

WARRANTY DEED

M06-03801

Klamath County, Oregon

03/01/2006 01:39:34 PM

Pages 1 Fee: \$21.00

MTC 35500 DS

CHARLES A. MANTOOTH,

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

CHARLES D. JOVICH and BARBARA ANNE JOVICH, 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 12 in block 46 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, 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 \$ 6,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4072 RIVER ROAD, COLUSA, CA 95932

Dated this 14 day of June, 1995

Charles A. Mantooth

CHARLES A. MANTOOTH

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon
COUNTY OF Klamath

ss.

June 14 1995

Personally appeared the above named Charles A. Mantooth

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Dawn Schooler

Notary Public for OregonMy commission expires 12/20/98

(seal)

Return to:

CHARLES D. JOVICH
4072 RIVER ROAD
COLUSA, CA 95932

STATE OF OREGON: COUNTY OF KLAMATH: ss.

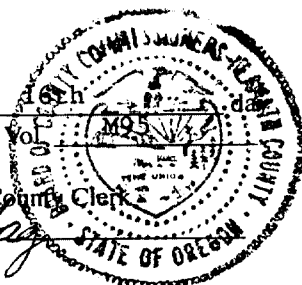
Filed for record at request of Mountain Title Company the 18th day of June A.D., 19 95 at 2:42 o'clock P M., and duly recorded in Vol. 15891 of Deeds on Page 15891

FEE \$30.00

INDEXED

By Bernetha G. Latsch

Bernetha G. Latsch, County Clerk



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