#01034131 WARRANTY DEED

AFTER RECORDING RETURN TO: WILLIAM A. MC GOWAN DIXIE L. MC GOWAN 14023 E. Olive Baldwin Park, CA. 91706

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

IGOR V. SMIRNOV and IRENE A. SMIRNOV, husband and wife hereinafter called GRANTOR(S); convey(s) to WILLIAM A. MC GOWAN and DIXIE L. MC GOWAN, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

LOT 20 in BLOCK 1, HOMELAND TRACTS, in the County of Klamath,

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. PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except: 1) Taxes for the fiscal year 1989-'90, a lien not yet payable. 2) Easement as shown on the plat. 3) Conditions and Restrictions as shown on the recorded plat of Haroland Tracks. the recorded plat of Homeland Tracts. 4) Rules, regulations and statutory powers of Enterprise Irrigation District and South Suburban Sanitary District. 5) Reservations and restrictions as set forth in Deed recorded June 26, 1951, Book 248, page 223 and by an instrument recorded March 13, 1952 in Book 253, page 430, all in Deed Records of Klamath County, Oregon. Deed, including the terms and provisions thereof, in favor of First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, recorded August 27, 1971 in Book M-71, page 9097, which Trust Deed the Grantees herein DO NOT agree to assume and pay and Grantors hereby hold Grantees harmless

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

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 27th day of September, 1989.

IGOR N. SMIRNOW

IRENE A. SMIRNOV

STATE OF OREGON, County of Klamath)ss.

September 28, 1989.

Personally appeared the above named IGOR V. SMIRNOV and IRENE A. SMIRNOV and acknowledged the foregoing instrument to be their following act and deed.

Beto Re-me: John Soling
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My Commission Expires: March 22, 1993.

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