

38-11342-E

FORM No. 633—WARRANTY DEED (Individual or Corporate).

1-1-74

18946

WARRANTY DEED

STEVENS-HASS LAW PUBLISHING CO., PORTLAND, OR, 97204

Vol. M76 Page 14360

KNOW ALL MEN BY THESE PRESENTS, That Edward L. Givens and Diane S. Givens, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Thomas M. Titus and Katherine Titus, husband and wife, hereinafter called 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 and State of Oregon, described as follows, to-wit:

Lot, 23, Block 4, Lenox, Klamath County, Oregon

(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

and that 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 \$5,500.00. ~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$5,500.00. The whole consideration paid for this transfer, stated in terms of dollars, is \$5,500.00. The whole consideration paid for this transfer, stated in terms of dollars, is \$5,500.00.~~

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 9 day of September, 1976; 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)

Edward L. Givens
Diane S. Givens
Diane S. Givens

STATE OF OREGON,

County of Klamath ss.
Sept 9, 1976

Personally appeared the above named
Edward L. Givens and
Diane S. Givens
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires: 6-13-80

STATE OF OREGON, County of ss.

Personally appeared _____, 19____, 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 _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Edward L. Givens and Diane S. Givens
3644 Cortez Street
Klamath Falls, Oregon
GRANTOR'S NAME AND ADDRESS

Thomas M. Titus and Katherine Titus
2238 Green Springs Dr.
Klamath Falls, Oregon
GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Thomas M. Titus
2238 Greensprings
Klamath Falls, Or. 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

fee \$3.00

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 14th day of September, 1976, at 11:20 o'clock A.M., and recorded in book M76 on page 14360 or as file/reel number 18946.

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

Wm. D. Milne, County Clerk
Recording Officer
Deputy