

MTC 37817HF

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

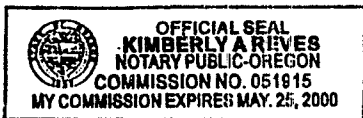
Dated this 3 day of May, 1996.

John M. Chavarría
JOHN M. CHAVARRIA

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON ss. May 3 19 96
COUNTY OF KLAMATH
Personally appeared the above named JOHN M. CHAVARRIA

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Kimberly A. Rieves
Notary Public for Oregon

My commission expires 5/25/2000

ESCROW NO. MT37817-HF

Return to:

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

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 Christy Russell
Deputy.

Fee, \$30.00