

577 AUG 20 AT 11:40

WARRANTY DEED

Vol M99 Page 33685

JOSEPH NOVAK and MATHILDA NOVAK and EDWIN S. NOVAK, with the rights of survivorship,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
SHAN FERRIER,  
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 13,14,15, AND 16 IN BLOCK 53 OF GRANDVIEW ADDITION TO BONANZA,  
ACCORDING TO OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO.: 3911 010CB 01500

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 30,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ~~XXXXXXXXXX~~, BONANZA, OR 97623  
P.O. BOX 334

Dated this 13 day of August, 1999

JOSEPH NOVAK

MATHILDA NOVAK

EDWIN S. NOVAK

State of Oregon  
County of Linn

This instrument was acknowledged before me on August 13<sup>th</sup>, 1999 by  
JOSEPH NOVAK AND MATHILDA NOVAK.

Brett E. Huff  
(Notary Public for Oregon)

My commission expires 01-19-2003

ESCROW NO. MT48921-LW

Return to:

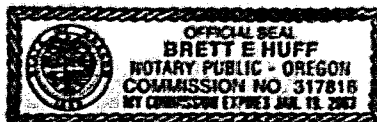
SHAN FERRIER

~~XXXXXXXXXX~~

~~XXXXXXXXXX~~

P.O. BOX 334

BONANZA, OR 97623



State of Oregon

33686

County of KLAMATH

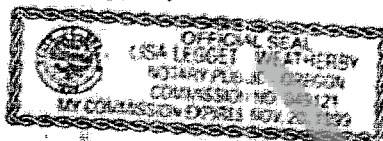
August 11, 1999

Personally appeared the above named EDWIN S. NOVAK  
and acknowledged the foregoing instrument to be HIS voluntary act and  
deed.

WITNESS My hand and official seal.

(seal)

Lisa Leggett - Weatherby  
Notary Public for Oregon  
My Commission expires: 11/20/99



State of Oregon, County of Klamath  
Recorded 8/20/99, at 11:40 a. m.  
In Vol. M99 Page 33685  
Linda Smith,  
County Clerk Fees 35<sup>-</sup> KR