

17144

WARRANTY DEED

Vol. M96 Page

11987

MT37038-NF

RUDOLPH KOVARIK and MARLENE KOVARIK, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:  
WESLEY A. PATTON and DONNA M. PATTON, 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 11 in Block 4 of KLAMATH RIVER ACRES, 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 \$ 14,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. Box 276 Keno OR 97627

Dated this 3<sup>rd</sup> day of April, 1996.

Rudolph Kovarik  
RUDOLPH KOVARIK

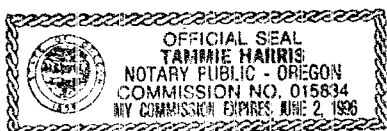
Marlene Kovarik  
MARLENE KOVARIK

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 4-3 19 96  
COUNTY OF Lane

Personally appeared the above named Rudolph Kovarik  
and Marlene Kovarik

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Tammi Harris  
Notary Public for Oregon

My commission expires 6-2-96

ESCROW NO. MT37038-HF

STATE OF OREGON, ss.  
County of Klamath

Return to:

WESLEY A. PATTON

P.O. Box 276  
Keno OR 97627

Filed for record at request of:

AmeriTitle  
on this 29th day of April A.D. 19 96  
at 3:51 o'clock PM and duly recorded  
in Vol. M96 of Deeds Page 11987  
Bernetha G Letsch, County Clerk  
By [Signature]  
Deputy.

Fee, \$30.00