

057341

MOUNTAIN TITLE COMPANY INC.  
WARRANTY DEED

UDS-15105-K

Vol. 186 Page 875

KNOW ALL MEN BY THESE PRESENTS, That

MICHAEL I. SMIRNOV

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KIM A. PINE 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 thereto belonging or appertaining, situated in the County of Klamath

hereinafter called the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Southeasterly 48 feet of Lot 2 and the Northwesterly 8 feet of vacated alley adjoining Lot 2, all in Block 5 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument will 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 title to the property should check with the appropriate city or county planning department for any approved uses."

# MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

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 on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 15,000.00

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 9th day of January, 1986; 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.

*K. Michael I. Smirnov*  
MICHAEL I. SMIRNOV

STATE OF OREGON,

County of Klamath  
January 9, 1986

Personally appeared the above named  
MICHAEL I. SMIRNOV

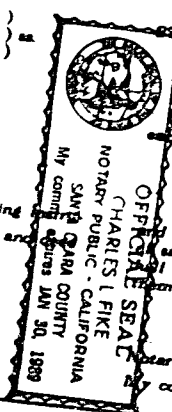
STATE OF OREGON, County of

Personally appeared

and who, being duly sworn, 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 HIS voluntary act and deed (see reverse for Notary)

Before me  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires:



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:

(OFFICIAL SEAL)

Michael I. Smirnov  
650 Meadow Ave.  
Santa Clara, CA 95051  
GRANTOR'S NAME AND ADDRESS

Kim A. Pine  
2441 Unity St.  
Klamath Falls, OR 97603  
GRANTEE'S NAME AND ADDRESS

SAME AS GRANTEE

NAME, ADDRESS, ZIP

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of I certify that the within instrument was received for record on the day of 1986, at o'clock M., and recorded in book on page or as file/rel number

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

By

Recording Officer  
Deputy

MOUNTAIN TITLE COMPANY INC.

- continued from the reverse side of this deed -

SUBJECT TO:

1. Unrecorded Contract, including the terms and provisions thereof, and such other exceptions as may appear necessary upon the recording thereof,  
Dated: May 13, 1974  
Vendor: Bernard J. Lundberg  
Vendee: Raymond G. DeBellis  
as disclosed by instrument recorded April 29, 1976, in Book M76, page 6370,  
Microfilm Records of Klamath County, Oregon.

Vendors interest was conveyed by Warranty Deed,

Recorded: July 13, 1981

Volume: M81, page 12574, Microfilm Records of Klamath County, Oregon

From: Bernard J. Lundberg

To: James G. Zbinden and Doris C. Zbinden

The Grantees named herein do not agree to assume or pay the above described Contract and Grantors agree to hold Grantee harmless therefrom.

Dated: April 23, 1976

Recorded: April 29, 1976

Volume: M76, page 6370, Microfilm Records of Klamath County, Oregon

Vendor: Raymond G. DeBellis

Vendee: Mickey D. Cummings and Ester J. Cummings, husband and wife

Vendees interest was conveyed by Warranty Deed,

Dated: June 23, 1981

Recorded: June 23, 1981

Volume: M81, page 11353, Microfilm Records of Klamath County, Oregon

From: Mickey D. Cummings and Ester J. Cummings

To: Michael I. Smirnov, an undivided one-half interest and Bruce L. Willard, Jr.,  
and undivided one-half interest

The interest of Bruce L. Willard, Jr. was conveyed to Michael I. Smirnov by  
Bargain and Sale Deed

Dated: October 2, 1985

Recorded: October 7, 1985

Volume: M85, page 16208, Microfilm Records of Klamath County, Oregon

The Grantees named herein do not agree to assume or pay the above described Contract  
and Grantor agrees to hold Grantee harmless therefrom.

2. Trust Deed, including the terms and provisions thereof, given to secure an  
indebtedness with interest thereon and such future advances as may be provided therein,  
Dated: June 23, 1981

Recorded: June 23, 1981

Volume: M81, page 11354, Microfilm Records of Klamath County, Oregon

Amount: \$11,000.00

Grantors: Bruce L. Willard, Jr. and Michael I. Smirnov

Trustee: Mountain Title Company

Beneficiary: Mickey D. Cummings and Ester J. Cummings, husband and wife

The Grantee named herein does not agree to assume or pay the above described Trust  
Deed and Grantor agrees to hold Grantee harmless therefrom.

STATE OF CALIFORNIA

COUNTY OF Santa Clara } ss.

On JANUARY 9, 1986 before me, the undersigned, a Notary Public in and for said

State, personally appeared MICHAEL I. SMIRNOV

personally known to me (or proved to me on the basis of satisfactory evidence)

to be the person whose name subscribed

to the within instrument and acknowledged that

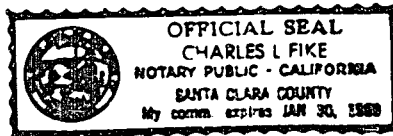
executed the same

WITNESS my hand and official seal

Signature

Charles L. Fike

CHARLES L. FIKE



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 17th day  
of \_\_\_\_\_ January A.D. 19 86 at 10:41 o'clock A M. and duly recorded in Vol M86  
of \_\_\_\_\_ Deeds on Page 875

Evelyn Bishop

County Clerk

By

FEE \$9.00