

ATC #05034803
WARRANTY DEEDAFTER RECORDING RETURN TO:
STEVEN GROVER
800 HEINZ #11
BERKELEY, CA. 94710UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEI. V. SMIRNOV AND IRENE A. SMIRNOV, Husband and Wife hereinafter
called GRANTOR(S), convey(s) to STEVEN GROVER hereinafter
called GRANTEE(S), all that real property situated in the County
of Klamath, State of Oregon, described as:Lots 5 and 6, Block 9, ORIGINAL TOWN OF KLAMATH FALLS, (formerly
Linkville), in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-32AB TL 11900

"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) Regulations,
including levies, liens and utility assessments of the City of
Klamath Falls. 2) Conditions, Restrictions as shown on the
recorded plat of Original Town of Klamath Falls (formerly
Linkville)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
\$32,000.00.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 8th day of February 1990.

I. V. SMIRNOV

IRENE A. SMIRNOV

STATE OF OREGON, County of Lane) ss.DATE February 14, 1990Personally appeared the above named I. V. SMIRNOV AND IRENE A.
SMIRNOV and acknowledged the foregoing instrument to be their
voluntary act and deed.Before me: Sharon G. Spauld
Notary Public for OregonMy Commission Expires: 10-05-93STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title Co.

on this 2nd day of March A.D., 1990
at 3:35 o'clock P.M. and duly recorded
in Vol. M90 of Deeds Page 4068Evelyn Biehn
By Pauline Mueller County Clerk

Fee, \$28.00

Deputy.

