

22825

96 AUG -8 A11:30

MTC 38937KR

96 WARRANTY DEED

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JAMES F. NOVAK and MARILYN NOVAK, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: KENNETH L. JOHNSTON and WENDY J. JOHNSTON, 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:

LOTS 3B AND 4B OF LAKESHORE GARDENS, 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 \$ 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 133 EULALANA COURT, KLAMATH FALLS, OR 97601

Dated this 7th day of August, 1996

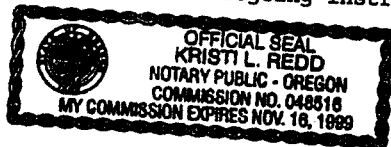
James F. Novak
JAMES F. NOVAK

Marilyn Novak
MARILYN NOVAK

NOTARY ACKNOWLEDGEMENT

STATE OF OREGONCOUNTY OF KLAMATHSS. August 7 19 96Personally appeared the above named James F. Novak & Marilyn NovakJAMES F. NOVAK & MARILYN NOVAK

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. ReddNotary Public for OregonMy commission expires 11/16/99

(seal)

ESCROW NO. MT38937-KR

Return to:

KENNETH L. JOHNSTON
133 EULALANA COURT
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss. County of Klamath

Filed for record at request of:

AmeriTitle

on this 8th day of Deeds A.D. 19 96
at 11:30 o'clock A M. and duly recorded
in Vol. M96 of Deeds Page 24261

Bernetha G Letsch, County Clerk

By Cheryl Russell

Fee, \$30.00

Deputy.