

56846

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5930

WARRANTY DEED

This Indenture Witnesseth, THAT I.V. SMIRNOV, IRENE A. SMIRNOV, husband and wife, and ROY S. MAAS and HELEN C. MAAS, husband and wife, hereinafter known as grantors, for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto

JERRY LEWIS WALLS, Grantee, his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

The E $\frac{1}{2}$ of Lot 5, Block 16, FAIRVIEW ADDITION No. 2, To the City of Klamath Falls, in the County of Klamath, State of Oregon:
Subject to: Reservations, restrictions, easements and rights of way of record and those apparent on the land.

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.

The true and actual consideration for this transfer is \$14,400.00

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee heirs and assigns forever. And the said grantor do hereby covenant to and with the said grantee, his heirs and assigns, that Grantors are the owners in fee simple of said premises; that they are free from all incumbrances, except those set forth above, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, Grantors have hereunto set their hand and seal this 10th day of November 1983.

I.V. Smirnov (SEAL) x Roy E. Maas (SEAL)
Irene A. Smirnov (SEAL) x Helen C. Maas (SEAL)

STATE OF OREGON, County of Klamath ss. November 1983

Personally appeared the above named I.V. Smirnov, Irene A. Smirnov, Roy E. Maas, and Helen C. Maas, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Barlene J. Addington
Notary Public for Oregon.
My commission expires 3-22-85

After recording return to:

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ Record of Deeds of said County.

Witness my hand and seal of County affixed.

County Clerk-Recorder

By _____ Deputy

Neil Westfall
1312 LAKEVIEW
Klamath Falls, OR. 97601

98 APR 22 P 3:23

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(Individual)

STATE OF CALIFORNIA

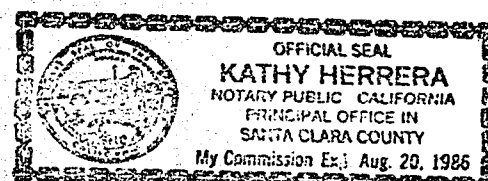
COUNTY OF Santa Clara SS.On December 5, 1983, before me, the undersigned, a Notary Public in and for said State, personally appeared Roy E. and Helen C. Maas

_____ personally known to me
 (or proved to me on the basis of satisfactory evidence), to be
 the person S whose name S are subscribed
 to the within instrument and acknowledged that they
 executed the same.

WITNESS my hand and official seal.

Signature Kathy Herrera

LS-78 (7/82)



(This area for official notarial seal)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Neil Westfall the 22nd day
 of April A.D., 19 98 at 3:23 o'clock P. M., and duly recorded in Vol. M98
 of Deeds on Page 13382

FEE \$35.00

By Kathleen Ross Bernetha G. Letsch, County Clerk