

## MOUNTAIN TITLE COMPANY

48191

WARRANTY DEED

Vol. 1178 Page 10010

KNOW ALL MEN BY THESE PRESENTS, That PATRICIA A. DONALDSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FREDIA J. TITUS and JAMES R. 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:

SEE ATTACHED EXHIBIT "A":

(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 reservations, restrictions, rights-of-way, easements of record and those apparent upon 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 \$19,500.00

However, the actual consideration for this transfer, stated in terms of dollars, is \$19,500.00. (If the actual consideration is other than the amount stated above, the grantor shall execute a separate deed for the balance of the consideration.)

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 10 day of May, 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.

Patricia A. Donaldson  
Patricia A. Donaldson

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
May 10, 1978

Personally appeared the above named  
Patricia A. Donaldson

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me,  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 3-20-81

STATE OF OREGON, County of ) ss.  
May 10, 1978

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 \_\_\_\_\_

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:

Patricia A. Donaldson  
1428 Summers Lane  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

James R. & Fredia Titus  
3950 Rio Vista  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:  
James R. & Fredia J. Titus  
3950 Rio Vista  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

James R. & Fredia J. Titus  
3950 Rio Vista  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By \_\_\_\_\_ Deputy

MOUNTAIN TITLE COMPANY

## EXHIBIT "A"

10011

A portion of Tract 36, HOMEDALE, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwestern corner of Tract 36, HOMEDALE; thence South 89°48' East along the North line of said Tract 36, a distance of 90.0 feet; thence South 0°24' West, parallel to the West line of said Tract, a distance of 104.52 feet; thence South 46°30' West, a distance of 49.82 feet, more or less, to the Southwesterly boundary of said tract; thence North 43°30' West 78.5 feet, to the Southwesterly corner of said tract; thence North 0°24' East, along the West boundary of said Tract 36, a distance of 82.23 feet to the point of beginning.

## SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights-of-way and easements of the South Suburban Sanitary District.
4. Reservations in deed from M.G. MacNevin and Josephine R. MacNevin, his wife, to B.L. Fenters, recorded October 31, 1927 on page 582 of Volume 77, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. COon 15th day of MAY A. D. 19 78 at 10:42 o'clock A.M., ononly recorded in Vol. 778, of DEEDS on Page 10011

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Bernice H. Ketch