1-1-74

48196

WARRANTY DEED

Vol. 72 Page 10013



KNOW ALL MEN BY THESE PRESENTS, That Pearl 1. Yorkeland

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James R. Titus and Fredia Titus, as tenants by the entirety 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:

Commencing at a point on the Southwesterly line of Oregon Avenue which lies 50 feet Southeasterly from the most Northerly corner of Block 75 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence Southwesterly and parallel with the line between Lots 2 and 3 of said Block a distance of 95 feet; thence Southeasterly parallel with Oregon Avenue a distance of 80 feet; thence Northeasterly and parallel with the line between Lots 2 and 3 of said Block a distance of 95 feet to Oregon Avenue; thence Northwesterly along the Southwesterly line of Oregon Avenue, 80 feet to the point of beginning.

(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.

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 \$ 19,000.00 

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 Limit day of with the components. if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by \* Pearl J. Yorkscland Pearl 1. Yorke and order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of .....

MAY !!

Personally eppeared the above named. Pearl I. Yorkeland

STATE OF OREGON, County of ...

Personally appeared ..... ....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 attixed to the foregoing instrument is the corporate set of said corporation and that said instrument was signed and sealed in be half of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and seed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon My commission expires:

SPACE RESERVED

HECORDER'S USE

My commission expires: 3/30/8/

PU 5 L Woters Public for Oregon

COFFICIAL NOVELLE RELIGIONS

and acknowledged the foregoing instru-

Pearl I. Yorkeland 519 North 11th Klamath Falls, Oregon 97601

Klamath

., 19.78.

James R. and Fredia Titus 3950 Rio Vista Way Klamath Falls, Oregon 97601

KLAMATH FIRST FEOGRAL 540 MAID

NAME, ADDRESS, ZIP

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

James R. and Fredia Titus SAME 3950 Rio Vista Way

Klamath Falls, Oregon 97601

STATE OF OREGON.

County of KLAMATH I certify that the within instru-

ment was received for record on the 15th day of MAY at 11:12 o'clock A.M., and recorded in book M78.....on page 10008. or as file/reel number 10018) 8196
Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Dirnetha Litach Deputy

FEE \$ 3.00