18199 # 02035366 spen TITLE & ESCROW, INC

WARRANTY DEED

15083 Vol.mgo Page_

AFTER RECORDING RETURN TO: DONALD M. IMPETT 3790 FLORIDA ST. SAN DIEGO, CA 92104

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

KENNETH W. LINCOLN hereinafter called GRANTOR(S), convey(s) to DONALD M. IMPETT hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

The Northwesterly 62 feet of Lot 2, Block 5, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of

CODE 1 MAP 3809-29CD TL 7100

"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 First Addition to the City of Klamath Falls. 3) Trsut Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured: Grantor: I.V. Smirnov and Irene Smirnov; Trustee: Beneficiary: Klamath First Federal Savings and loan Sisemore; Association, Dated on November 13, 1980 and Recorded on November 14, 1980 in book M-80 at page 22234. 4) Contract, including the terms and provisions thereof; Vendor: Smirnov and Irene Smirnov; Vendee: Kenneth W. Lincoln, dated on January 10, 1990 and recorded on January 10, 1990 in book M-90 at page 647. WHICH SAID CONTRACT THE GRANTEE HEREIN AGREES TO ASSUME AND PAY ACCORDING TO THE TERMS AND PROVISIONS CONTAINED THEREIN.

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 \$23,000.00.

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 29th day of June, 1990.

Kennett W. Wreat KENNETH W. LINCOLN

STATE OF OREGON, County of KLAMATH) ss.

1990. Pensonally appeared the above named KENNETH W. LINCOLN and Vecknowledged the foregoing instrument to be his voluntary act

Before me: Sandra S Notary Public for OREGON Dan

My Commission Expires: 7-23-93 Vol. Page 15083

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