and
who being duly sworn,

Personally appeared the above named
Sharon K. Ray

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 _____

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

_____ a corporation,
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
Notary Public for Oregon
My commission expires: 3/25/77

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 23rd day of JANUARY, 1976, at 11:44 o'clock A.M., and recorded in book 76 on page 1127 or as file/reel number 9511.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

W. D. WILNE
Recording Officer
By _____ Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

I. V. and Irene A. Smirnov
2460 Patterson
Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

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

1st Federal Savings & Loan
540 Main St.
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP