

84406

T/A #M-38-21358-9  
WARRANTY DEED (INDIVIDUAL)

Vol. 80 Page 9000

I. V. SMIRNOV and IRENE A. SMIRNOV, Husband and Wife

MACHELLE D. STROP

, hereinafter called grantor, convey(s) to

of KLAMATH

, State of Oregon, described as:

all that real property situated in the County

Lot 7, LESS the Easterly 7 feet in Block 10, Tract No. 1037, known as FIFTH ADDITION TO SUNSET VILLAGE, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.

2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District. 3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Fifth Addition to Sunset Village. 4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded June 13, 1972 in Book M-72 at Page 6318. 5. Set back

provisions as delineated on the recorded plat, 25 feet from front lot line and 5 feet from side lot line and 20 feet along arterial Street. 6. Utility easements as delineated on the recorded plat along rear lot line and being 8 feet in width. 7. Trust Deed dated April 10, 1975, recorded April 10, 1975 in Book M-75 at Page 3865 in favor of First National Bank of Oregon, Administrative Headquarters.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as shown above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 82,000.00 \*

Dated this 14th day of May 19 80

I. V. SMIRNOV

IRENE A. SMIRNOV

STATE OF OREGON, County of Klamath

) ss.

On this 14th day of May

I. V. Smirnov and Irene A. Smirnov, 19 80 personally appeared the above named instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Marlene P. Addington  
Notary Public for Oregon

My commission expires: 3-22-81

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:  
Ms. Machel D. Strop  
3943 Highway 39- #3  
City, 97601

Send Taxes To:  
1st National Bank  
P.O. Box 3131  
Portland, OR 97208

Form No. 9-960  
(Previous Form No. TA 16)

STATE OF OREGON,

County of Klamath

) ss.

I certify that the within instrument was received for record on the 15th day of May, 1980, at 4:09 o'clock P.M. and recorded in book M80 on page 9000 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha Shelsch

Fee \$3.50

Deputy