

KNOW ALL MEN BY THESE PRESENTS, That

James R. Titus and Fredia J. Titus, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Gary J. Page and Hallie F. Page, Husband and Wife

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 12 in Block 53, SECOND ADDITION TO HOT SPRINGS, in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 as stated on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 29,900.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 26 day of August, 19 81; 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)

JAMES R. TITUS

FREDIA J. TITUS

STATE OF OREGON,

County of Klamath

August 26

} ss.

, 19 81

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:

Personally appeared the above named Gary J. Page and Hallie F. Page

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

Before me: [Signature]

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

7/13/85

James R. Titus and Fredia J. Titus

6309 Harlan

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Gary J. Page and Hallie F. Page

1721 Menlo Way

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

No change

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

} ss.

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

SPACE RESERVED FOR RECORDER'S USE

Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer Deputy

SUBJECT TO:

1. Taxes for the fiscal year 1981-1982, a lien, not yet due and payable. 15225
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: April 7, 1978

Recorded: April 11, 1978

Volume: M78, page 6954, Microfilm Records of Klamath County, Oregon

Amount: \$13,650.00

Grantor: James R. Titus and Fredia J. Titus, husband and wife

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

Said Deed of Trust buyer agrees to assume and pay:

NAT. F. D. 1981; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

on 26th day of August A. D. 1981 at 2:46 o'clock P. and

July recorded in Vol. M81, of Deeds on page 15224

By EV. LYN BIEHN, County Clerk
Bernetha J. Ketch

Fee \$7.00