

KLAMATH COUNTY TITLE COMPANY

K-46240

STATUTORY WARRANTY DEED
 (Individual or Corporation)

HOWARD F. BOSS AND NANCY S. BOSS

 conveys and warrants to EDWIN S. NOVAK AND ROSE M. NOVAK, HUSBAND AND WIFE,

 the following described real property in the County of KLAMATH and State of Oregon.

Lot 17, SUMMERS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

EXCEPT the following described portion thereof, to-wit: Beginning at the Northwest corner of said Lot 17; thence Southerly along the Westerly line of said lot, 40 feet; thence Northeasterly to a point that is Easterly along the North line of said lot, 5 feet from the Northwesterly corner of said Lot 17; thence Westerly along said Northerly line 5 feet to the point of beginning.

TOGETHER WITH the following described portion of Lot 18, Summers Park, to-wit; Beginning at the Northeast corner of Lot 18; thence Southwesterly along the Easterly line of said Lot, 40 feet to the true point of beginning; thence continuing along said line 60 feet; thence Northwesterly at right angles 9 feet; thence Northeasterly 60 feet, more or less, to the true point of beginning.

 This property is free of liens and encumbrances, EXCEPT
 SUBJECT TO:

RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAYS AND EASEMENTS OF RECORD, AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

 *AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
 FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930

 The true consideration for this conveyance is \$ 69,900.00

(Here comply with the requirements of ORS 30.030)

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

 DATED this 25TH day of FEBRUARY 19 94 If a corporate grantor it has caused its name to be signed by resolution of its board of directors.

Howard F. Boss
 HOWARD F. BOSS

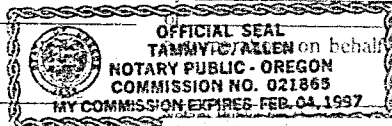
Nancy S. Boss
 NANCY S. BOSS

 STATE OF OREGON, County of KLAMATH ss.

 The foregoing instrument was acknowledged before me
 this 25TH day of FEB 19 94
 by HOWARD F. BOSS AND NANCY S. BOSS

CORPORATE ACKNOWLEDGEMENT

 STATE OF OREGON, County of _____ ss.
 The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____ and _____

Tammy C. Allen
 Notary Public for Oregon
 My commission expires: 2/4/97

 After recording return to:
 MR. AND MRS. EDWIN S. NOVAK
 3830 BRISTOL AVENUE
 KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

 MR. AND MRS. EDWIN S. NOVAK
 3830 BRISTOL AVENUE
 KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

 STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

Klamath County Title Company
 on this 1st day of March A.D., 19 94
 at 9:18 o'clock AM and duly recorded
 in Vol. M94 of Deeds Page 6361
 Evelyn Biehn County Clerk
 By Annette Mueller Deputy.

Fee, \$30.00