

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

I. V. SMIRNOV and IRENE SMIRNOV and FRANK JAKUBOWSKI and DANNI JAKUBOWSKI
convey(s) to CLYDE I. MAGILL and LOREEN MAGILL, husband and wife, hereinafter called grantor,
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 M-78 at page 17881, Official Records, Klamath County, Oregon, in favor of
First Interstate Bank of Oregon. WHICH, said Trust Deed, the Grantees herein agree to
assume and pay according to the terms and provisions contained therein.

5. County Road Assessment, plus interest, Improvement No. 104, Page 419 for Improvement
of Marius Drive.

"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 DEPART-
MENT 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 PLAN-
NING 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 \$ 35,300.00. However, the actual con-
sideration 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) part of the

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.

Frank Jakubowski
Danni Jakubowski

[Signature]
[Signature]

STATE OF OREGON, County of Klamath)ss.

On this 13th day of October, 19 86.

Personally appeared the above named I.V. Smirnov and Irene Smirnov and Frank
jakubowski and Danni Jakubowski
Instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

[Signature]
Notary Public for Oregon
My Commission Expires: 3-22-89

I.V. and Irene Smirnov
Frank and Danni Jakubowski

GRANTOR'S NAME AND ADDRESS

Clyde I. Magill
Loreen Magill

GRANTEE'S NAME AND ADDRESS

Clyde I. and Loreen Magill
P.O. Box 846
Merrill, OR 97633

NAME, ADDRESS, ZIP

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

Clyde I. and Loreen Magill
P.O. Box 846
Merrill, OR 97633

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

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. 1880 on
page 18768 or as document/fee/file/
instrument/microfilm No. 67103,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

NAME

By [Signature] Deputy

TITLE

Fee: \$10.00

*86 OCT 15 AM 11 23