

82473

SPECIAL WARRANTY DEED

2160-2920

mtc 8493-K

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5825

KNOW ALL MEN BY THESE PRESENTS, That THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a New York Corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EUGENE L. NOVAK and JOANE L. NOVAK, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 10, 11 and 12 in Block 29, of MOUNTAIN VIEW ADDITION, in the City of Klamath Falls, Klamath County, Oregon.

AND the Grantor covenants and agrees to and with Grantee, that Grantor has not done or suffered to be done anything whereby the above described property is or may be in any manner encumbered or charged, and that the above described property against all persons lawfully claiming or to claim the same by, through or under the Grantor, the Grantor will WARRANT and DEFEND.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 80,000.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28th day of March, 1980; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES

By Milton G. Klein President

Attest Kevin Keefe Asst. Secretary Secretary

STATE OF OREGON,)
County of) ss.
, 19)

Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed

Before me:

Notary Public for Oregon

My commission expires:

* If the consideration consists of or includes other property or value, add the following:
"The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which)".

STATE OF OREGON, County of NEW YORK) ss.
NEW YORK, 1980

Personally appeared Milton G. Klein and Kevin Keefe, Asst. Secretary who, being duly sworn, each for himself and not one for the other, did say that the former is the VICE president and that the latter is the

Asst secretary of the Equitable Life Assurance Society of the United States a corporation, and that said instrument was signed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

NOTARY PUBLIC, State of New York
No. 41-4636942
Qualified in New York County
Certificate Expires March 20, 1980

THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a New York Corporation
120 Montgomery, Suite 1900, San Francisco, CA 94104

Grantor's Name and Address

Mr. and Mrs. Eugene L. Novak

Grantee's Name and Address

After recording return to:

SAME AS GRANTEE

Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address.

SAME AS GRANTEE

Name, Address, Zip

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

Mountain Title Co.

on this 23th day of March A.D. 19 80
at 10:13 o'clock A M, and duly
recorded in Vol. 430 of Deeds
ago 5825

Wm D. Milne, County Clerk

By Brenda Hetch Deputy

Fee \$3.50