

OK

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That KAREL NOVAK and INKA ELLA NOVAK, his wife, and CAROLINE INGRID MALINA, a Single Woman hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by IRENE M. NOVAK 1995 - REVOCABLE TRUST, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 35 Block 12, Klamath Falls Forest Estates, Highway 66 Unit Plat No. 1, as recorded in Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

and 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 \$ 0

Ⓢ 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 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 2nd day of February, 1996; 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.

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.



STATE of California  
COUNTY of Santa Clara

On February 2, 1996 before me, Vilma G. Changras  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

the undersigned, a Notary Public in and for said State, personally appeared Karel Novak,  
NAME(S) OF SIGNER(S)

Inka Ella Novak, and Caroline Ingrid Malina  
NAME(S) OF SIGNER(S)

☒ 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.

Vilma G. Changras  
SIGNATURE OF NOTARY

Karel & Inka Novak & Caroline Ingrid Malina

8 Mendosa Ave  
San Francisco, CA 94116  
GRANTOR'S NAME AND ADDRESS

Irene M. Novak  
8 Mendosa Ave  
San Francisco, CA 94116  
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS ABOVE

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,

County of Klamath ss.

I certify that the within instrument was received for record on the 2nd day of April, 1996, at 9:41 o'clock AM, and recorded in book/reel/volume No. M96 on page 9160 or as fee/file/instrument/microfilm/reception No. 15773, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk  
NAME TITLE

By Cherry Thorne Deputy

Fee \$30.00