

3318

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RODNEY M. BOWERS and MARY ANN BOWERS, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS M. TITUS and OLIVE K. TITUS, husband and wife,

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath

Lots 11 and 12 in Block 3 of Riverview, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;

2. Reservations and restrictions in deed from Geo. R. Lindley and Katie Lindley, his wife, to William McBeth and Victoria L. McBeth, his wife, dated August 12, 1930 recorded August 19, 1930, in Deed Volume 90 page 554, records of Klamath County, Oregon as follows: "It is hereby agreed and understood by and between the parties hereto that for a period of fifteen years from date, no dwelling house shall be erected at a reasonable cost of less than \$1,000.00 and that all drains and toilet facilities shall empty into septic tanks or cess pools and comply with the regulations of the City of Klamath Falls."

(If space insufficient, continue description on reverse side)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove stated,

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 29 day of July, 1975, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Rodney M. Bowers
Mary Ann Bowers

STATE OF OREGON,
County of KLAMATH } ss.
July 29, 19 75

STATE OF OREGON, County of _____) ss.
_____, 19 _____

Personally appeared _____ and _____

who, being duly sworn,

each for himself and not one for the other, did say that the former is the

president and that the latter is the

secretary of _____

Personally appeared the above named RODNEY M. BOWERS and MARY ANN BOWERS, husband and wife,

and acknowledged the foregoing instrument to be _____

their voluntary act and deed.

(OFFICIAL SEAL)

Susan Kay Way

Notary Public for Oregon
My commission expires: 6/4/77

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Mr. and Mrs. Rodney M. Bowers
3923 Redondo Way
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Thomas M. Titus
2238 Greensprings Drive
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Thomas M. Titus
2238 Greensprings Drive
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Department of Veteran's Affairs
1307 West Main Street
Medford, Oregon 97501
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of KLAMATH } ss.

I certify that the within instrument was received for record on the 31st day of JULY, 1975,

at 10:50 o'clock A.M., and recorded in book M 75 on page 8769 or as file/rel number 3318

Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE
By *Hazel Dray* Recording Officer
Deputy

FEE \$ 3.00

SPACE RESERVED
FOR
RECORDER'S USE

RECEIVED JUL 31 1975