

10-18-93P03:18 RCVD

WARRANTY DEED MTC 31190-MK

Vol.mg3 Page 27259

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL SMIRNOV, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CATHY KING, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the this grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE Exhibit "A" attached

"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

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is Eleven Thousand Dollars (\$11,000.00).

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 grantor has executed this instrument this 11^{16} day of 0.4 obs, 1993; 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. MICHAEL SMIRNOV

STATE OF OREGON, County of Klamath)ss.

JORGE E. GOSALVEZ 220 4 - 995233

Personally appeared the above named Michael Smirnov and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(SEAL)

MICHAEL SMIRNOV 650 Meadow Avenue Santa Clara, CA 95051 Grantor

CATHY KING 5729 Altamont Klamath Falls, OR 97603 Grantee

After recording return to: Mountain Title Company 222 S. 6th Street Klamath Falls, OR 97601

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

Both Grantor and Grantee

Nota My	ary Public for Oregon Commissioner Expires:
STA	TE OF OREGON, County of Klamath)ss.
and r on pa	tilly that the within instrument wed for record on the day of , M ato'clockM, ecorded in voo://reel/volume No age or as fee/file/instrument/ film/reception No Recorded of s of said county.
Witne	ss my hand and seal of County affixed.

Name Title By_ Deputy



EXHIBIT "A" LEGAL DESCRIPTION

The Southerly 4S feet of Lct 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 of the County Clerk of Klamath County, Oregon.

 TAX ACCOUNT NO.
 3809 029CD 07000

 KEY NO.
 367631

SUBJECT TO THE FOLLOWING

a. All Real Property Taxes.

b. Notice of Abatement Proceedings by the City of Klamath Falls, Oregon, that may require the repair or removal of the building. Dated May 2, 1993, and recorded May 4, 1993 in Volume M93, page 4575, Microfilm Records of Klamath County, Oregon.

DATE DEFORE THE, <u>DEFORE P. Gosalvez</u> Personally appeared <u>Michael</u> <u>E. Sonce P. Gosalvez</u> personally appeared <u>Michael</u> <u>E. Sonce V.</u> NAME(S) OF SIGNER(S) Deformine to me - OR - Deproved to me on the basis of satisfactory evidence to be the person(e) whose name(e) is/are- subscribed to the within instrument and ac- knowledged to me that he/she/they executed the same in his/her/their authorized comm. Expires MAY 18, 1997 My Comm. Expires MAY 18, 1997		Ī	Dis) Notary Public - California	KNOWLEDGMENT	
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Image: State of the second	TITLE(S)	TIT	E.G., "JANE DOE, NOTARY PUBLIC"		personally appeared
Individual proved to me on the basis of satisfactory evidence to be the person(a) whose name(a) is/are- subscribed to the within instrument and ac- knowledged to me that he/she/they executed the same in his/her/their authorized conduct e orestand Notory Puble - Contonic sunta cluba country MAC comm. Exclusion MAY 18, 1007 Arteention notary: Although the information requested betwis optionAL, it could prevent fraudulent attachment of this certificate to unauthor THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT Must of Pages - ON & Date of Document _ Oct 11, 17 DESCRIBED AT RIGHT: Signer(s) Other Than Named Above _ ALON & C. STATE OF OREGON: COUNTY OF KLAMATH: ss. Filed for record at request ofMountain Title co		ATTORNEY-IN-FACT	micnov	NAME(S) DES	
ID be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(res); and that by his/her/their subtribed to the entity upon behalf of which the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. Witness my hand and official seal. ATTENTION NOTARY: Although the information requested betwise OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthor the DCCUMENT Number of PagesON &			asis of satisfactory ovidence	me - OR - D proved to me on	personally known to m
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