

After recording, return to:

Laurie Neilson Lee  
Miller Nash LLP  
3500 U.S. Bancorp Tower  
111 S.W. Fifth Avenue  
Portland, Oregon 97204-3699

WARRANTY DEED

James F. Novak and Marilynn Novak, husband and wife, Grantors, convey and warrant to James F. Novak and Marilynn Novak, Trustees of the James F. Novak and Marilynn Novak Joint Trust, Grantees, the real property situated in the County of Klamath, State of Oregon, as described on Exhibit A attached hereto, free of encumbrances except as specifically set forth herein.

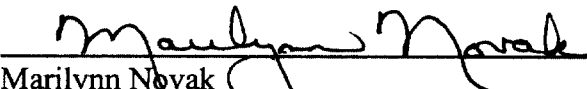
The true consideration for this conveyance is \$ 0.00.

Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except those of record, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of Grantors to preserve any existing title insurance coverage.

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.

DATED this 13<sup>TH</sup> day of OCTOBER, 2001.

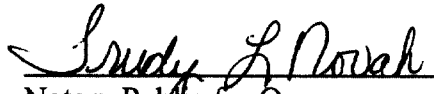
  
James F. Novak

  
Marilynn Novak

STATE OF OREGON           )  
  ) SS  
COUNTY OF Klamath    )

James F. Novak and Marilynn Novak acknowledged the foregoing instrument before me this 13<sup>th</sup> day of October, 2001.



  
Notary Public for Oregon  
My commission expires: June 30, 2005

Until a change is requested, all tax statements shall be sent to the following address:



James F. Novak and Marilyn Novak  
2543 Lakeshore Drive  
Klamath Falls, Oregon 97601

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## **Exhibit A**

Lot 44, Lakeshore Gardens, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: All contracts and agreements with the United States of America and Lake Shore Gardens Drainage District relative to reclamation and drainage of said land; and all rights of way for roads, ditches and canals, water rights and assessments therefor; reservations and restrictions in Deed from Arthur M. Geary to Herbert J. Savidge, dated May 23, 1927, recorded May 23, 1927, in Deed Volume 80, page 102, records of Klamath County, Oregon; release of claim for damages including the terms and provision thereof, recorded August 17, 1939, in Deed Volume 124, page 115, records of Klamath County, Oregon; easement and release of claim for damages including the terms and provisions thereof, recorded September 1, 1939, in Deed Volume 124, page 248, records of Klamath County, Oregon; and easements and rights of way of record and apparent thereon.

Site Address: 2543 Lakeshore Drive, Klamath Falls, OR 97601  
Assessor's Map/Tax Lot: R-3808-25BD-01600-000  
UID (Unique ID Number): R423919