



THIS SPACE RESERVED FOR

2023-003094
Klamath County, Oregon
04/25/2023 11:57:01 AM
Fee: \$87.00

After recording return to:

Diane Prindiville

640 N 8th St

Klamath Falls, OR 97601

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

Diane Prindiville

640 N 8th St

Klamath Falls, OR 97601

File No. 582531AM

STATUTORY WARRANTY DEED

Robert M. Novakovich and Karen O. Novakovich, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Diane Prindiville,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Beginning at the Eastern most corner of Block 64, Nichols Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Northwest along the South line of Eighth Street 245 feet, to the true point of beginning; thence Southwesterly parallel with Lincoln Street 85 feet, more or less, to the Eastern line of Prospect Street, thence North along said East line of Prospect Street to the Northern most corner of said Block 64; thence Southeast along the South line of Eighth Street 65 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$185,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 21 day of April, 2023

Robert M. Novakovich

Robert M. Novakovich

Karen O. Novakovich

Karen O. Novakovich

State of Oregon } ss
County of Klamath }

On this 21 day of April, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Robert M. Novakovich and Karen O. Novakovich, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Melissa Cook

Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires: 3/7/26

