

69893

10-18-93P03:18 RCVD

WARRANTY DEED
MTC 31190-mk

Vol. 193 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 or county planning department to verify approved uses."

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 part 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 11th day of October, 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.



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

(S E A L)

Before me:

Notary Public for Oregon

My Commissioner Expires: _____

STATE OF OREGON, County of Klamath)ss.

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

I certify that the within instrument
received for record on the ____ day of
____, 19__, at ____ o'clock ____ M.,
and recorded in book/reel/volume No. ____
on page ____ or as fee/file/instrument/
microfilm/reception No. ____, Recorded of
Deeds of said county.

Witness my hand and seal of County affixed.

Name

Title

By

Deputy

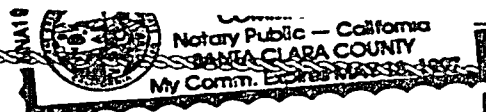
Until a change is
requested, all tax statements
shall be sent to the following address:

Both Grantor and Grantee



27260

- 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.



Witness my hand and official seal.

CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUAL(S)
☐ CORPORATE _____
 OFFICER(S) _____
 TITLE(S)
☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ SUBSCRIBING WITNESS
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

SIGNER IS REPRESENTING:

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)
Michael Smirnov

ATTENTION NOTARY: Although the information requested below is **OPTIONAL**, it could prevent fraudulent attachment of this certificate to unauthorized document.

**THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:**

Title or Type of Document State of Oregon Warranty Deed
Number of Pages ONE Date of Document OCT 11, 1993
Signer(s) Other Than Named Above NONE

STATE OF OREGON: COUNTY OF KLAMATH: ss

Filed for record at request of Mountain Title co the 18th day
of Oct. A.D., 19 93 at 3:18 o'clock P M. and duly recorded in Vol. M93
of Deeds on Page 27259.

FFB \$35.00

On Page 27237.
Evelyn Biehn - County Clerk

By Caroline Melendore