

18947

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That THOMAS M. TITUS and OLIVE KATHERINE TITUS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LATHEN E. KINCAID and ALICE KINCAID, 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 in Block 4 of LENOX

SUBJECT TO: Covenants, conditions, plat restrictions, rights, rights of way and easements now of record

(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

as set forth above

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 \$9,300.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 27 day of August, 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)

STATE OF OREGON, }
County of Klamath } ss.
September 9, 1976

Personally appeared the above named Thomas M. Titus and Olive Katherine Titus and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *[Signature]*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 6-13-80

Thomas M. Titus

[Signature]
Olive Katherine Titus
STATE OF OREGON, County of } ss.
September 9, 1976

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

a corporation, 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: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Lathen E. Kincaid
3707 Diamond
Klamath Falls, Or 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
3707 Diamond St.

Klamath Falls, Or 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

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 14361 as file/reel number 18947.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne, County Clerk
Recording Officer
By *[Signature]* Deputy

fee \$3.00