

1-1-74

58354

WARRANTY DEED

Vol. 178 Page 25669

KNOW ALL MEN BY THESE PRESENTS, That

LOIS E. NETZER,

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:

The Northeasterly one-half of Lot 17,
Block 36, HOT SPRINGS ADDITION to Klamath
Falls.

SUBJECT TO: (1) 1978-79 real property taxes.
(2) Regulations, levies, liens and utility
assessments of the City of Klamath Falls.

(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 as stated above,

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 \$19,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is for complete consideration (indicate which).~~ ~~It is not possible to make a record of this deed in book 925-28302.~~

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 14th day of November, 1978;

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.

(If executed by a corporation, affix corporate seal)

Lois E. Netzer

STATE OF OREGON,

County of KLAMATH

November 14, 1978

Personally appeared the above named

LOIS E. NETZER

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: May 13, 1981

STATE OF OREGON, County of _____ ss.

1978

Personally appeared _____ and

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 _____

_____ 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Lois E. Netzer

1247 Hilton Drive

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

I. V. Smirnov and Irene A. Smirnov

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL

NAME, ADDRESS, ZIP

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

I. V. and IRENE A. SMIRNOV

same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 14th day of November, 1978, at 3:23 o'clock P. M. and recorded in book 178 on page 25669 or as file/reel number 58354.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By _____ Recording Officer
Deputy

Fee \$3.00