

44840039
WARRANTY DEED

AFTER RECORDING RETURN TO:

RUSSELL HOLLENBEAK
4407 BARTLETT
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

VICTOR J. NOVOTNY and SHIRLEY NOVOTNY, husband and wife
hereinafter called GRANTOR(S), convey(s) to RUSSELL HOLLENBEAK
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 10, VILLA SAINT CLAIR, in the County of Klamath, State of
Oregon.

Code 41 MAP 3909-14BB TL 1700

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except those covenants,
conditions, restrictions, Reservations, rights, rights of way
and easements of record.

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is love and
affection.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 4th day of June, 1993.

Victor J. Novotny by Shirley Novotny
VICTOR J. NOVOTNY by SHIRLEY NOVOTNY
his Attorney in Fact SHIRLEY NOVOTNY

STATE OF OREGON, County of Klamath)ss.

On this 4th day of June, 1993

Personally appeared the above named SHIRLEY NOVOTNY individually
and as Attorney in Fact for VICTOR J. NOVOTNY and acknowledged
the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: 1-15-94

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 20th day
of July A.D., 19 93 at 3:24 o'clock P. M., and duly recorded in Vol. M93
of Deeds on Page 17605

FEE \$30.00

Evelyn Bighn

County Clerk

By Shirley Novotny