

NL  
63037

mtc 29881  
WARRANTY DEED

Vol. 93 Page 13920

KNOW ALL MEN BY THESE PRESENTS, That EMMA J. JENSEN, TRUSTEE OF THE JENSEN TRUST UNDER DECLARATION OF TRUST DATED MAY 20, 1991

hereinafter called the grantor, for the consideration hereinafter stated, to grant or paid by FRANK NOVAK AND ROSA A. NOVAK, HUSBAND AND WIFE, AS COMMUNITY PROPERTY,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOTS 13 AND 14, IN BLOCK 12, CHILOQUIN DRIVE ADDITION TO THE CITY OF CHILOQUIN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

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

and that grantor will warrant and forever defend the 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 \$ 2,250.00  
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 7th day of JUNE, 1993; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Emma J. Jensen  
EMMA J. JENSEN, TRUSTEE

STATE OF OREGON, County of ) ss.

This instrument was acknowledged before me on , 19 , by

This instrument was acknowledged before me on , 19 , by as of

Notary Public for Oregon

My commission expires

EMMA J. JENSEN  
663 N. LAS POSAS #1110  
CAMARILLO, CA. 93010  
Grantor's Name and Address  
FRANK NOVAK AND ROSA A. NOVAK  
1711 N. TEMPLE AVENUE  
CAMARILLO, CA. 93010  
Grantee's Name and Address

After recording return to (Name, Address, Zip):  
FRANK NOVAK AND ROSA A. NOVAK  
1711 N. TEMPLE AVENUE  
CAMARILLO, CA. 93010

Until requested otherwise send all tax statements to (Name, Address, Zip):  
FRANK NOVAK AND ROSA A. NOVAK  
1711 N. TEMPLE AVENUE  
CAMARILLO, CA. 93010

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
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/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE  
By , Deputy.

00-12-03A11:SS RCV0  
13920  
13921

CERTIFICATE OF ACKNOWLEDGEMENT

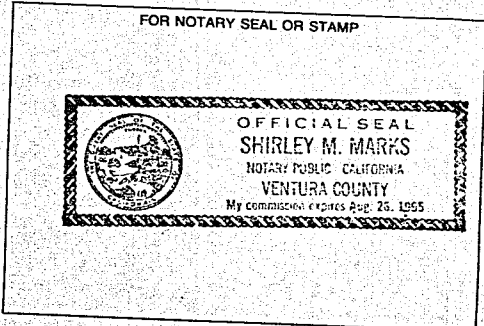
STATE OF CALIFORNIA }  
COUNTY OF VENTURA } s.s.

On JUNE 7, 1993 before me,  
SHIRLEY M. MARKS  
a Notary Public in and for said County and State, personally appeared  
EMMA J. JENSEN

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature *Shirley M. Marks*  
F 2492 (5-91) ATTACHED TO WARRANTY DEED DATED 6/7/93



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 15th day  
of June A.D., 19 93 at 11:22 o'clock A.M., and duly recorded in Vol. M93  
of Deeds on Page 13920

FEE \$35.00

Evelyn Biehn - County Clerk  
By *Pauline Neukirch*