

This Indenture Witnesseth, THAT EUGENE L. NOVAK and JOANE L. NOVAK, 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 JOHN HUFFMAN, his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 3, Block 50, Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to: Liens and assessments of the City of Klamath Falls for monthly water and/or sewer service; Reservations in the dedication and on the plat of Hot Springs Addition to the City of Klamath Falls; Reservations and restrictions in Deed from Klamath Development Co. recorded in Deed Vol. 39 on page 621, Records of Klamath County, Oregon; Reservations and restrictions in Deed recorded in Deed Vol. 273 on page 543, Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration for this transfer is \$ 68,200.00 ~~none~~

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, 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 those above set forth, 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 6th day of March, 19 80.

Eugene L. Novak (SEAL) _____ (SEAL)
Joane L. Novak (SEAL) _____ (SEAL)

STATE OF OREGON, County of Klamath, ss. March 7th, 19 80.
Personally appeared the above named Eugene L. Novak and Joane L. Novak, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Maude C. Buehry
Notary Public for Oregon. 3-8-83
My commission expires

After recording return to:

SILVESTRA BRANCHI Klamath Falls Federal
SAVINGS & LOAN ASSOCIATION

Until a change is requested, all tax statements shall be sent to the following name and address:
Klamath First Fed. Savings & Loan Assn.
2943 South Sixth Street
Klamath Falls, Oregon 97601

From the Office of
WILLIAM L. SISEMORE
First Federal Bldg.
540 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 10th day of March, 1980, at 12:23 o'clock P. M., and recorded in book 2330 on page 4454 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Mills County Clerk—Recorder
By Deborah J. Welch Deputy
Fee \$3.50