

2016-003839

Klamath County, Oregon

This Document Prepared and
After Recording, Mail To:

Larry Joe Kovack and Betty Jo Kovack, as co-Trustees
2295 S. Minnewawa
Fresno, CA 93727



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04/18/2016 08:44:37 AM

Fee: \$52.00

WARRANTY DEED

LARRY KOVACK and BETTY KOVACK, AS TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED 1/2 INTEREST; AND VINCENT KOVACK AND VERONICA KOVACK, AS TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED 1/2 INTEREST, husband and wife, the GRANTORS,

Whose mailing address is 2295 S. Minnewawa, Fresno, CA 93727,

FOR A GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell and confirm to

LARRY JOE KOVACK and BETTY JO KOVACK, as co-Trustees of THE LARRY JOE KOVACK AND BETTY JO KOVACK LIVING TRUST, U/A dated May 5, 2014, the GRANTEE, AS TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED 1/2 INTEREST;

Whose mailing address is 2295 S. Minnewawa, Fresno, CA 93727

and to Grantee's successors and assigns, all of their undivided interest in and to THE FOLLOWING described real property located in the County of Klamath, State of **Oregon**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as _____.

Assessor's Parcel Number: 3507-007DA-02100-000

SUBJECT TO: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

We do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee and Grantee's assigns, that we are lawfully seized of said premises; that they are free from all encumbrances, unless noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee and Grantee's assigns forever, against the lawful claims of all persons.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 5th day of May, 2014.

Larry Kovack
LARRY KOVACK

Betty Kovack
BETTY KOVACK,

MAIL TAX STATEMENTS TO: VINCENT KOVACK
36735 HWY 97 NORTH
CHILQUIN OR 97624

Mr. and Mrs. Larry Kovack

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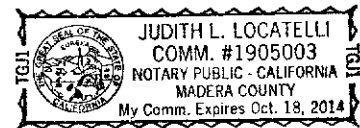
STATE OF CALIFORNIA
COUNTY OF FRESNO

On May 5, 2014, before me, JUDITH L. LOCATELLI, a Notary Public, personally appeared LARRY KOVACK and BETTY J. KOVACK, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public Signature



Notary Public Seal

EXHIBIT A

Lot 8, Block 1, TRACT 1260 – MONTE VISTA RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX PARCEL NUMBER: 3507-007DA-02100-000

Key No: 872687