

67102

#M-10392  
**Aspen**  
 TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**

Vol. M80 Page 18767

THEODORE J. PADDOCK and RALPH A. CRAWFORD and JOAN E. CRAWFORD,  
 convey(s) to I.V. SMIRNOV and IRENE SMIRNOV, and FRANK JAKUBOWSKI and DANNI JAKUBOWSKI  
 all that real property situated in the  
 County of Klamath, State of Oregon, described as:

The Easterly 75 feet of Lot 9, GRACE PARK, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Regulations, including levies, liens and assessments of City of Klamath Falls and Enterprise Irrigation District and South Suburban Sanitary District.

2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Grace Park.

3. An easement, including the terms and provisions thereof, recorded May 18, 1943, in Book 155 at page 304, Official Records, Klamath County, Oregon.

4. Trust Deed, including the terms and provisions thereof, recorded August 15, 1978, in Book M78 at page 17881, Official Records, Klamath County, Oregon, in favor of First Interstate Bank of Oregon.

5. Proposed Improvement of Marius Drive as disclosed by Affidavit of Mailing filed April 12, 1978 in Book M-78 at page 1377, County Commissioners Journal.

"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 FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as specifically set forth 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 \$27,718.20  
 consideration consists of or includes other property or value given or promised which is the whole consideration (Indicate which) (Delete between symbols; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.  
 IN WITNESS WHEREOF, the grantor has executed this instrument this 13th day of October, 19 86.

Joan E. Crawford

Ralph A. Crawford  
Theodore J. Paddock

STATE OF OREGON, County of Klamath )ss.

October 13, 19 86.

Personally appeared the above named Theodore J. Paddock and Ralph A. Crawford and Joan E. Crawford  
 Instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: Arlene D. Addington  
 Notary Public for Oregon  
 My Commission Expires: 3-22-89

Theodore J. Paddock  
Ralph A. & Joan E. Crawford

GRANTOR'S NAME AND ADDRESS

I.V. & Irene Smirnov  
Frank & Danni Jakubowski

GRANTEE'S NAME AND ADDRESS

After recording return to:

I.V. & Irene Smirnov  
2460 Patterson  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of October, 19 86, at 11:23 o'clock A M., and recorded in book/reel/volume No. M86 on page 18767 or as document/fee/file/instrument/microfilm No. 67102, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
 NAME TITLE  
 By Ann Smith Deputy

Fee: \$10.00