

55469

KNOW ALL MEN BY THESE PRESENTS, That JAMES S. ZBINDEN & DORIS C. ZBINDEN, as tenants by the entirety, herein called grantors, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto MICHAEL SMIRNOV, hereinafter called grantee, and unto grantees heirs, successors, and assigns all of that certain real property with the tenements, hereditament and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The Southerly 48 feet of Lot 2 and the Northwesterly 8 feet of vacated alley adjoining Lot 2, all in Block 5 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office the County Clerk of Klamath County, Oregon.

Tax Account Number 3809-029CD-07000 Key Number 367631

This conveyance is made subject to easements and rights of way of record and those apparent on the land, and contract and/or liens for irrigation and/or drainage, and to reservations in original patents.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money which includes the cancellation of the notes and indebtedness secured by a land sale contract and the surrender thereof marked paid in full to the first party.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantors have executed this instrument this 2 day of December, 1992; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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 PLANNING DEPARTMENT TO VERIFY APPROVED USES.

James S. Zbinden
JAMES S. ZBINDEN

Doris C. Zbinden
DORIS C. ZBINDEN

STATE OF OREGON)

)ss.

County of Klamath)

Personally appeared the above named JAMES S. ZBINDEN & DORIS C. ZBINDEN and acknowledge the foregoing instrument to be their voluntary act and deed.

(SEAL)

JAMES & DORIS ZBINDEN, Grantors

Before me:

Joan M. MacArthur
Notary Public for Oregon
My Commission Expires: 10/10/93

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Kosta, Spencer & MacArthur

on this 21st day of Dec. A.D., 1992
at 2:52 o'clock P.M. and duly recorded
in Vol. M92 of Deeds Page 30309
Evelyn Biehn County Clerk

By Doreen M. Millender
Deputy.

Fee, \$30.00

MICHAEL SMIRNOV, Grantee

After recording return to:
Michael Smirnov
650 Meadow Ave.
Santa Clara CA 95051

Until a change is requested, all tax statements shall be sent to the following address: Same