

K-32218

72698

-WARRANTY DEED- Vol. 77 Page 19895

Aka Donna Novak Drucker  
DONNA J. NOVAK, Grantor, conveys and warrants to H. DAVID

MOLATORE, Grantee, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lots 17 and 18, Block 21, MOUNTAIN VIEW 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

SUBJECT TO: That certain Trust Deed, including the terms and provisions thereof, executed by Donna J. Novak, as grantor, to Transamerica Title Insurance Company, as Trustee, for the United States National Bank of Oregon, an Association, as beneficiary, dated November 3, 1977, recorded November 4, 1977, in Volume M77, page 21316, and re-recorded March 2, 1978, in Volume M78, page 3930, Microfilm Records of Klamath County, Oregon, to secure the payment of \$35,200.00, which Trust Deed Grantee herein assumes and agrees to pay according to the terms thereof.

SUBJECT TO AND EXCEPTING:

(1) Charges and assessments of the City of Klamath Falls for monthly water and/or sewer services; (2) 1979-80 taxes are now a lien but not yet payable; (3) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Fifty Six Thousand Five Hundred and No/100ths (\$56,500.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: U. S. Bancorp, Mortgage Loan Service Center, P.O. Box 3347, Portland, Oregon 97208

DATED this 21 day of August, 1979.

STATE OF OREGON,

County of Klamath

Donna J. Novak aka Donna Novak Drucker  
By: Phyllis Mae May  
Her Attorney-in-fact

ss.

On this the 21st day of August, 1979 personally appeared  
PHYLLIS MAE MAY

who, being duly sworn (or affirmed), did say that s/he is the attorney in fact for Donna J. Novak, aka Donna Novak Drucker and that s/he executed the foregoing instrument by authority of and in behalf of said principal; and s/he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Mildred L. Lewis  
Notary Public for Oregon  
My Commission expires: 7/19/82  
(Title of Officer)

Return to: Grantee  
1829 Euclid St.  
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 22 day of August A.D., 1979 at 10:14 o'clock A.M., and duly recorded in Vol. M79 of Deeds on Page 19895.

FEE \$3.50

WM. D. MILNE, County Clerk

By: Bernetha Whitlock Deputy