

19798

MTC 24039 WARRANTY DEED

Vol m90 Page 17895

KNOW ALL MEN BY THESE PRESENTS, That
HUSBAND AND WIFE

RAYMOND J. NOVOSAD AND JOAN B. NOVOSAD,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS J. HATCH
AND GAYLE A. HATCH, 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, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:Lot 19 in Block 7 of TRACT 1037-FIFTH ADDITION TO SUNSET VILLAGE, according to
the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

Assessors Account No. 41-3909-12BC-12200

Assessors Key No. 562064

"This instrument will not allow use of the property described in this instrument in violation of applicable land use
laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should
check with the appropriate city or county planning department to verify approved uses."

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 and the above granted premises, free from all encumbrances except those of
record and apparent to the landand that
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims
and demands of all persons whomsoever, except those claiming under the above described encumbrances.The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 77,000.00.~~However, the actual consideration consists of or includes other property or interest in property or premises which is the whole or~~
part of the consideration (indicate which). '(The sentence between the symbols', if not applicable, should be deleted.
See ORS 93.030.)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 27th day of August, 19 90 ;
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.Raymond J. Novosad
Raymond J. NovosadJoan B. Novosad
Joan B. Novosad

STATE OF OREGON,

County of Klamath
August 27, 19 90 ss.STATE OF OREGON, County of _____) ss.
_____, 19 ____.Personally appeared _____ and
_____, who, being duly sworn,
each for himself and not one for the other, did say that the former is the
_____, president and that the latter is the
_____, secretary ofand acknowledged the foregoing instrument
to be THEIR voluntary act and deed.and that the seal affixed to the foregoing instrument is the corporate
seal of said corporation and that said instrument was signed and sealed
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:

(OFFICIAL
SEAL)OFFICIAL SEAL
TRACIE V. CHANDLER
NOTARY PUBLIC - OREGON
COMMISSION NO. 000112
MY COMMISSION EXPIRES JULY 01, 1994

SEAL)

Notary Public for Oregon

My commission expires: 7-6-94

Notary Public for Oregon

My commission expires:

Raymond J. & Joan B. Novosad
1103
Shady Lane DR 97539

GRANTOR'S NAME AND ADDRESS

Thomas J. & Gayle A. Hatch
3811 Castaneda Hwy
Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

Klamath Inst Federal
540 Main St.
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of KlamathI certify that the within instrument was
received for record on the 6th
day of Sept., 19 90 ,
at 2:21 o'clock PM., and recorded
in book M90 on page 17895 or as
file/reel number 19798 ,
Record of Deeds of said county.Witness my hand and seal of County
affixed.Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mullender Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY