



After recording return to:
Rachel Harsch and Blaine Harsch
431 N Laguna St
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Rachel Harsch and Blaine Harsch
431 N Laguna St
Klamath Falls, OR 97601

File No.: 7161-4184878 (SA)
Date: July 15, 2024

2024-007146
Klamath County, Oregon
08/16/2024 09:54:02 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

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, Grantor, conveys and warrants to **Rachel Harsch and Blaine Harsch as tenants by the entirety,** Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOTS 19, 20 AND 21 IN BLOCK 21 OF THE SUPPLEMENTAL PLAT OF MOUNTAIN VIEW ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2024-2025** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$469,900.00.** (Here comply with requirements of ORS 93.030)

APN: **172645**

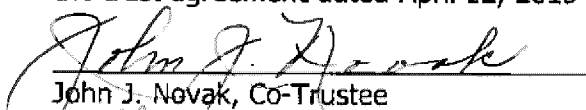
Statutory Warranty Deed
- continued

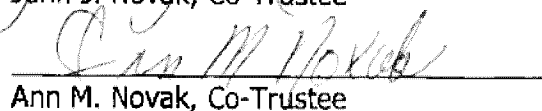
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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 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 12th day of August, 2024.

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


John J. Novak, Co-Trustee


Ann M. Novak, Co-Trustee

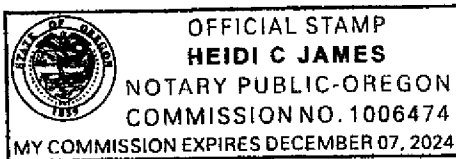
APN: 172645

Statutory Warranty Deed
- continued

File No.: 7161-4184878 (SA)

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 12th day of August, 2024
by John J. Novak and Ann M. Novak as Co-Trustees of of the Novak Revocable living trust
pursuant to the trust agreement dated April 12, 2013, on behalf of the trust.



Heidi C James
Notary Public for Oregon
My commission expires: 12/07/2024