

WARRANTY DEED

67-726 b4p (78) Buena Vista 13000 4694
This Indenture Witnesseth, THAT WILLIAM G. VALLIER and DELORES S. VALLIER,

18.70 husband and wife, hereinafter known as grantors for and in consideration of the sum of
- - - - Ten and 00/100 - - - - Dollars
to them paid, have bargained and sold, and by these presents do grant, bargain, sell
and convey unto JOHN J. NOVAK,

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

PARCEL 1: The Westerly 70 feet of Lot 1 and the Westerly 70 feet of the North 31.73
feet of Lot 2, lying Westerly of a line parallel to and 70 feet Easterly
from the Easterly line of California Avenue as now located in Block 93 of Buena
Vista Addition to the City of Klamath Falls, Oregon.

PARCEL 2: That part of Lots 1 and 2, Block 93 of Buena Vista Addition to the
City of Klamath Falls, Oregon, described as follows: Beginning at a
point on the Northerly line of Lot 1, Block 93 of Buena Vista Addition to the
City of Klamath Falls, Oregon, which point is the Northeast corner of a tract of
land conveyed by Irene M. (Wilson) Wagner, a single woman, to Robert Wayne Malcomb,
et ux, by deed recorded August 13, 1959, in Deed Volume 315 at page 56, Records of
Klamath County, Oregon; thence Southeasterly along the Easterly line of said tract
to the Southeasterly corner thereof; thence Northwesterly in a straight line to the
point of beginning.

SUBJECT TO: Reservations as set forth in Deed recorded September 16, 1959, in Deed
Volume 315 at page 643, Records of Klamath County, Oregon.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, his
heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee,
his heirs and assigns, that they are the owners in fee simple of said premises; that they
are free from all incumbrances, except as 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, They have hereunto set their hands and seals this
15th day of June, 1967.

STATE OF OREGON, } ss
County of Klamath }

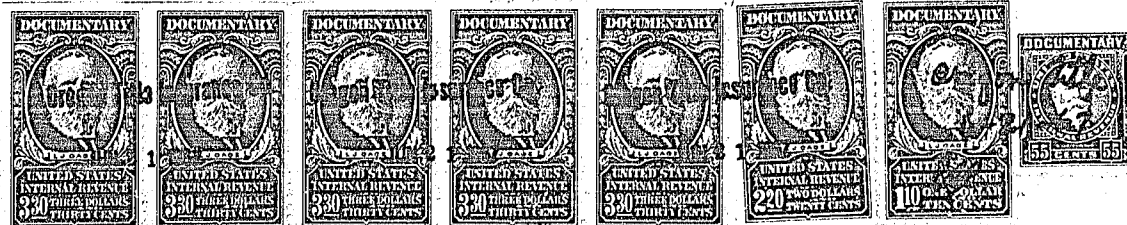
BE IT REMEMBERED, That on this day of June, A. D. 1967,
before me, the undersigned, a Notary Public, in and for said County and State, personally appeared the
within named William G. Vallier and Delores S. Vallier, husband and wife,

who are known to me to be the identical
persons described in and who executed the within instrument, and acknowledged to me that they executed
the same freely and voluntarily.

In TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last
above written.

From Office of
GANONG & GANONG
Attorneys at Law
First Federal Bldg.
6th and Main
Klamath Falls, Oregon

Return to:
First National Bank
P.O. Box 238
City.
Notary Public for Oregon
My Commission Expires March 2, 1969



City of Klamath } ss
County of Klamath }

4695

Filed for record at request of:

Oregon Title Insurance Company

on this 21 day of June, A.D. 1967

at 2:25 P.M. and 6th

recorded in Vol M-67 of Deeds

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Deputy B. G. H. S., County Clerk

Fee 3.00

By Barry J. Taylor Deputy

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