

#01034131
WARRANTY DEED

AFTER RECORDING RETURN TO:
WILLIAM A. MC GOWAN
DIXIE L. MC GOWAN
14023 E. Olive
Bahwin 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,
State of 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 FEE TITLE TO THE PROPERTY 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: 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 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. 6) Trust
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
therefrom,

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
\$62,500.00.

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 V. SMIRNOV

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
voluntary act and deed.

Notary Public for Oregon

My Commission Expires: March 22, 1993.

