

WHEN RECORDED MAIL TO:

Deeds Nov 11 40744

2000-11-11

Klamath Falls, Or

MAIL TAX STATEMENTS TO:

Same as above

A-28722

Vol. <sup>m</sup> 11 Page 24682

(Don't use this space; reserved for recording label in counties where used.)

STATE OF OREGON

County of \_\_\_\_\_

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 \_\_\_\_\_ or as filing fee number \_\_\_\_\_, Record of Deeds of said County.

Witness my hand and seal of County affixed.

\_\_\_\_\_  
Title  
By \_\_\_\_\_ Deputy

### WARRANTY DEED

MARGARET B. TAYLOR, BERNICE B. JOHNSTON and CAROLYN L. SCROGGS, Trustees, or the Continuing Trustee or Successor Trustee of any one or more of them, under that certain Trust Agreement dated August 23, 1974, wherein Neta P. Bullard is Trustor and Margaret B. Taylor, Bernice B. Johnston and Carolyn L. Scroggs are Initial Trustees, GRANTOR conveys and warrants to JAMES F. NOVAK and MARILYN NOVAK, husband and wife, GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

Lot 44, Lakeshore Gardens, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: All contracts and agreements with the United States of America and Lake Shore Gardens Drainage District relative to reclamation and drainage of said land; and all rights of way for roads, ditches and canals, water rights and assessments therefor; reservations and restrictions in Deed from Arthur M. Geary to Herbert J. Savidge, dated May 23, 1927, recorded May 23, 1927, in Deed Volume 80, page 102, records of Klamath County, Oregon; release of claim for damages including the terms and provision thereof, recorded August 17, 1939, in Deed Volume 124, page 115, records of Klamath County, Oregon; easement and release of claim for damages including the terms and provisions thereof, recorded September 1, 1939, in Deed Volume 124, page 248, records of Klamath County, Oregon; and easements and rights of way of record and apparent thereon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2,250.00.

In construing this deed and where the context so requires, the singular includes the plural. Grantee takes title as tenants by the entirety.

Dated this 5<sup>th</sup> day of December, 1977.

Margaret B. Taylor  
Margaret B. Taylor, Trustee

Bernice B. Johnston  
Bernice B. Johnston, Trustee

Carolyn L. Scroggs  
Carolyn L. Scroggs, Trustee

By Neta P. Bullard  
Neta P. Bullard  
Attorney in Fact

(Continued on Reverse Side)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini, Jones & Zamsky  
Attorneys at Law  
A Professional Corporation  
635 Main Street  
Klamath Falls, Oregon 97601  
Telephone: 503/884-7728

24683

STATE OF OREGON     )  
                          ) ss.  
COUNTY OF KLAMATH )

On this 5th day of December, 1977, personally appeared the above named NETA P. BULLARD who, being sworn, stated that she is the Attorney in Fact of MARGARET B. TAYLOR, CAROLYN L. SCROGGS, and BERNICE B. JOHNSTON and that she executed the foregoing instrument by authority of and in behalf of said principals and she acknowledged said instrument to be their act.

Before me:

Eda Gilbert

Notary Public for Oregon

My Commission expires: 6/1/81

(SEAL)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 21st day of DECEMBER A. D. 19 77 at 3:30 o'clock P.M., and

truly recorded in Vol. 477, of DEEDS on Page 24682

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Bernice B. Johnston