



THIS SPACE RESERVED FOR

2023-008785  
Klamath County, Oregon  
10/11/2023 10:35:01 AM  
Fee: \$87.00

After recording return to:  
Novak Revocable Living Trust  
535 Hanks St.  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be  
sent to the following address:  
Novak Revocable Living Trust  
535 Hanks St.  
Klamath Falls, OR 97601  
File No. 608652AM

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### STATUTORY WARRANTY DEED

**James E. Creswell and Carol G. Creswell, Trustees of the Jim and Carol Creswell Trust dated April 12, 2019,**  
Grantor(s), hereby convey and warrant to

**John J. Novak and Ann M. Novak, Co-Trustees, and any successor trustee of the Novak Revocable Living Trust pursuant to the Trust Agreement dated April 12, 2013,**

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:

**Unit 26 of TRACT 1399, THE HARBOR ISLES GOLF COURSE CONDOMINIUM, STAGE 15, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.**

**TOGETHER WITH the general and limited common elements pertaining thereto as provided in the Supplemental Declaration submitting Stage 15 of Harbor Isles Golf Course Condominium to Condominium Ownership, recorded November 14, 2002 in volume M02, at Page 66076 Microfilm Records of Klamath County, Oregon. The land included within such property is described in Exhibit A to the Supplemental Declaration and such description is incorporated by this reference.**

The true and actual consideration for this conveyance is \$370,000.00.

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 9 day of October, 2023.

Jim And Carol Creswell Trust

James E. Creswell  
James E. Creswell, Trustee

Carol G. Creswell  
Carol G. Creswell, Trustee

State of Oregon } ss  
County of Klamath }

On this 9 day of October, 2023, before me, Emily Coe a Notary Public in and for said state, personally appeared James E. Creswell and Carol G. Creswell, Trustees of the Jim and Carol Creswell Trust dated April 12, 2019, 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.

Emily Coe

Notary Public for the State of Oregon  
Residing at: Klamath Falls, OR  
Commission Expires: 9/27/2025

