

11495

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

James R. Titus and Fredia Titus, Husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 Jeffrey J. Corum and Karen Corum, 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 ap-
 pertaining, 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
 as stated on the reverse of this deed, or those apparent upon the land, if any,
 as of the date of this deed.

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 \$ 26,900.00

However, the actual consideration consists of or includes other property or value given or promised which is
 the whole 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 2nd day of May, 19 82;
 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 Titus

STATE OF OREGON,

County of Klamath

ss.

May 2, 19 82.

Personally appeared the above named

James R. Titus and

Fredia Titus

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

STATE OF OREGON, County of

ss.

May 2, 19 82.

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 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 deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

James R. Titus and Fredia Titus

GRANTOR'S NAME AND ADDRESS

Jeffrey J. Corum and Karen Corum

1832 Oregon Ave.

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of

I certify that the within instru-
 ment 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

2222

5596

SUBJECT TO:

1. Right of Way, including the terms and provisions thereof, to Pacific Power & Light Company a Maine corporation, recorded June 3, 1963 in Volume 345, page 559, records of Klamath County, Oregon.
For: Pole and wire lines and other facilities for the transmission of electricity, communication and control signals
2. Sewer use charges, if any, due to the City of Klamath Falls.
3. A perpetual easement for driveway purposes over and across the Southwesterly 15 feet of the above described property as disclosed by Deed recorded June 8, 1976 in Volume M76, page 8437, Microfilm Records of Klamath County, Oregon.

4. 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: May 12, 1978

Recorded: May 15, 1978

Volume: M78, page 10019, Microfilm Records of Klamath County, Oregon

Amount: \$13,300.00

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

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association
SAID TRUST DEED GRANTOR AGREES TO ASSUME AND PAY.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record on ~~May 15, 1978~~

this 5 day of May A.D. 1982 at 9:41 o'clock AM., and

duly recorded in Vol. M 82 of Deeds on page 5595

Fee \$8.00

EVOLYN BISHOP, County Clerk

By James R. Titus