

45681

T/A #M-38-14374-7

WARRANTY DEED (INDIVIDUAL)

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6360

JAMES W. WILCOX, JR. and DELPHA E. WILCOX, husband and wife

PHILLIP A. TITUS and DOROTHY M. TITUS, husband and wife

hereinafter called grantor, convey(s) to

of Klamath

State of Oregon, described as:

all that real property situated in the County

Lot 4 in Block 5 of SUNSET VILLAGE, SECOND ADDITION.

SUBJECT TO:

1. Rules, regulations and statutory powers of Enterprise Irrigation District and South Suburban Sanitary District.
2. Restrictions as shown on the plat of Second Addition to Sunset Village.
3. Covenants, easements and restrictions, including the terms and provisions thereof imposed by instrument Recorded in Book M-70 in page 2738.
4. An easement created by instrument, including the terms and provisions thereof, dated March 24, 1970 and recorded April 14, 1970 in Book M70 at page 2854.
5. Trust Deed, including the terms and provisions thereof, recorded December 3, 1976, in Book M76 at page 19454, in favor of First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, which Trust Deed the Grantees herein assume and agree to pay.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth hereinabove

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 48,500.00

Dated this 13th day of March, 19 78

James W. Wilcox, Jr.
Delpha E. Wilcox

STATE OF OREGON, County of Klamath

) ss.

On this 13th day of March

James W. Wilcox, Jr. and Delpha E. Wilcox, 1978 personally appeared the above named instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Marlene V. Addington
Notary Public for Oregon

My commission expires: 3-22-81

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:
Mr. & Mrs. Phillip A. Titus
3878 Coronado, City, 97601

Send Tax Statements:
Klamath First Federal
576 Main St.
City, 97601

STATE OF OREGON,

County of Klamath

) ss.

I certify that the within instrument was received for record on the 3rd day of April, 19 78 at 3:57 o'clock P. M. and recorded in book M78 on page 6360 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By

Bernetha J. Helsch

Deputy

Fee \$3.00