NT 6006 03-11060

FORM No. 633—WARRANTY DEED (Individual or Corporate). STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

42972 WARRANTY DEED Vol. M78 Page 2610

KNOW ALL MEN BY THESE PRESENTS, That GARY M. EDWARDS and SUSAN K. EDWARDS as tenants by the entirety *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* JAMES R. TITUS and FREDIA J. TITUS, as tenants by the entirety, *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 15, Block 9, TRACT NO. 1079, SIXTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

'78 FEB 13 AM 10 49

(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, easements or restrictions of record, common to the area or apparent on the face of the land. *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 $ 50,500.00 .

~~①The true and actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ②(The true and actual consideration is wholly other than money, strike the words "true and actual consideration paid" 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 10th *day of* FEBRUARY, 1978; *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)

x Gary M. Edwards
Gary M. Edwards

x Susan K. Edwards
Susan K. Edwards

STATE OF OREGON, } ss.
County of Klamath
FEBRUARY 10, 1978.

Personally appeared the above named Gary M. Edwards and Susan K. Edwards *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Before me: Nancy A. Pagan
(OFFICIAL SEAL) *Notary Public for* ~~Oregon~~ Wa.
My commission expires: Dec. 9, 1981

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 , *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:

Gary M. Edwards and Susan K. Edwards
3950 Rio Vista Way
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

James R. Titus and Fredia J. Titus
GRANTEE'S NAME AND ADDRESS

After recording return to:
KLAMATH FIRST FEDERAL
540 MAIN
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
James R. Titus and Fredia J. Titus
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 13th *day of* February, *19* 78, *at* 10:49 *o'clock* A.M., *and recorded in book* M78 *on page* 2610 *or as file/reel number* 42972, *Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Wm. D. Milne *Recording Officer*
By Bernetha S. Kirsch *Deputy*

Fee $3.00