

## WARRANTY DEED

MTC 35500 DS

CHARLES A. MANTOOTH,  
Grantor(s) hereby grant, bargain, sell and convey to  
CHARLES D. JOVICH and BARBARA ANN JOVICH, husband and wife,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

Lot 12 in block 46 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT  
NO. 2, according to the official plat thereof on file in the office of  
the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:

and the 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.

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

The true and actual consideration for this conveyance is \$ 6,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 4072 RIVER ROAD, COLUSA, CA 95932

Dated this 14 day of June, 1995

Charles A. Mantooth  
CHARLES A. MANTOOTH

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. June 14 1995  
COUNTY OF Klamath  
Personally appeared the above named Charles A. Mantooth  
and acknowledged the foregoing instrument to be his voluntary act.



Before me:  
Dawn Schooler  
Notary Public for Oregon  
My commission expires 12/20/98

(seal)

Return to:  
CHARLES D. JOVICH  
4072 RIVER ROAD  
COLUSA, CA 95932

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 16th day  
of June A.D., 19 95 at 2:42 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 15891

FEE \$30.00

By Bernetha G. Leisch, County Clerk  
Shirley