

17458

96 MAY -3 P3:23  
96 WARRANTY DEEDVol. M96 Page 12764

MTC 37817 HF

JOHN M. CHAVARRIA,

Grantor(s) hereby grant, bargain, sell and convey to:

JOHN F. NOWAK and HEIDI M. NOWAK, 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 10, Block 38, Tract No. 1084 SIXTH ADDITION TO 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 \$ 95,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 8607 MC LAUGHLIN LANE, KLAMATH FALLS, OR 97603

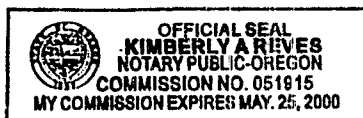
Dated this 3 day of May, 1996.

John M. Chavarria  
JOHN M. CHAVARRIA

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGONSS. May 3 19 96COUNTY OF KLAMATHPersonally appeared the above named JOHN M. CHAVARRIA

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

ESCROW NO. MT37817-HF

Return to:

JOHN F. NOWAK  
8607 MC LAUGHLIN LANE  
KLAMATH FALLS, OR 97603

Before me:

Kimberly A. Reeves  
Notary Public for Oregon

My commission expires 5/25/2000

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

AmeriTitle

on this 3rd day of May A.D. 19 96  
at 3:23 o'clock PM and duly recorded  
in Vol. M96 of Deeds Page 12764.

Bernetha G Letsch, County Clerk

By Cheryl Moore

Deputy.

Fee, \$30.00